



Strategic Environmental Assessment for the Plaistow and Ifold Neighbourhood Plan

Environmental Report to accompany the Submission
version of the Neighbourhood Plan

Addendum

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Quality information

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1. Introduction

Purpose of this document

This document is an addendum to the Strategic Environmental Assessment (SEA) Environmental Report previously submitted with the Plaistow & Ifold Neighbourhood Plan (PIPNP) in summer 2018. The addendum has been prepared in response to recent changes in the Local Plan context for the Neighbourhood Plan.

Adoption of the Chichester Local Plan Site Allocation Development Plan Document

The PIPNP has been prepared in the context of the Chichester Local Plan. The Chichester Local Plan: Key Policies 2014-2029 was adopted in 2015 and provides a broad policy framework and a long term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District, excluding the area of the district which lies within the South Downs National park.

The Neighbourhood Plan process has been in development since 2014. During the development of the Neighbourhood Plan, the Chichester Local Plan Site Allocation Development Plan (DPD) document has undergone preparation by Chichester District Council. The purpose of the DPD is to deliver non-strategic residential and employment sites as set out in the Chichester Local Plan (Policy 2 - Development Strategy and Settlement Hierarchy; Policy 3 - The Economy and Employment Provision and Policy 5 - Parish Housing Sites 2012-2029), and to set out guidance for the development of these sites. In this respect the Site Allocation DPD is the 'daughter' document to the adopted Chichester Local Plan: Key Policies 2014 – 2029.

The PIPNP was submitted to Chichester District Council for subsequent Independent Examination on 31st August 2018. However the plan has yet to be taken forward to Regulation 16 consultation by Chichester District Council, and in the interim, the Site Allocation DPD was adopted in January 2019.

The adopted Site Allocation DPD allocates one site within the Neighbourhood Plan area, at Land North of Little Springfield Farm in Ifold. The site is to deliver in the region of ten dwellings on the 0.4ha site.

This Environmental Report addendum

In light of the DPD allocation at the Land North of Little Springfield Farm, there is a need to provide additional information on the potential in-combination effects of the Neighbourhood Plan with the new DPD allocation. This in particular relates to the in-combination effects of the Neighbourhood Plan allocation for ten homes at the Land Opposite The Green, Common House Road, Plaistow, and the site allocated for mixed use development at the Land at Little Springfield Farm (Brownfield site) with the DPD allocation. This issue was previously not considered given the timeframe of the SEA process, which was undertaken prior to the finalisation and adoption of the DPD.

Chapter 2 of this Environmental Report addendum therefore presents the findings of the appraisal of these in-combination effects.

2. Assessment of in-combination effects

Methodology

The following table presents an assessment of the in-combination effects associated with the Neighbourhood Plan and the allocation included in the newly adopted DPD. In this context the potential in-combination and cumulative effects of the DPD allocation in Ifold (Land north of Little Springfield Farm) and the Neighbourhood Plan have been considered through the SEA process in the table below.

These in-combination effects have been considered against the baseline and through the SEA Framework of objectives and assessment questions developed during scoping. The findings of the appraisal have been presented by the seven SEA themes.

Appraisal findings

Table 2.1: In-combination effects arising from the adoption of the Site Allocations DPD

| SEA theme | In-combination effects: appraisal findings |
|--|---|
| Biodiversity and Geodiversity | <p>In terms of the site allocations, there are unlikely to be in-combination effects resulting from the Allocations DPD allocation and the Neighbourhood Plan housing allocation in Plaistow. This is given the sites are 2.3 km from each other and are not directly linked by ecological networks.</p> <p>In terms of in-combination effects between the brownfield mixed use site allocation and the DPD allocation, significant effects on biodiversity are not anticipated given development at these sites are unlikely to lead to the direct loss of important biodiversity habitats or impact negatively on ecological networks. In terms of indirect in-combination effects, there are areas of deciduous woodland Biodiversity Action Plan Priority Habitat present in the wider vicinity of the sites. As such whilst direct impacts on the woodland areas from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Given their proximity, the two developments also offer larger scale and in-combination and synergistic opportunities for biodiversity enhancements in conjunction with the provisions of the Chichester Local Plan and Neighbourhood Plan Policies EH2, EH3 and EH4, which will support biodiversity enhancements and environmental net gain.</p> |
| Climatic factors (including flood risk) | <p>In terms of greenhouse gas emissions, the development of two sites for in the region of 20 homes and the brownfield site for mixed use B1(c) light industrial and limited C3 residential uses will lead to cumulative increases in greenhouse gas emissions in the Neighbourhood Plan area. This includes from an expansion of the built environment of both Plaistow and Ifold and associated transport emissions.</p> <p>In relation to adapting to the effects of climate change, the three sites are not at significant risk of fluvial or surface water flooding. In-combination cumulative effects on flood risk are also unlikely due to the relatively small size of the sites and the housing sites' location 2.3km from each other.</p> |

| SEA theme | In-combination effects: appraisal findings |
|---|--|
| Landscape and historic environment | <p>In terms of the two housing sites, in-combination effects on landscape character are likely to be minimised through the lack of visibility from each site to the other. Located 2.3km distant from the other site, the sites are located in distinct settlements in landscape character terms.</p> <p>Similarly, in terms of the setting of historic environment constraints, no in-combination effects are anticipated due to the lack of visibility from each site to the other.</p> <p>In terms of in-combination effects between the brownfield mixed-use site allocation and the DPD allocation, cumulative effects on landscape character will be limited by the previously developed nature of the proposed employment site and screening of the sites by existing trees. In terms of the historic environment, no features and areas of cultural heritage interest are also present in the vicinity of the two sites.</p> |
| Land, soil and water resources | <p>The development of the two housing sites will lead to the cumulative loss of 1.2ha of greenfield land to development in the Neighbourhood Plan area.</p> <p>For both sites it is not possible to confirm if the two allocations will lead to a loss of Best and Most Versatile Agricultural Land, as recent agricultural land classification on the sites has not been undertaken. According to the pre-1988 agricultural land classification, both sites are on Grade 3 agricultural land. As such it is not possible to differentiate between Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) and Grade 3b land (which is land not classified as such).</p> <p>The three sites, which incorporate the brownfield site, are located within a Groundwater Source Protection Zone.</p> |
| Population and community | <p>The proposed allocation at Land Opposite the Green, in the Neighbourhood Plan, and the Site Allocations DPD allocation have the potential to deliver in the region of 21 homes, together with further potential development in accordance with Policy EE4 mixed-use brownfield. Given this is higher than the figure of ten homes stated in the Local Plan it is considered that this will exceed the objectively assessed needs which arise locally.</p> <p>The allocation of 21 homes, together with the mixed-use brownfield site, offering new employment land, will support the vitality of the Neighbourhood Plan area, including through supporting the services and facilities present in Plaistow. Given the lack of services and facilities in Ifold, it is uncertain whether the additional level of housing at this location will support the development of new services and facilities in the hamlet.</p> |
| Health and wellbeing | <p>There are unlikely to be significant in-combination effects relating to health and wellbeing as a result of the allocations. It is uncertain whether the additional level of housing stimulated by the Allocations DPD will support the development of new services in Ifold; however this is unlikely to lead to include new health services or leisure facilities. In combination effects between the Allocations DPD allocation and the brownfield site offers some opportunities for green infrastructure enhancements in this part of Ifold. This is however uncertain.</p> |
| Transportation | <p>All three sites, like other locations in the Neighbourhood Plan area, are not accessible by frequent public transport links. Whilst the Neighbourhood Plan housing site is in good access to village facilities in Plaistow, allocations at the three sites will lead to an in-combination increase in car use in the Neighbourhood Plan area, due to the distance from other key services, facilities and frequent public transport links.</p> |

3. Next steps

This SEA Environmental Report Addendum has been submitted to Chichester District Council alongside the Environmental Report initially submitted in August 2018.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Chichester Local Plan.

If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Chichester District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Plaistow & Ifold Neighbourhood Plan will become part of the Development Plan for Plaistow & Ifold Parish.

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