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Neighbourhood Planning
Planning Policy
Chichester District Council

By email only

Dear Valerie

Habitats Regulations Assessment of Chichester District Council's Proposed Main Modifications to Site Allocation Development Plan Document

Chichester Council's Site Allocation: Proposed Submission Development Plan Document (DPD) was subject to full Habitats Regulations Assessment (HRA) in 2015, which was updated in 2016. Since that time a series of modifications to the DPD have been proposed. It is therefore necessary for these proposed changes to be subjected to HRA in order to determine whether they would alter any of the conclusions previously reached regarding the HRA of the Council's Site Allocations: Proposed Submission DPD, or introduce any new impacts/effects.

The HRA screening of the Proposed Main Modifications is presented in Appendix A, Table 1. This screening of the Proposed Main Modifications is not intended as a stand-alone assessment but should be read in conjunction with the HRA of the Site Allocations: Proposed Submission DPD. As such, it does not seek to comprehensively recap all the issues and analyses that were covered in that document but specifically seeks to identify any issues with the proposed modifications themselves.

The HRA analysis of the Proposed Main Modifications undertaken in Appendix A, Table 1 does not identify any substantial changes to the DPD document in HRA terms. The modifications of the Proposed Main Modifications document provide for clarification, factual correctness and ensure that policy is in line with other Site Allocation DPD policy. The most substantive modification is to the number of student bedrooms and equivalent dwellings provided by site allocation 'Land adjacent Tesco Petrol Filling Station, Chichester'. However, the change is minimal (4 bedrooms) and does not change the conclusions of the assessment in practice, particularly since the number of 'equivalent dwellings' has reduced. None of the Proposed Main Modifications provide for any new impact pathways or exacerbate impact pathways already identified; as such the Council's Proposed Main Modifications to Site Allocations DPD can be screened out from further consideration.

Yours sincerely,

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Appendix A: Habitats Regulations Assessment of the Proposed Main Modifications to Site Allocation Development Plan Document
 Cell identified in green in the ‘Reasons for Modification and HRA Screening Assessment’ column do not provide any linking impact pathways that could impact upon European sites. These are screened out and do not require further consideration.

Table 1: Screening of Chichester District Council’s Proposed Main Modifications to Site Allocation Development Plan Document

Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
Chapter 1: Introduction			
M1	Pg. 9: Table 1.1 3rd column, 4th row	Amend text for Chichester City to read “Land adjacent Tesco Petrol Filling Station, Chichester (94 35).”	Factual update identifying the number of planning permissions already granted. The modification does not provide for any linking impact pathways and can be screened out.
M2	Pg. 9: Table 1.1 4th column, 4th row	Amend text for Chichester City to read “ 324 268 ”	A reduction in housing provision. This modification does not provide any linking impact pathways and can be screened out.
M3	Pg. 9: Table 1.1 5th column, 4th row	Amend text for Chichester City to read “ 204 0 ”	Factual update provides for a reduction in remaining housing to be identified. No linking impact pathways present and this modification can be screened out.
Chapter 3: Bosham Parish			
M4	Pg. 14: Policy BO1	Add additional bullet point to read: <ul style="list-style-type: none"> provide a connection to the nearest point of adequate capacity in 	Modification ensures the policy is in line with others

Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
		<p>the sewage network, in collaboration with service provider</p>	<p>in the DPD. A positive change that does not provide for linking impact pathways. This modification can be screened out.</p>

Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
		as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals.	screened out.
M7	Pg. 17: Map	Amend allocation to reflect the boundary as part of outline application BX/14/03827	Factual update. This modification does not provide for linking impact pathways and can be screened out.
Chapter 5: Chichester City			
M8	Pg. 19: Table 5.1 2 nd column 1 st row	Amend text to read “Minimum 430 134 student bedrooms which is equivalent to 94 35 dwellings. This is in line with planning application (15/04163/FUL).The scheme only includes a number of cluster and individual student bedrooms which give an equivalent of 94 35 dwellings..”.	Amendment to type of residential development and a reduction in equivalent dwelling numbers. No new impact pathways identified and this modification can be screened out.
M9	Pg. 19: Table 5.1 2 nd column 5 th row	Amend text to read “ 273 217 ”	A factual update identifying a reduction in the number of dwellings provided. No linking impact pathways present and this modification can be screened out.
M10	Pg. 10: Para 5.11	Amend the paragraph to read: “ The Chichester Local Plan requires about 7.7ha There is a remaining requirement for 9.2ha of employment space land within or close to the city. The preference is to use brownfield sites first. Of the 9.2ha required an allowance for office floorspace, which would be equivalent to 5ha, has been made and this is expected to be	Modifications due to typographical error and for reasons of clarity. No new linking impact pathways provided and

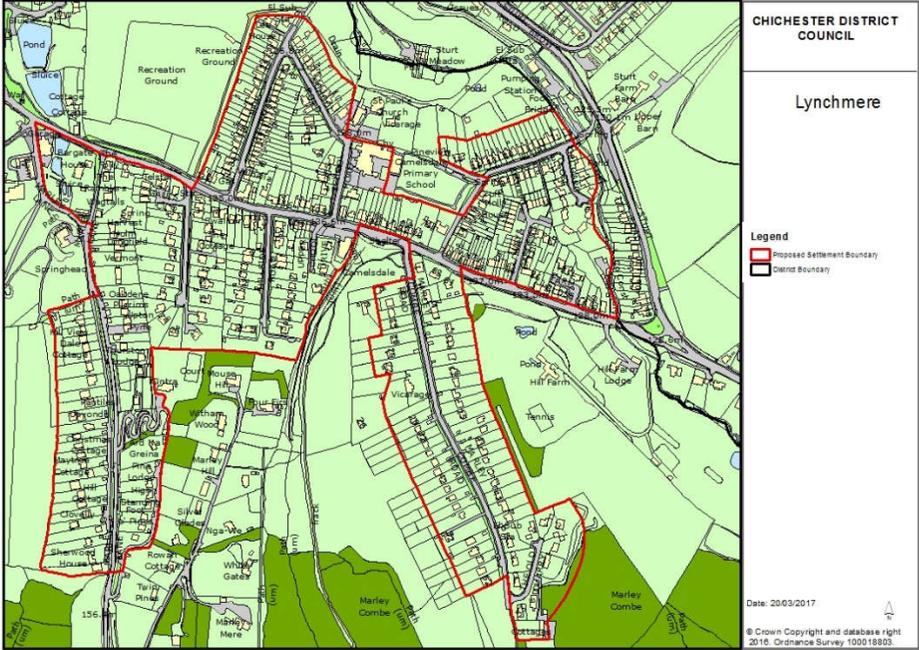
Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
		developed within Chichester city on sites identified through work related to the Vision for Chichester and in the Southern Gateway Masterplan. This leaves a total requirement of 4.2ha for industrial/warehousing. Details of the calculation are included”	this modification can be screened out.
M11	Pg. 21: Policy CC1	Amend text to read “... which is equivalent to 94 35 dwellings on ...”.	A factual update. No new impact pathways identified and this modification can be screened out.
M12	Pg. 21: Policy CC1	Amend bullet point to read: <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	A clarification that does not provide for linking impact pathways. This modification can be screened out.
M13	Pg. 23: Policy CC2	Amend bullet point to read: <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	Modification provides clarification. It does not provide for linking impact pathways and this modification can be screened out.
M14	Pg. 24: Policy CC3	Amend bullet point to read:	Modification provides

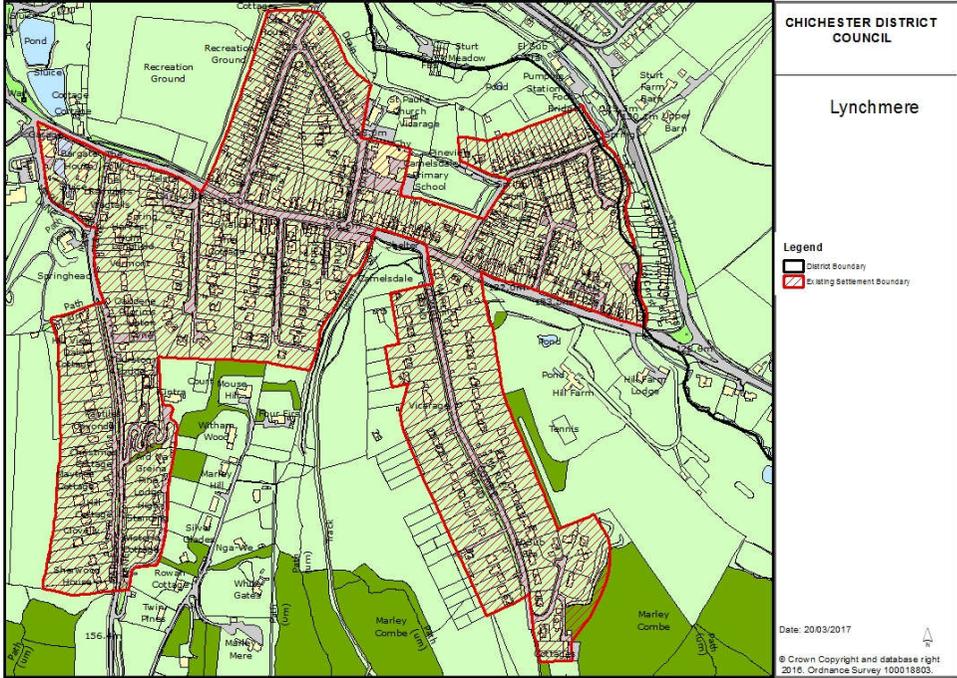
Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
		<ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	clarification. It does not provide for linking impact pathways and this modification can be screened out.
M15	Pg. 27: Policy CC4	Add additional bullet point to read: <ul style="list-style-type: none"> • provide a connection to the nearest point of adequate capacity in the sewage network, in collaboration with service provider 	Modification ensures the policy is in line with others in the DPD. A positive change that does not provide for linking impact pathways. This modification can be screened out.
M16	Pg. 29: Policy CC6	Amend bullet point to read: <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	Modification provides clarification. It does not provide for linking impact pathways and this modification can be screened out.
M17	Pg. 31: Policy CC7	Amend bullet point to read: <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, 	Modification provides clarification. It does not provide for linking impact pathways and this modification can be

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		<p>as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals.</p>	screened out.
M18	Pg. 33: Policy CC8	<p>Amend bullet point to read:</p> <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	Modification provides clarification. It does not provide for linking impact pathways and this modification can be screened out.
M19	Pg. 35: Policy CC9	<p>Amend bullet point to read:</p> <ul style="list-style-type: none"> • investigate the extent of any minerals in consultation with West Sussex County Council, as Minerals Planning Authority, prior to the commencement of development • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	Modification provides clarification. It does not provide for linking impact pathways and this modification can be screened out.
Chapter 8: Lynchmere Parish			
M20	Pg. 40: Text and Policy LY1	<p>Remove the allocation of Land to the rear of Sturt Avenue and any further references to the allocation of the site within the Site Allocation DPD.</p> <p>8.1 Policy 5 of the Chichester Local Plan identifies an indicative housing number of 10 for Lynchmere Parish.</p> <p>8.2 Lynchmere Parish Council is not working on a neighbourhood plan at the</p>	Deletion of site from DPD. This is the removal of a site allocation so by definition it cannot introduce potential likely significant effects on any

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		<p>present time.</p> <p>8.3 It was initially concluded that there were no suitable sites with the potential to deliver the indicative housing number identified for the parish of Lynchmere. However, during the consultation stages further information was submitted regarding a site which was previously assessed and discounted using the Site Assessment Methodology. The suitability and deliverability of the site was reconsidered and it is proposed to identify the site for allocation.</p> <p>8.4 The number of dwellings shown for the site is indicative and based on known site characteristics such as flooding and protected trees. The access via Sturt Avenue is located within Waverley Borough Council. It is likely that planning permission will need to be sought from Chichester District and Waverley Borough Councils.</p> <p>8.5 The existing Settlement Boundary currently extends beyond the Chichester District boundary. The Settlement Boundary has therefore been redrawn to follow the Chichester District boundary and reflect the proposed allocation.</p> <p>Policy LY1 Land to the rear of Sturt Avenue Land to the rear of Sturt Avenue, Camelsdale is allocated for residential development for 10 dwellings on 0.66ha.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p>	<p>European site.</p>

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		<ul style="list-style-type: none"> • provide a satisfactory means of vehicular and pedestrian access to the site via Sturt Avenue; • be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site and measures to improve habitat connectivity between the adjacent Hammer Moor Site of Nature Conservation Importance; • provide a design and layout of high quality which respects the characteristics of the site and is supported by a tree survey that includes measures to safeguard and minimise the impact of development on protected trees; and <p>provide a methodology for foundation design of the buildings and structures, including depths, materials and density of piling, if required.</p>	
M21	Pg 40/41: Map	Amend Map showing to proposed Settlement Boundary amendment in line with Chichester District Boundary to remove the proposed site allocation.	Amendment to mapping to reflect removal of Sturt Avenue site (see M20 above). This does not provide for any linking impact pathways and thus can be screened out.

Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
		 <p>Amend Map showing existing Settlement Boundary (extending beyond the Chichester District Boundary) to remove the proposed site allocation</p>	

Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
			
M22	Pg. 41:	To amend the Settlement Boundary to the south of Camelsdale in order to reflect the boundary of the South Downs National Park Authority	A factual update that does not provide any linking impact pathways and this modification can be screened out.
Chapter 11: West Wittering			
M23	Pg. 46: Para 11.2	Amend paragraph to read "... Parish Council is not working on in the early	A factual update that does

Modification Number	Page: Para/Policy	Modified text (deleted text shown as struck through and additional text shown in bold)	Reason for Modification and HRA Screening Assessment
		stages of drafting a neighbourhood plan. At the present time. However ...”.	not provide any linking impact pathways and this modification can be screened out.

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