

Assessment of Likely Significant Effect	
Combs Sailing Club Wooden Hut Replacement Combs Reservoir SSSI	Prepared for Combs Sailing Club to support the planning application. February 2015.
The purpose of the following assessment is to determine whether the proposed development is considered to have a significant effect, alone or in combination with other plans and projects, on Combs Reservoir SSSI.	
1. Type of permission / activity	Permission to replace the existing wooden hut with a sectional concrete hut.
2. National Grid Reference	403718, 379791
3. Brief description of proposal	Combs Sailing Club propose to replace the existing wooden hut, which is in a deteriorating condition, with a sectional concrete hut.
4. Protected site name and status	Combs Reservoir SSSI
5. List of interest features	<p><u>Combs Reservoir SSSI</u> Reference 1002414 & 1010780</p> <p>[Taken from SSSI Notification Information]</p> <p>The site periodically supports an unusual community of short-lived mosses and liverworts.</p> <p>The most characteristic species is the rare moss <i>Physcomitrium sphaericum</i> which was first recorded at Combs Reservoir in 1893 and has reappeared several times since 1947, when summer droughts have produced a suitable muddy substrate for this rare community which includes other short-lived mosses such as <i>Physcomitrella patens</i>, <i>Pseudephemerum nitidum</i>, <i>Ephemerum serratum</i>, and the liverworts <i>Ricca glauca</i> and <i>Fossombronia wondraczekii</i>.</p> <p>The plant communities of the reservoir margins are also of interest and provide the only known county site for the rare mudwort <i>Limosella aquatica</i>.</p> <p>The combination of woodland, grassland and water-margin habitats support over 40 species of breeding birds. Waterbirds include great crested grebe <i>Podiceps cristatus</i> and little ringed plover <i>Charadrius dubius</i> whilst the marshy grasslands attract snipe <i>Gallinago gallinago</i> and lapwing <i>Vanellus vanellus</i>.</p>
6. Site Description	<p>The location of the proposed development is to the rear of the sailing club dinghy park and backs onto the golf course. The proposed development is circa 20 metres from the top waterline.</p> <p>The sailing club dinghy park consists of short mown amenity grassland and gravel / flagged hard-standings. The existing wooden hut is surrounded by short mown amenity grassland and stands on concrete plinths.</p> <p>Trees are sparse within the dinghy park itself, with only two present. There is a lone Alder (<i>Alnus</i>) tree near to the existing wooden hut however it's canopy does not overhang the hut.</p>

	<p>The access track from the main road up to the dinghy park is a single width, with some passing places, gravel track. It is surrounded on one side by scrub/trees and the reservoir, which, due to exceptionally high reservoir levels in the past few years (even during the summer time), is high enough to meet the level of the track. On the other side of the track there is a drainage ditch, trees, scrub vegetation and a tall net fence belonging to the golf club. Tree species are predominantly Goat Willow (<i>Salix caprea</i>) and Alder (<i>Alnus</i>). Besides trees the predominant vegetation alongside the track is Himalayan Balsalm (<i>Impatiens glandulifera</i>).</p>
<p>7. Are the works likely to affect the interest features?</p>	<p>No.</p> <p>The development will not affect the rare moss interest features of the SSSI. The rare moss interest features occur in the reservoir draw-down zones. The proposed development area is circa 20 meters away from the top waterline of the reservoir. The reservoir is currently at full capacity and for the last 3 or more years has stayed at full or near full capacity, even during the drier summer months. This therefore means that the muddy substrate, which is the habitat for the rare moss interest features, is not currently exposed and is not likely to be exposed during construction of the new hut.</p> <p>The development is unlikely to affect the birds of interest. The reservoir does support woodland, grassland and water margin habitat, which is prime habitat for the birds of interest. However the best examples of this are along the western, southern and within the creek on the eastern shorelines of the reservoir. Prime habitat for birds is absent from the small area that makes up the sailing club, dinghy park and golf course beyond.</p> <p>The vegetation along the access track will be unaffected as removal of the existing hut and delivery of the new hut will only require a small number of trips down the drive by a vehicle and trailer.</p> <p>Care will be taken to ensure no damage is caused to the Alder near to the existing hut. There is enough room for construction to take place and stay clear of the Alder tree.</p> <p>It will take approximately 1 day to remove the existing hut and lay the concrete base for the new hut. The concrete base will be left for one week to dry out and then the new hut will take approximately 1 day to construct. Therefore, although unlikely, any potential construction impacts will be of a very short duration and only temporary.</p>
<p>8. Is the potential scale or magnitude of any effect likely to be significant?</p>	
<p>a. Alone?</p>	<p>No.</p> <p>Works are not planned to take place within areas known to support the interest features of the SSSI.</p>
<p>b. In combination with other permissions and/or other plans or projects?</p>	<p>No.</p> <p>The scheduled works are to be short with no significant impact on the features of the designated site. No other work is being</p>

	undertaken at the sailing club.
9. Conclusion – is the proposal likely to have a significant effect 'alone and/or combination' on the SSSI?	No. The proposed works will not have a significant effect on Combs Reservoir SSSI.