

East Wittering Neighbourhood Plan

Summary of Statutory Consultations – Strategic Environmental Assessment

Statutory Consultee	Summary of Comments
<p>English Heritage – Reply 22nd September 2014</p>	<p>It is our understanding that the Plan will seek to deliver a minimum of 100 dwellings, but that the sites for these dwellings are as yet unknown. East Wittering and Bracklesham have a few designated heritage assets and we note that the Parish Council has indicated that the Plan may contain policies that may affect sensitive natural or heritage assets located in or in proximity to the Plan area. English Heritage is therefore of the opinion that, at least until the housing sites are identified, it is possible that the proposed sites would have significant effects on the historic environment.</p> <p>Accordingly, English Heritage is of the opinion, at this time, that a Strategic Environmental Assessment is needed.</p>
<p>Environment Agency – reply 24th September 2014</p>	<p>There are areas within East Wittering and Bracklesham within Flood Zones 2 and 3. We would wish to see any proposed site allocations to be outside of these areas.</p> <p>It is worth noting that to the east of Bracklesham lies the Medmerry Management Realignment Scheme. Medmerry and is identified as compensatory SAC And SPA habitat as part of the North Solent Shoreline Management Plan. It there should be considered in accordance with Paragraph 118 of the NPPF which that's that "<i>.. the following wildlife sites should be given the same protection as European sites... sites identified, or required as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites</i>".</p> <p>We would recommend that this is</p>

	<p>considered through the development of the Neighborhood Plan and depending on the location of proposed development/allocations the views are sought from Natural England on any impact.</p> <p>Notwithstanding the above we consider that the scale of development proposed through the Neighbourhood Plan would not have a significant environmental effect and as such would not require an SEA in relation to the issues in our remit.</p>
<p>Natural England – reply 26th September 2014</p>	<p>The Neighbourhood Plan is at an early stage of development and there are no associated documents at this time.</p> <p>Development in the parish would probably be within the zone of influence for Chichester Harbour and may be in the zone of influence for Pagham Harbour. However the policies coming through the Local Plan process are appropriate to deal with any issues associated with recreational disturbance.</p> <p>The need for an SEA depends on the NP meeting the requirement of Local Plan Policies 24, 50 and 51 and (if appropriate) contributing to the management of the Bracklesham Bay SSSI.</p>