

# Technical Note

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<b>Project</b>	Strategic Environmental Assessment for the Southbourne Parish Neighbourhood Plan	<b>Date</b>	September 2015
<b>Note</b>	Addendum	<b>Ref</b>	UE-0141
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## 1. Introduction

This technical note forms an Addendum to the Strategic Environmental Assessment (SEA) for the Southbourne Parish Neighbourhood Plan (SPNP). Readers are referred to the following documents for more detailed information about the assessment processes, and which support the information contained in this note:

- ▶ Southbourne Parish Neighbourhood Plan 2014-2029: State of the Parish Report and Strategic Environmental Assessment Scoping Report (September 2013):
  - <http://www.southbourneparishcouncil.com/Neighbourhood%20Plan.html#.VeVydJfhBCw>
- ▶ Strategic Environmental Assessment for the Southbourne Parish Neighbourhood Plan: Environmental Report – Submission Plan (August 2014):
  - <http://www.chichester.gov.uk/neighbourhoodplan#southbourne>

The purpose of this Addendum is to provide information on the potential environmental impacts of policy alterations to the SPNP which were recommended by the independent examiner of the plan in May 2015.

## 2. Appraisal of Recommended Policy Alterations

Policy alterations were recommended for the following SPNP draft policies:

- ▶ Policy 1;
- ▶ Policy 2;
- ▶ Policy 4;
- ▶ Policy 5;
- ▶ Policy 6;
- ▶ Policy 7; and
- ▶ Policy 9.

The sections which follow explain the recommended alterations in detail and present the findings of a summary appraisal against the SEA Framework, based on a revised high level assessment against the SEA Objectives which is presented at Annex 1. Newly recommended text is marked as underlined, while text recommended for deletion is ~~struck through~~.

### **Policy 1: Development within the Settlement Boundaries ~~Spatial Strategy~~**

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The Neighbourhood Plan will support development proposals located inside the Settlement Boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham, as shown on the Policies Map, provided they accord with other provisions of the Neighbourhood Plan and development plan. ~~Development proposals outside the Settlement Boundary will be required to conform to development plan policy in respect of the control of development in the countryside.~~

The policy title is changed to make it clear that the policy has no strategic intention (which would not be appropriate for the SPNP) and that Chichester District Council (CDC) has responsibility for setting policies which control development in the countryside. The recommended policy alteration is assessed as being neutral with the SEA Objectives because the policy retains its effect of directing developments consented under the SPNP to be located within the settlement boundaries.

### **Policy 2: Housing Site Allocations**

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The Neighbourhood Plan allocates the following sites for housing development of a mix of mainly 1, 2, 3 and 4 bedroom homes, as shown on the Policies Map, subject to the development principles outlined:

- I. 150 dwellings on land at Loveders Mobile Home Park, Main Road, provided the scheme:
  - a. is accessed from the A259 Main Road only;
  - b. meets its public open space requirements by providing land to form part of the Green Ring proposed in Policy 3, comprising a playing field, an equipped children's play space and informal open space;
  - c. safeguards land within the site for the future erection of a pedestrian footbridge over the railway east of Southbourne station and connects this to the footpath network of the Green Ring;
  - d. enables the provision of a new footpath to Southbourne railway station, to the satisfaction of Network Rail, and makes a reasonable financial contribution to the cost of implementing this footpath;
  - e. demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and
  - f. includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.
- II. 125 dwellings on Land North of Alfrey Close, provided the scheme:
  - a) is accessed from the A259 Main Road;
  - b) meets its public open space requirements by providing land to form part of the Green Ring proposed in Policy 3, comprising informal open space and an equipped children's play space;
  - c) demonstrates by way of a site specific flood risk assessment that the proposed development would

be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and

d) includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.

III. 25 dwellings on Land at Gosden Green, provided the scheme:

a) is accessed from the A259 Main Road by way of a new road along the eastern boundary of the site; ~~the alignment and specification of which takes into account the provisions of Policy 9 of the SPNP;~~

b) meets its public open space requirements by providing land to form part of the Green Ring proposed in Policy 3, comprising informal open space;

c) includes a Heritage Statement identifying mitigation proposals where evidence indicates potential presence of remains;

d) demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and

e) includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.

IV. 50 dwellings on Land at Nutbourne West, provided the scheme:

a) is accessed from the A259 Main Road only;

b) provides a significant landscape buffer along all its boundaries, comprising structural landscaping, public allotments, informal open space and a children's play area;

c) makes a reasonable financial contribution towards a package of drainage works to mitigate the impacts of the development and to ensure that existing flooding problems in the vicinity of the site and downstream are not exacerbated;

d) makes provision for car parking spaces to benefit dwellings adjoining the site;

e) includes a Heritage Statement identifying mitigation proposals where evidence indicates potential presence of remains;

f) demonstrates by way of a site specific flood risk assessment that the proposed development would be acceptable incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk; and

g) includes a Solent-wide strategic mitigation package proportionate to the scale of the recreational disturbance to the Chichester Harbour SPA.

All the proposed allocations will be expected to deliver affordable housing in accordance with the policies of the development plan and to provide financial contributions to meeting their infrastructure requirements and other provisions of the Neighbourhood Plan, as indicated in Proposal 2.

The recommended policy alterations add further requirements to make each proposed housing site allocation acceptable in planning terms. The additional requirements respond to advice from the Environment Agency regarding the need for site-specific flood risk assessments and encapsulate the key mitigation measures for each site which were recommended within the SEA of the SPNP Submission Document. They are hence assessed as resulting in positive effects on the SEA Objectives for Biodiversity, Flood Risk, and Landscape & Built Heritage.

**Policy 4: Housing Design**

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Development proposals will be supported, providing their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the buildings and landscape of Southbourne Parish.

All development proposals must be able to demonstrate they will not increase the risk of flooding on or adjoining the proposals site, informed, if appropriate, by a site specific flood risk assessment, incorporating Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk. ~~and that they will safeguard and enhance biodiversity in accordance with Policy 7 of the SPNP.~~

The recommended policy alteration responds to advice from the Environment Agency regarding the need for site-specific flood risk assessments and encapsulates a key mitigation measure from the SEA of the SPNP Submission Document. It is hence assessed as resulting in positive effects on the SEA Objective for Flood Risk. The deletion of text relating to biodiversity is assessed as neutral because the requirement is still retained in Policy 7.

**Policy 5: Employment**

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Development proposals for new business-related development will be supported, provided:

- i. they do not adversely impact neighbouring residential properties; and
- ii. they do not lead to the loss of existing community facilities;
- iii. they do not adversely affect transport and other infrastructure.

Development proposals that enhance the operational effectiveness and appearance of existing employment sites and facilities, or to redevelop those sites to provide modern commercial units and associated facilities, will be supported, provided they do not adversely impact neighbouring residential properties.

Development proposals that will result in the loss of employment floorspace will be resisted, unless it can be demonstrated that either there will be an increase in jobs as a result of the proposals enabling a higher employment density to be achieved or the use is no longer viable.

In assessing viability, developers should prepare and submit:

- a) a marketing report; and
- b) a viability assessment;

to support development for other land use proposals and be willing, at the discretion of the local planning authority to fund a “peer” review of both the marketing report and viability assessment, if requested.

The recommended policy alteration sets out the means by which the validity of proposals for the loss of existing employment land will be assessed and is considered to be neutral with respect to the SEA Objectives.

**Policy 6: Village Centre and Local Shops****Policy 6: Village Centre and Local Shops**

Development proposals to change the use of existing shops or commercial units will be resisted, unless it can be demonstrated their continued use is no longer viable.

In assessing viability, developers should prepare and submit:

a) a marketing report; and

b) a viability assessment

to support development for other land use proposals and be willing, at the discretion of the local planning authority to fund a "peer" review of both the marketing report and viability assessment, if requested.

The recommended policy alteration sets out the means by which the validity of proposals for the loss of existing shops or commercial units will be assessed and is considered to be neutral with respect to the SEA Objectives.

**Policy 7: Environment****Policy 7: Environment**

~~Development proposals must seek to avoid having any significant environmental effects on designated environmental and landscape assets,~~ should conserve and enhance designated environmental and landscape assets, especially the Chichester and Langstone Harbours Special Protection Area and Chichester Harbour Area of Outstanding Natural Beauty. Where effects are unavoidable and their impact may be less significant to the surrounding locality, then the proposals must show how these effects will be mitigated to the satisfaction of the local planning authority.

In addition any development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community.

The recommended policy alteration more closely matches the environmental protection expectations of the National Planning Policy Framework but does not fundamentally change the aspirations of the policy. It is assessed as resulting in minor negative effects on the SEA Objectives for Biodiversity and Landscape and Built Heritage.

**Policy 9: Transport**

Policy 9 is recommended for deletion. The policy seeks to resolve the north-south vehicular traffic difficulties caused by the level crossing close to Southbourne Station and for planning obligation funding to support local bus services, however, a major shortcoming of the policy is the lack of clarity as to how the proposed highway infrastructure might relate to and integrate with the highway network to the north of the railway. Additionally it is not clear what improvements might be required for the local bus services over and above those already delivered or being explored by the bus company. As a result the independent examiner considered that the policy should be downgraded to a "proposal" which does not carry weight in the determination of planning applications. The policy's deletion does not preclude a similar policy being re-introduced via a review of the SPNP once further feasibility work on the route of a new road has been

carried out (which could still deliver the positive effects predicted by the SEA), and is not predicted to result in additional negative effects on the SEA Objectives which have not already been considered elsewhere in the SEA. As a result the recommended deletion of the policy is assessed as neutral with respect to the SEA Objectives.

### **3. Conclusion**

In conclusion, the recommended policy alterations to the Southbourne Parish Neighbourhood Plan are not assessed as significantly altering the profile or scale of the predicted negative environmental effects of the plan over the short, medium or long term. In contrast, the policy alterations are assessed as enhancing the predicted positive environmental effects of the plan by incorporating within plan policy some of the key mitigation measures which were recommended within the SEA of the SPNP Submission Document.

## **Annex 1: SEA High Level Assessment for Recommended Policy Alterations**

Please see following page.

**Southbourne Parish Neighbourhood Plan**  
**Recommended Policy Alterations following Independent Examination**

**SEA Objectives**

		SEA1	SEA2	SEA3	SEA4
<b>ID Land Use Policies</b>					
Policy 1	Development within the Settlement Boundaries Spatial Strategy	0	0	0	0
Policy 2	Housing Site Allocations	+	+	0	+
Policy 4	Housing Design	0	+	0	0
Policy 5	Employment	0	0	0	0
Policy 6	Village Centre and Local Shops	0	0	0	0
Policy 7	Environment	+	0	0	+
Policy 9	Transport	0	0	0	0
<b>ID Non-Statutory Proposals</b>					
Proposal 3	Transport	0	0	++	+
		SA1	SA2	SA3	SA4
<b>Key to the High Level Assessment Matrix</b>					
++	Likely strong positive effect				
+	Likely positive effect				
0	Neutral/no effect				
-	Likely adverse effect				
--	Likely strong adverse effect				
+/-	Uncertain effects				
<b>SEA Objectives</b>					
1	Biodiversity	Protect and enhance priority habitats, and the habitat of priority species			
		Protect and enhance internationally, nationally and locally designated sites			
		Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure, to achieve a net gain in biodiversity			
		Minimise air, water, light and noise pollution, and promote sustainable consumption of water resources			
2	Flood risk	Sustainably manage water run-off			
		Ensure that development does not increase the risk of flooding, either on site or downstream			
		Where possible, reduce the risk of flooding			
3	Transport	Minimise carbon and other greenhouse gas emissions, reduce energy consumption from non-renewable resources, and seek opportunities for low/zero carbon energy generation			
		Promote accessibility and encourage travel by sustainable means			
		Create a safe transport network that encourages walking and cycling			
4	Landscape & built heritage	Promote mixed use development with good accessibility to local services that will limit the need to travel			
		Provide for a range of accessible jobs and services to meet the needs of the community near to where they live			
		Protect and enhance landscape features within the parish including gaps between settlements and the setting of Chichester Harbour Area of Outstanding Natural Beauty			
		Protect views to and from the South Downs National Park and Chichester Harbour Area of Outstanding Natural Beauty			
		Conserve and enhance the fabric, setting, understanding and enjoyment of cultural heritage assets, including archaeological and architectural features			
		Promote the efficient use of land and resources, including areas of Best and Most Versatile agricultural land			