

Selsey Neighbourhood Plan – Strategic Environmental Assessment (SEA) Scoping Report - May 2019

Representations Received:

Arun District Council

Environment Agency

Highways England

Natural England

West Sussex County Council

From: Local Plan [mailto:localplan@arun.gov.uk]
Sent: 24 April 2019 14:49
To: PlanningPolicy
Subject: RE: Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report - with attachment

Hello

Thank you for consulting us on the Selsey SEA Scoping document.

It is understood that the need for this document and an environmental report comes due to the trigger that the proximity to the designated site of Pagham Harbour SPA and Ramsar site meaning an Appropriate Assessment exercise is needed resulting from the Sweetman judgment.

We are glad to see that the Joint Mitigation Strategy (Bird Aware Pagham) is recognised and acknowledged in the Plans & Programmes table, as well as the inclusion of the qualifying features for the site in 3.5. Otherwise, in terms of the content we have no specific comment but would provide the following additional information to make the document as robust as possible.

1. The latest issuing of the NPPF in 2019 now has specific mention to the need for AA at para 177 due to the judgment, so may want to replace the existing entry in the Plans & Programmes table or add to it.
2. You may also want to include Biodiversity 2020 in the table -
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf

Obviously if anything changes in terms of the content of the Selsey Neighbourhood Plan or the accompanying environmental report we would appreciate being kept up to date.

Kind Regards

The Local Plan Team



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Dear Consultee,

Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report

Chichester District Council has undertaken and published the Habitats Regulations Assessment (HRA) and Appropriate Assessment Statement for the Selsey Neighbourhood Plan.

As a consequence, however, Strategic Environmental Assessment of the Neighbourhood Plan must now also be undertaken. The first stage of the process is to publish the SEA Scoping Report for the Selsey Neighbourhood Plan in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 for consultation and comment.

This has now been published for a period of 5 weeks public consultation. A copy is attached to this email and is also available to view on the District Council's website <http://www.chichester.gov.uk/neighbourhoodplan>

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East Pallant House, 1 East Pallant, Chichester PO19 1TY

(08:45 – 17:10 Mon – Thurs/ 08:45 – 17:00 Fri)

Anyone wishing to submit comments on the scoping report should do so no later than **5.00pm on 21 May 2019** either by email to neighbourhoodplanning@chichester.gov.uk or by writing to Neighbourhood Planning, Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY

All representations received will be available to view publicly.

Kind regards,

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From: [Hyland, Hannah](#)
To: [Neighbourhood Planning](#)
Subject: RE: Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report - with attachment
Date: 22 May 2019 08:52:07
Attachments: [image001.gif](#)
[image002.gif](#)
[image003.gif](#)
[Neighbourhood Plan Checklist Chichester.pdf](#)

Dear Hannah

Thank you for your consultation on the SEA Scoping Report for the Selsey Neighbourhod Plan.

The Environment Agency is a statutory consultee for Strategic Environmental Assessments and provides advice to Local Planning Authorities on the scope and findings of the SEA. We note that the scope of the SEA has been directed solely to issues associated with biodiversity and therefore scoped out, e.g. water and soil. Whilst we do not have concerns with this approach, given the higher level SEA undertaken for the Chichester Local Plan, we would recommend that these issues still fully considered as part of the development of the Neighbourhood Plan.

Attached is the Neighbourhood Plan Checklist we have produced for Plans in Chichester District Council area which Selsey may find useful in progressing their Plan.

Kind regards,

Hannah

From: PlanningSSD
Sent: 16 April 2019 13:43
To: Hyland, Hannah <hannah.hyland@environment-agency.gov.uk>
Subject: FW: Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report - with attachment

Dear Consultee,

Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report

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Chichester District Neighbourhood Plan Checklist

This checklist is for Neighbourhood Plans covering Chichester District. Due to the high volume of neighbourhood plans across the county we have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf

The below checklist takes you through the issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.

We recommend completing this to check whether we are likely to have any concerns with your Neighbourhood Plan at later stages.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk:

- National Planning Policy Framework – para.155
'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing risk elsewhere.'
- Chichester Local Plan: Key Policies 2014 - 2029 - Policy 42
'... Flood and erosion risk will be taken into account at all stages in the planning process to avoid inappropriate development in areas at current or future risk, and to direct development away from areas of highest risk... "

If your Neighbourhood Plan is proposing sites for development check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.

How?	Input postcodes or place names at: https://flood-warning-information.service.gov.uk/long-term-flood-risk
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If there are no areas of Flood Zones 2 or 3:	We are pleased to see that all development proposed through your Neighbourhood Plan has been directed to areas of lowest risk of flooding. This is consistent with the aims of national planning policy and the policies in the Chichester Local Plan.
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If you are aware that any of the sites have previously suffered flooding or are at risk of other sources of flood risk such as surface water or groundwater flooding we recommend you seek the advice of West Sussex County Council and Chichester District Council.

If sites proposed include areas at risk of flooding: In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency's flood map for planning and Chichester District Council's Strategic Flood Risk Assessment (SFRA). We recommend you contact Chichester District Council to discuss this requirement further.

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

Next steps Please contact us (see details below) for further advice if any sites include areas of Flood Zone 3, which is defined as having a high probability of flooding, as we may have concerns with your Plan.

Natural Flood Management

The EA and Lead Local Flood Authorities are seeking to work in partnerships to deliver more natural flood management measures to complement and support traditionally engineered flood defences where appropriate. Natural flood management (NFM) is the alteration, restoration or use of landscape features to reduce flood risk.

NFM is therefore about working with natural processes in whole catchments and has the potential to help us manage and reduce flood risk in a more efficient, cost-effective and sustainable way. It can hopefully lead to sustainable, resilient catchments that benefit people, nature and the economy.

We can use a wide range of techniques to reduce flood risk by storing water (by using and maintaining the capacity of, ponds, ditches, embanked reservoirs, channels or land), increasing soil infiltration (through better soil and crop management), slowing flows (by increasing resistance to its flow, for example, by planting floodplain or riverside woods) and reducing water flow connectivity (by interrupting surface flows of water, for example, by water storage or planting buffer strips of grass or trees). Larger-scale works that also help reduce flood risk to communities downstream may include re-meandering rivers, and reconnecting them to their floodplain.

There may be opportunities through your neighbourhood plan where development could seek to deliver and indeed benefit from natural flood management measures. More information is available at the link below.

<https://www.gov.uk/government/publications/working-with-natural-processes-to-reduce-flood-risk>

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
0345 988 1188
0845 988 1188

www.gov.uk/environment-agency

Water Management

In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment.

Chichester District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Arun and Western Streams catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.

The following websites provides information that should be of use in developing your Neighbourhood Plan:

<https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

<http://www.arunwesternstreams.org.uk>

Wastewater Treatment

Chichester City, Fishbourne, Donnington and Apuldrum Neighbourhood Plan areas fall within the drainage catchment of the Apuldrum Wastewater Treatment Works. There are concerns regarding the impact of the storm overflow from the treatment works on the water quality in Chichester Harbour. We would recommend that you check with Chichester District Council that any allocation is in line with their Surface Water and Foul Drainage Supplementary Planning Document 2016.

Infrastructure Delivery

We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space, is taken into account when looking to fund and deliver local infrastructure, including from any CIL funds that you receive.

For further information or advice please email us at planningssd@environment-agency.gov.uk

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incident hotline
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0845 988 1188

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Consultation: Selsey Neighbourhood Plan - Strategic Environmental Assessment - Scoping Report

Highways England reference: #7344

Dear Neighbourhood Planning Team,

Thank you for your email of 16 April 2019 notifying Highways England of the Selsey Neighbourhood Plan Strategic Environmental Assessment - Scoping Report consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network. The strategic road network is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England does not wish to comment on this scoping report.

If you have any queries regarding this response, please contact us at PlanningSE@highwaysengland.co.uk.

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://highwaysengland.co.uk/>

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Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report

Please find attached Natural England's response in relation to the above mentioned consultation.

Kind regards,

Victoria Kirkham
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester WR5 2NP

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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Date: 13 May 2019
Our ref: 282117
Your ref: Selsey Neighbourhood Plan - SEA Scoping



Hannah Chivers
Neighbourhood Planning
Chichester District Council
East Pallant House
1 East Pallant
Chichester PO19 1TY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

neighbourhoodplanning@chichester.gov.uk

Dear Ms Chivers

Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report

Thank you for your consultation on the above dated 16 April 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England has no specific comments to make on this neighbourhood plan SEA scoping.

However, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

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To: [Neighbourhood Planning](#)
Cc: [Caroline West](#)
Subject: RE: Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report - with attachment
Date: 24 April 2019 14:33:51
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[image003.gif](#)

Thank you for your recent correspondence regarding the Selsey SEA Scoping Report in preparation of the Neighbourhood Plan.

The County Council does not have sufficient resources available to respond in detail to Neighbourhood Plan consultations (including SA/SEA/HRAs) unless there are potentially significant impacts on its services that we are not already aware of, or conflicts are identified with its emerging or adopted policies. When consulted we consider whether or not we will submit a response and if a response is needed, whether this be in the form of a formal County Council response to a consultation or general planning policy advice and development management guidance.

We can confirm we have no comments to make on this SEA Report.

Please continue to send consultations on the Neighbourhood Plan to planning.services@westsussex.gov.uk and caroline.west@westsussex.gov.uk, liaison will take place with services within the County Council and respond if it is considered appropriate.

Kind regards,

Eloise Short

Assistant Planner | Planning Policy and Infrastructure | Planning Services
Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH
Phone: 033022 27805
Email: eloise.short@westsussex.gov.uk | Web: www.westsussex.gov.uk

Dear Consultee,

Selsey Neighbourhood Plan – Strategic Environmental Assessment - Scoping Report

Chichester District Council has undertaken and published the Habitats Regulations Assessment (HRA) and Appropriate Assessment Statement for the Selsey Neighbourhood Plan.

As a consequence, however, Strategic Environmental Assessment of the Neighbourhood Plan must now also be undertaken. The first stage of the process is to publish the SEA Scoping Report for the Selsey Neighbourhood Plan in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 for consultation and comment.

This has now been published for a period of 5 weeks public consultation. A copy is attached to this email and is also available to view on the District Council's website <http://www.chichester.gov.uk/neighbourhoodplan>

Hard copies are available for inspection at:

Chichester District Council

East Pallant House, 1 East Pallant, Chichester PO19 1TY
(08:45 – 17:10 Mon – Thurs/ 08:45 – 17:00 Fri)

Anyone wishing to submit comments on the scoping report should do so no later than **5.00pm on 21 May 2019** either by email to neighbourhoodplanning@chichester.gov.uk or by writing to Neighbourhood Planning, Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY

All representations received will be available to view publicly.

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