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Strategic Environmental Assessment for the Southbourne Parish Neighbourhood Plan

Environmental Report: Submission Plan

August 2014



NATURAL PROGRESSION

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Environmental Report: Submission Plan

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Abbreviations

ALC	Agricultural Land Classification	NNR	National Nature Reserve
AONB	Area of Outstanding Natural Beauty	SA	Sustainability Appraisal
BMV	Best and Most Versatile	SAC	Special Area of Conservation
CDC	Chichester District Council	SDMP	Solent Disturbance and Mitigation Project
GIS	Geographical Information System	SEA	Strategic Environmental Assessment
HRA	Habitats Regulations Assessment	SHLAA	Strategic Land Housing Availability Assessment
MUGA	Multi Use Games Area	SPA	Special Protection Area
NPPF	National Planning Policy Framework	SPNP	Southbourne Parish Neighbourhood Plan
NPPG	National Planning Practice Guidance	SSSI	Site of Special Scientific Interest
ODPM	Office of the Deputy Prime Minister	SuDS	Sustainable Drainage System
PPP	Policies, Plans and Programmes	WwTW	Wastewater Treatment Works

Non Technical Summary

E1 About Strategic Environmental Assessment

- E1.1 A Strategic Environmental Assessment (SEA) is being carried out alongside the preparation of the Southbourne Parish Neighbourhood Plan (SPNP).
- E1.2 Plan-making bodies use SEA to assess planning documents against a set of environmental objectives developed in consultation with local stakeholders and communities. This assessment helps the plan-makers to identify the relative environmental performance of possible strategic, policy and site options, and to evaluate which of these may be more sustainable.
- E1.3 SEA is a statutory process incorporating the requirements of the European Union Strategic Environmental Assessment Directive.

E2 About the Southbourne Parish Neighbourhood Plan

- E2.1 The Southbourne Parish Neighbourhood Plan will form an important part of the statutory development plan for Chichester District outside of the South Downs National Park. It will implement the strategic direction established in the Chichester Local Plan Key Policies Pre Submission 2014 - 2029 in so far as it relates to Southbourne Parish, and allocate sites for development to meet the parish's housing, employment and infrastructure needs between now and 2029.

E3 Purpose and Content of the Environmental Report

- E3.1 The purpose of this Environmental Report is to:
- ▶ Identify, describe and evaluate the likely significant effects of the SPNP and its reasonable alternatives; and
 - ▶ Provide an early and effective opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SEA process which has been carried out to date.
- E3.2 The Environmental Report contains:
- ▶ An outline of the contents and main objectives of the SPNP and its relationship with other plans, programmes and strategies;
 - ▶ Relevant aspects of the current state of the environment and key sustainability issues for the parish;

- ▶ The SEA Framework of objectives and decision-making criteria against which the SPNP has been assessed;
- ▶ The appraisal of alternative options for the Plan;
- ▶ The likely significant environmental effects of the SPNP;
- ▶ The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects which may arise as a result of the SPNP;
- ▶ A description of the measures envisaged concerning monitoring; and
- ▶ The next steps for the SEA.

E4 The SEA Scoping Stage

E4.1 The Parish Council published the *Southbourne Parish Neighbourhood Plan 2014-2029: State of the Parish Report and Strategic Environmental Assessment Scoping Report* for consultation in September 2013. This set out the intended scope and level of detail to be included in the SEA and included a plan, programme and strategy review, an evidence base for the assessment, key issues and environmental challenges to address, and an SEA Framework of objectives against which the SPNP can be assessed.

E4.2 Four SEA Objectives, listed below, have been developed for use in the appraisal, each of which is supported by a number of sub-objectives and decision-making criteria which can be viewed in Chapter 3 of the main report:

- ▶ **SEA Objective 1:** Biodiversity;
- ▶ **SEA Objective 2:** Flood Risk;
- ▶ **SEA Objective 3:** Transport; and
- ▶ **SEA Objective 4:** Landscape & Built Heritage.

E4.3 Following consultation on the Scoping Report, the information presented in the document was updated to take account of the responses received. This concluded the first stage of the SEA process.

E5 Assessment of Reasonable Alternatives

E5.1 Following the conclusion of the scoping stage, the SEA team contributed to the development of options work carried out for the SPNP. The purpose of this interaction between the SEA and the SPNP was to inform and influence the plan's development and to provide an early and effective sustainability input.

E5.2 The NPPG states that SEA should compare the reasonable alternatives, including the preferred approach, and assess these against the baseline environmental characteristics of the area and the likely situation if the Neighbourhood Plan were not to be made. In response, this SEA assesses two main reasonable alternatives:

- ▶ Option 1: Pre-Submission SPNP – development in the parish proceeds in accordance with the SPNP and other planning policies; and
- ▶ Option 2: ‘Do Nothing’ – development in the parish proceeds without the guidance of a Neighbourhood Plan.

E5.3 Within Option 1, a number of further sub-options also present themselves, primarily related to which sites should be brought forward as settlement boundary extensions to accommodate the future development needs of the parish.

E6 Assessment of Sites and Policies within the Pre- Submission Plan

E6.1 The next stage of the process was to appraise early drafts of the policies and site allocation options which could make up the proposed SPNP. The purpose of this exercise was to highlight potential environmental concerns raised by the sites and policies at an early stage of development, so the sustainability performance of later drafts could be maximised. A number of recommendations were made to improve the SPNP’s sustainability performance during this process, which were then fed into the development of updated versions of the strategy.

Summary of detailed assessments of sites and policies

E6.2 All reasonable alternative sites which were considered as possible residential allocations are assessed as having a major negative effect on the SEA Objective for Biodiversity because they could all contribute at least a low magnitude recreational disturbance impact on an internationally important feature (Chichester Harbour Special Protection Area /Ramsar site). The Green Ring (Policy 3) is predicted to have a major positive effect by helping to offset these impacts.

E6.3 Almost all sites are assessed as neutral with respect to Flood Risk because they are all in Flood Zone 1. The exception is Land north of Stratton House which is affected by Flood Zones 2/3 along its western edge despite the majority of the site being in Flood Zone 1. Two possible residential allocations are predicted to have moderate positive effects on Transport (Loveders Mobile Home Park and Land north of Alfrey Close) and both of these have been selected as preferred sites within the Submission SPNP. Land at Gosden Green and Land at Nutbourne West (part of the larger SHLAA site referred to as Land between Nutbourne West and East) are predicted to have minor mixed effects for Transport and have also been selected as a preferred allocation. The remaining possible residential allocations, which have not been selected as preferred, are variously assessed as having minor negative or mixed impacts on the Transport objective.

E6.4 All possible residential allocations, and also the educational allocation, are predicted to have a negative effect on Landscape & Built Heritage, ranging from negligible to major in significance. However, none of the preferred sites selected for inclusion within the Pre-Submission SPNP is predicted to have more than a minor negative effect on this SEA Objective.

E7 Assessing Option 1 (SPNP) against Option 2 (Do Nothing)

E7.1 The table below presents an assessment of making the Southbourne Parish Neighbourhood Plan (Option 1) against the 'Do Nothing' option (Option 2).

Assessing the SPNP against the Do Nothing option

Objective 1: Biodiversity

As with the assessment of alternative site options, any proposal for residential development in the parish can be expected to contribute to recreational disturbance impacts on the bird populations of Chichester & Langstone Harbours SPA/Ramsar, as evidenced by the Solent Disturbance and Mitigation Project. At least a low magnitude impact on this internationally important feature can be expected if the parish is to meet its residential development needs, with or without a Neighbourhood Plan, leading to a negative effect of major significance. The Solent SPA Interim Planning Framework sets out a mechanism for mitigating this impact, to which all residential proposals will be expected to contribute. However, without the SPNP, there would be considerably less certainty over achieving a comprehensive approach to the provision and design of open space and green infrastructure. Conversely, the Green Ring policy of the SPNP is predicted to bring a major positive effect for Biodiversity by helping to mitigate potential impacts of recreational disturbance on the SPA/Ramsar.

Turning to ecological features of local importance, it is assumed that without the SPNP any of the five sites adjacent to Southbourne could come forward for development in accordance with district level planning policies. Four of these sites are predicted to have negligible negative impacts on Biodiversity, largely because of their existing use (Land north of Alfrey Close, Land west of Stein Road, and Land north of South Lane are all under intensive arable production, while land at Loveders is used as a Mobile Home Park). Land east of Kelsey Avenue is also in agricultural use but includes areas of old orchard, rough grassland and scrub, particularly in the northern section, which may be of greater ecological value; minor negative effects are predicted.

Other policies and proposals in the SPNP are either assessed as neutral in relation to the Biodiversity objective or are predicted to have a positive impact, especially the Environment policy and Infrastructure Projects (which defines a list of environmental/ecological/amenity improvements). In conclusion, the Do Nothing option is assessed as having greater overall negative effects on Biodiversity than Option 1, while the latter is also predicted to have positive effects on Biodiversity which are less likely to be achieved without the SPNP.

Objective 2: Flood Risk

There is little discernible difference in the relative performance of Options 1 and 2 against the SEA objective for Flood Risk because none of the possible allocation sites adjacent to Southbourne is within Flood Zone 2 or 3, although it is acknowledged that surface water flooding requires attention in certain localities. The SPNP carries the added benefit of requiring under Policy 4 (Housing Design) that development proposals demonstrate that they will not increase the risk of flooding on or adjoining the proposal site, but this is likely to be required in any case through the development management process in accordance with national and district planning policy. Additionally, Policy 2iv(c) includes a requirement for development at Nutbourne West to contribute to a drainage solution that resolves any surface water flood risks associated with the development, while enabling existing flooding problems in the vicinity of the site and downstream to be addressed.

Other policies and proposals in the SPNP are either assessed as neutral in relation to the Flood Risk objective or are predicted to have a positive impact, especially the Environment policy and Infrastructure Projects (which defines a list of flood alleviation measures). In conclusion, Option 1 is predicted to have marginally greater benefits for Flood Risk than the Do Nothing option.

Assessing the SPNP against the Do Nothing option

Objective 3: Transport

Emerging planning policies at the district level state that extensions to Southbourne should be well integrated with the village and provide good access to existing facilities. The SPNP performs well in this respect when compared to the Do Nothing option. Proposed allocations within the SPNP are all relatively close to the village centre, with good access or potential access to the local road network. Two of the sites are within 500m (straight line) distance of a railway station, while Nutbourne West is 510m away, and all are close to Main Road and its bus services. They are also all to the south of the railway line, and thereby avoid adding to congestion and local air quality concerns at Stein Road railway crossing. Furthermore, land at Loveders Mobile Home Park provides an opportunity to create a new footpath from the site to the railway station, as well as a new pedestrian bridge over the railway line to the north, in the long-term, improving north-south pedestrian links. Land north of Alfrey Close provides the opportunity to safeguard land for a new elevated road and pedestrian crossing over the railway line in the long-term, which would serve both to relieve congestion at the existing Stein Road crossing, and improve north-south pedestrian links. A range of impacts are predicted as a result of proposed allocations, including minor mixed effects and moderate positive effects.

Without the SPNP, development could come forward at any of the sites adjacent to Southbourne. Whilst Land east of Kelsey Avenue is close to the railway station, and relatively close to the village centre, at least in the southern part of the site, local road access is problematic due to existing residential areas, bottle necks and the railway crossing. Furthermore the site is north of the railway line, and would therefore add to existing congestion at Stein Road level crossing. Land west of Stein Road and Land north of South Lane are both remote from the village centre and railway station by comparison, as well as being north of the railway line with the consequent congestion issues, but have good accessibility to the local road network (but not the A27). These three sites are predicted to have minor mixed or negative effects.

Other policies and proposals in the SPNP are either assessed as neutral in relation to the Transport objective or are predicted to have a positive impact, especially the Green Ring, Housing Design, Employment, Village Centre & Local Shops, Transport, Community Buildings, Cycle Routes, and Infrastructure Projects. In conclusion, the Do Nothing option is assessed as having greater overall negative effects on Transport than Option 1, while the latter is also predicted to have positive effects on Transport which are less likely to be achieved without the SPNP.

Objective 4: Landscape & Built Heritage

Emerging planning policies state that extensions to Southbourne should be located and designed to minimise impact on the surrounding landscape, paying particular regard to the setting of the Chichester Harbour AONB and avoiding coalescence with neighbouring settlements. One of the possible site allocations (Land south of King's Court) is within the AONB and assessed as having a major negative impact on Landscape & Built Heritage, however, it is not proposed for inclusion within the SPNP. All of the sites on the edge of Southbourne, any of which could come forward for development if the SPNP was not adopted, are predicted to have a negative impact on Landscape & Built Heritage. However, the significance of the predicted impact varies between sites.

Sites to the north of Southbourne (Land north of South Lane and Land west of Stein Road) are assessed as having a major negative impact because they would constitute relatively conspicuous urban extensions which would be potentially visible from the South Downs National Park. Land east of Kelsey Avenue would form a major eastward extension to Southbourne, although the southern end of the site already accommodates low intensity development in the form of glasshouses and associated buildings.

Assessing the SPNP against the Do Nothing option

The setting of Grade II Thatchways could also be negatively affected, particularly by development in the south of the site. Moderate negative effects are predicted.

Land north of Alfrey Close is tucked into the south-west fringe of Southbourne between the A259 and railway line, with built-up areas to the north, east and south. The southern part of the site was recently granted planning permission on appeal, and the Planning Inspector concluded that its development would not result in coalescence between Southbourne and Hermitage. She further concluded that changes to landscape character as a result of development would occur, but would generally not result in wide-ranging changes in the perception of the landscape, with the impact being mainly limited to occupants of adjacent residential areas and users of public rights of way No. 241 and 242. There are no known heritage features on or adjacent to the site. Negligible negative effects are predicted.

Land at Gosden Green is in an area of low landscape capacity, but is a small site sandwiched between other developed plots on the north side of the A259. A C19th farmstead adjoins the site and buried historical features may also be present. It is predicted to have medium magnitude impacts at a local scale, equating to a minor negative effect. Loveders Mobile Home Park is in an area of medium landscape capacity bounded by the eastern Southbourne settlement boundary, properties along Inlands Road, the railway line and A259. It is currently used as a mobile home park. Negligible negative effects are predicted.

Land at Nutbourne West is in an area of low landscape capacity and would form a northerly extension to the village. The setting of a group of Grade II listed buildings (Mere, Wayside Cottage, Cedar Tree, Thatched Cottage) to the south-east of the developable area could be negatively affected by increased traffic movements associated with construction and operation of site and its proposed access from the A259. Buried historical features may also be present. Minor negative effects are predicted. The outdoor education/recreation allocation west of Bourne Community College is in an area of low/medium landscape capacity and is poorly related to the existing settlement boundary in landscape terms. Minor negative effects are predicted.

Acknowledging that all possible site allocations could lead to a degree of negative effects on Landscape & Built Heritage, recommendations are made by the SEA for each of the assessed sites. Other policies and proposals in the SPNP are either assessed as neutral in relation to the Landscape & Built Heritage objective or are predicted to have a positive impact, especially the Green Ring, Housing Design, Environment, Transport, Community Buildings, and Infrastructure Projects. In conclusion, the Do Nothing option is assessed as potentially having greater overall negative effects on Landscape & Built Heritage than Option 1, while the latter is also predicted to have positive effects on Landscape & Built Heritage which are less likely to be achieved without the SPNP.

E8 Recommendations

- E8.1 A number of recommendations were made during the assessment process to help reduce the SPNP's negative effects, and further improve its environmental performance during implementation. These are largely site-specific in nature and can be found alongside the detailed site assessments presented in Chapter 4 and are summarised in Chapter 5.

E9 Monitoring

E9.1 The Environmental Report includes preliminary proposals for a monitoring programme to measure the SPNP's implementation in relation to the areas where the appraisal has found that significant effects are likely; see Chapter 5 of the main report. Monitoring for the SEA will be carried out in conjunction with monitoring for the delivery of the plan's objectives.

E10 Next Steps

E10.1 The Environmental Report forms part of the evidence base which underpins the SPNP. Following submission to Chichester District Council, the Plan and its SEA will be published for a period of representations. Comments received on both documents will be forwarded to an independent inspector for consideration during its examination. Any significant changes to the Plan which arise as a result of examination will need to be assessed as part of the SEA process, which may lead to a further edition of, or addendum to the Environmental Report.

E10.2 Once the SPNP has passed the referendum stage, a Post Adoption Statement will be published with the adopted version of the Plan. This will outline how the SEA process has informed and influenced the plan and demonstrate how consultation on the SEA has been taken into account.

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1 Introduction

1.1 Purpose of this Report

- 1.1.1 This Environmental Report has been prepared for Southbourne Parish Council as part of the Strategic Environmental Assessment (SEA) for the Southbourne Parish Neighbourhood Plan (SPNP). The report was prepared for the Submission Plan which is being published for a period of representations prior to its examination by an independent inspector.
- 1.1.2 The Environmental Report has been produced in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004. It incorporates the information which is required in accordance with EU Directive 2001/42/EC on Environmental Assessment of Plans and Programmes (the SEA Directive). The report represents the latest stage in the SEA and forms part of the evidence base upon which the Plan is based.

1.2 The Southbourne Parish Neighbourhood Plan

- 1.2.1 The Neighbourhood Area for the SPNP was designated in May 2013 and, following a parish boundary change, subsequently revised in March 2014 to exclude Nutbourne East. Hence, Southbourne Parish contains the settlements of Hermitage, Lumley, Nutbourne West, Prinsted, Southbourne and Thornham. The larger settlement of Emsworth lies within Havant borough to the west of the parish, while to the east are the settlements of Nutbourne East and Hambrook. East-west transport connections traverse the central part of the parish in the form of the A259 and south coast railway, while the A27 forms the northern parish boundary with the South Downs National Park lying beyond, north of Westbourne and Woodmancote. A substantial part of the parish south of the A259 is within the Chichester Harbour Area of Outstanding Natural Beauty; see Figure 1.1.
- 1.2.2 The Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. It will complement the Chichester Local Plan Key Policies Pre Submission 2014 - 2029 (the new Chichester Local Plan) which was submitted to the Secretary of State on 30 May 2014 for Examination, and will be in general conformity with its policies and with the relevant saved policies of the adopted Chichester Local Plan 1999. Once made, the Neighbourhood Plan will form part of the statutory development plan for the area.
- 1.2.3 The purpose of the SPNP is to set out the vision and objectives of the parish with regard to development, and to define land use policies in relation to housing, employment, retail, environment and green space, education and transport. It includes land use policies, site allocations for development and non-statutory proposals for cycling, infrastructure investment and heritage. Box 1 presents the key facts relating to the SPNP.

Southbourne Parish in Context

Legend

-  Settlement Boundary
-  Southbourne Parish
-  Chichester Harbour AONB
-  South Downs National Park



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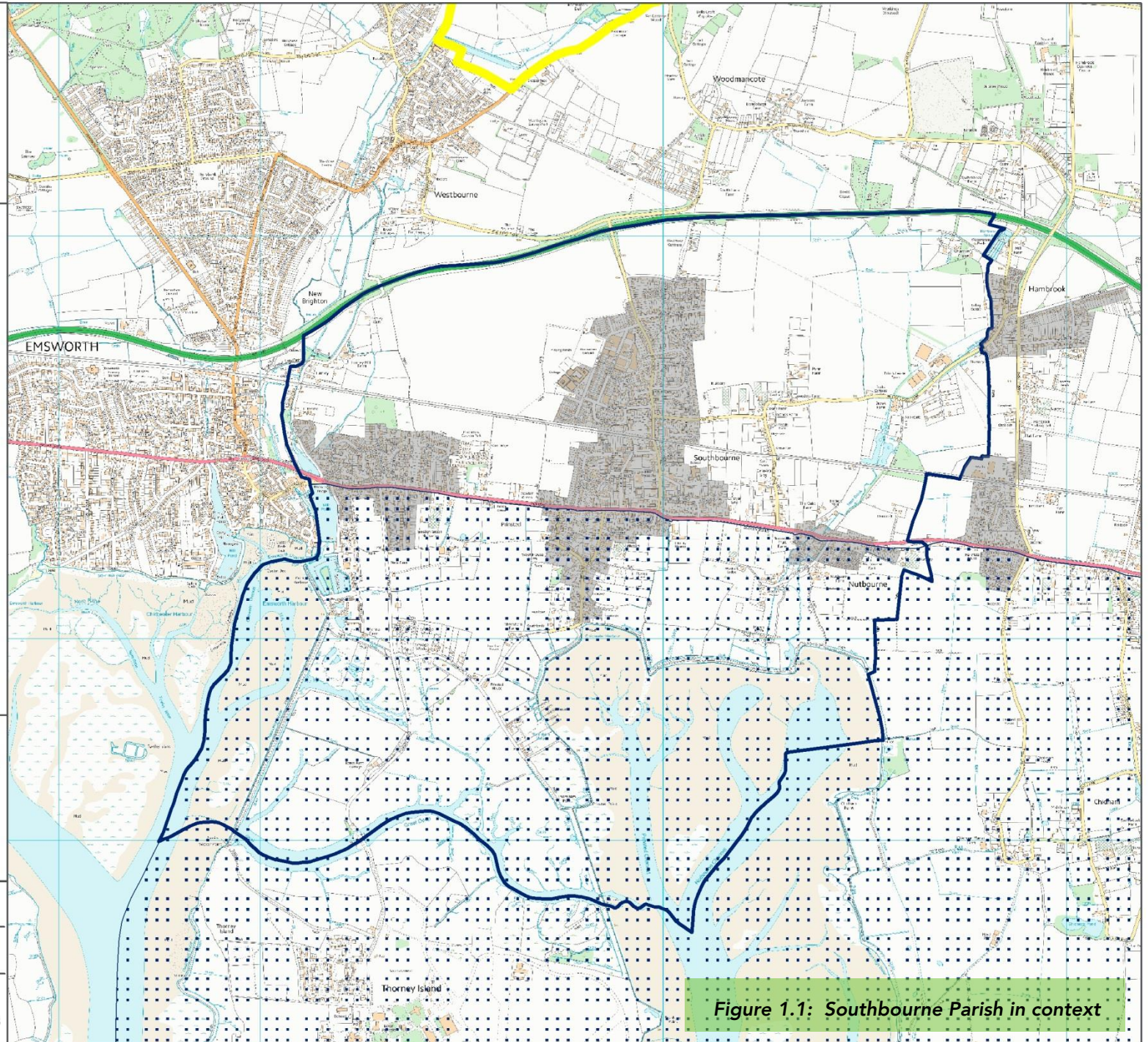


Figure 1.1: Southbourne Parish in context

Box 1: Key facts about the Southbourne Parish Neighbourhood Plan

Qualifying body:	Southbourne Parish Council
Local planning authority:	Chichester District Council
Title of plan:	Southbourne Parish Neighbourhood Plan (SPNP)
What prompted the plan (e.g. legislative, regulatory or administrative provision):	The SPNP is being prepared in accordance with the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. Once made, it will form part of the statutory development plan for the area.
Subject (e.g. transport):	Spatial plan
Period of operation:	2014 to 2029
Frequency of updates:	As required
Area of operation:	The parish of Southbourne, as revised in March 2014 (see Figure 1.1)
Purpose and scope of the plan:	The purpose of the SPNP is to set out the vision and objectives of the parish with regard to development. It will define land use policies and site allocations for development, as well as non-statutory proposals.
Contact point:	Southbourne Parish Council The Village Hall, First Avenue, Southbourne Emsworth, Hampshire PO10 8HN Telephone: 01243 373667 Email: info@southbourneparishcouncil.com

1.3 Sustainable Development

1.3.1 The UK’s sustainable development agenda is shaped by the Sustainable Development Strategy, Securing the Future (2005) and in planning terms by the National Planning Policy Framework (NPPF), which replaced previous national planning policy (Planning Policy Statements and Planning Policy Guidance notes) in March 2012. The NPPF includes a presumption in favour of sustainable development, which it goes on to interpret in a planning context with reference to the Sustainable Development Strategy.

The UK Sustainable Development Strategy

1.3.2 Securing the Future (2005) suggests that for a policy to be sustainable, it must respect all five of the principles set out in Figure 1.2. The strategy also recognises that some policies, while underpinned by all five principles, will place more emphasis on certain principles than others. The strategy states that “we want to achieve our goals of living within environmental limits and a just society, and we will do it by means of a sustainable economy, good governance, and sound science” (Securing the Future, 2005).

1.3.3 The strategy states that the five guiding principles are promoted through four shared priorities:

“Sustainable Consumption and Production – Sustainable consumption and production is about achieving more with less. This means not only looking at how goods and services are

produced, but also the impacts of products and materials across their whole lifecycle and building on people's awareness of social and environmental concerns. This includes reducing the inefficient use of resources which are a drag on the economy, so helping boost business competitiveness and to break the link between economic growth and environmental degradation.

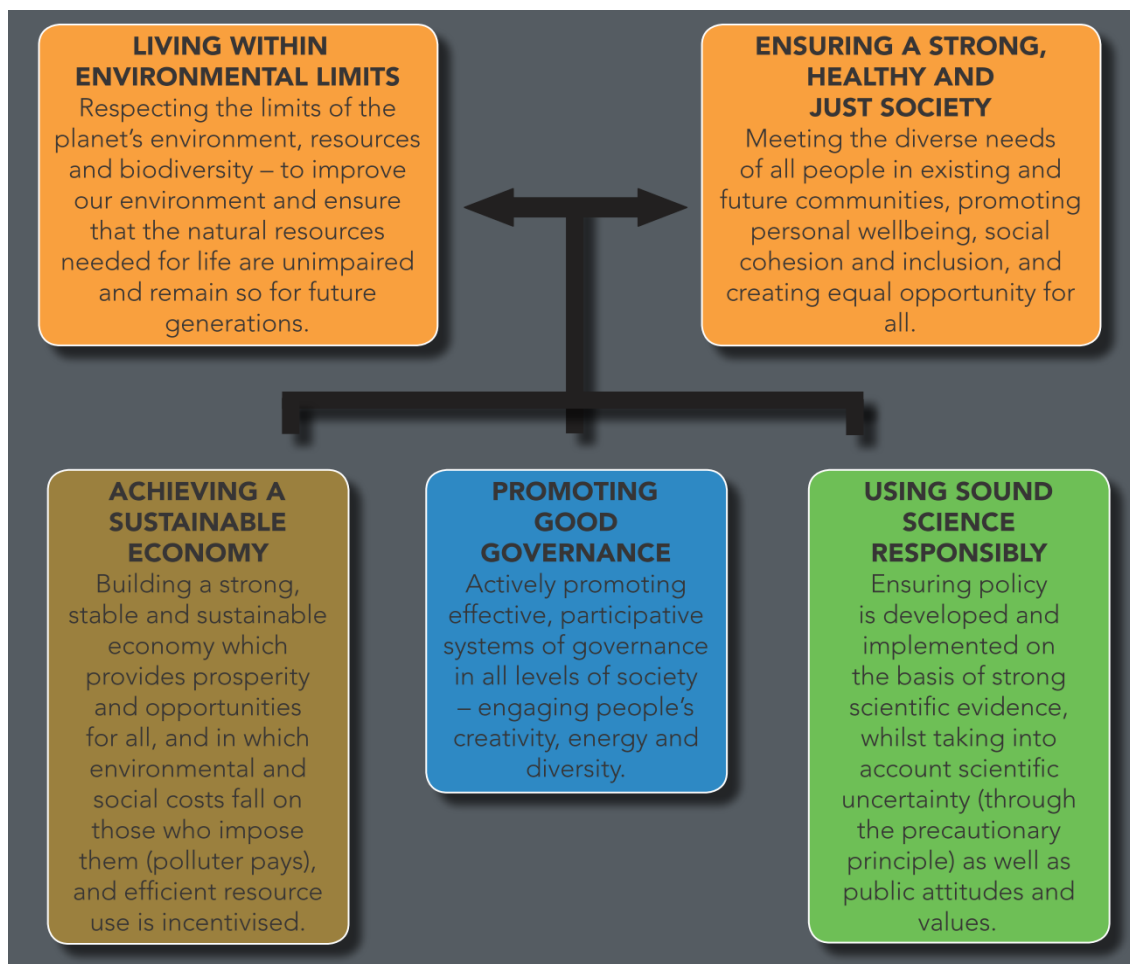


Figure 1.2: Five guiding principles of the UK Sustainable Development Strategy, Securing the Future (2005)

“Climate Change and Energy – The effects of a changing climate can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining, and the consequences could be catastrophic for the natural world and society. Scientific evidence points to the release of greenhouse gases, such as carbon dioxide and methane, into the atmosphere by human activity as the primary cause of climatic change. We will seek to secure a profound change in the way we generate and use energy, and in other activities that release these gases. At the same time we must prepare for the climate change that cannot now be avoided. We must set a good example and will encourage others to follow it.

“Natural Resource Protection and Environmental Enhancement – Natural resources are vital to our existence and that of communities throughout the world. We need a better understanding of environmental limits, environmental enhancement and recovery where the environment is

most degraded to ensure a decent environment for everyone, and a more integrated policy framework.

***“Sustainable Communities** – Our aim is to create sustainable communities that embody the principles of sustainable development at the local level. This will involve working to give communities more power in the decisions that affect them and working in partnership at the right level to get things done. The UK uses the same principles of engagement, partnership, and programmes of aid in order to tackle poverty and environmental degradation and to ensure good governance in overseas communities. These priorities for action within the UK will also help to shape the way the UK works internationally, in ensuring that our objectives and activities are aligned with international goals.”*

- 1.3.4 The SEA for the SPNP will incorporate these key principles at the heart of the assessment process.

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2 Methodology

2.1 Strategic Environmental Assessment

2.1.1 The Southbourne Parish Neighbourhood Plan is being subject to Strategic Environmental Assessment because of an identified risk of the plan leading to significant effects on the environment. A Habitats Regulations Assessment (HRA; under the Conservation of Habitats and Species Regulations 2010 (as amended)) is not considered to be required because the scope of development proposed by the SPNP is within the parameters assessed by the HRA for the higher-tier plan (i.e. the Chichester Local Plan Key Policies Pre Submission 2014-29).

2.1.2 Strategic Environmental Assessment is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making. It was introduced to the UK through EU Directive 2001/42/EC. In England the Directive was transposed via the Environmental Assessment of Plans and Programmes Regulations 2004. The approach to this SEA is based upon the following principles:

- ▶ SEA Objectives are used for appraising potential impacts of plan policies and proposals on various environmental receptors;
- ▶ Baseline environmental information is collected and collated. Predicted effects of plan policies and proposals are evaluated against the baseline and likely evolution thereof in the absence of the plan;
- ▶ Alternative options and preferred options for the plan are appraised using an SEA Framework, combined with careful consideration of baseline conditions; and
- ▶ Indicators and decision-making criteria are devised to assist in monitoring delivery of the plan and any significant effects thereof.

2.2 Stages of Strategic Environmental Assessment

2.2.1 Table 2.1 provides a summary of the procedural steps for the appraisal, based on both the National Planning Practice Guidance¹ (NPPG) and *A Practical Guide to the SEA Directive*² (ODPM, 2005). The steps shaded in green are the stages covered in this report. The second column indicates where information about each respective stage can be found in this document. This Environmental Report accompanies the Submission SPNP. It presents information on the SEA process carried out to date and incorporates an appraisal of the Submission Plan. Chapter 6 discusses the next steps for the SEA process subsequent to the completion of consultation on the current Environmental Report.

¹ The NPPG can be viewed at: <http://planningguidance.planningportal.gov.uk/>

² The Guide can be viewed at: <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

Table 2.1: SEA stages and those addressed in this report

Setting the context and objectives, establishing the baseline, and deciding on the scope	Location in the report
Identifying relevant policies, plans and programmes	Section 3.3
Collecting baseline information	Section 3.4 and Scoping Report
Identifying environmental and sustainability issues	Section 3.5 and Scoping Report
Developing the SEA Framework	Section 3.6
Consulting on the scope of the assessment	Section 3.2
Developing and refining options and assessing effects	
Testing the Plan objectives against the SEA Framework	Section 3.7
Developing and refining the alternative options for the Plan	Chapter 4
Evaluating the significant effects of the options and alternatives	Chapter 4, Appendices C & D
Considering ways of mitigating adverse impacts and maximising beneficial effects	Chapter 5
Proposing measures to monitor the significant effects of implementing the Plan	Chapter 5
Preparing the Environmental Report	Whole document
Publication and consultation	
Consulting on the Plan and Environmental Report	Chapter 6
Assessing significant changes following consultation	Chapter 4
Making and monitoring the Plan	
Prepare and publish Post Adoption Statement	n/a: Post Adoption Statement
Monitoring the significant effects of implementing the Plan	n/a: Following adoption of plan
Responding to adverse effects	n/a: Following adoption of plan

2.3 Approach to the Assessment

2.3.1 The proposed policies and site allocations presented in the Submission Plan are assessed against the baseline and SEA Framework using a four-stage process.

Site assessments

2.3.2 Each potential site allocation was assessed in relation to a range of environmental/policy constraints and designated features within a Geographic Information System (GIS). Spatial datasets (as supplied by Chichester District Council) included nearby heritage assets, important landscapes, nature conservation sites, areas of flood risk and source protection zones, accessibility to services and facilities, and high quality agricultural land.

High level assessment

- 2.3.3 The high level assessment uses the SEA Framework, review of plans, programmes and policies and baseline data to assess each policy proposal in broad terms. Findings are presented in matrix format. The main function of the high level assessment is to identify whether or not the policy options are likely to bring positive, negative or uncertain effects in relation to the SEA Objectives.
- 2.3.4 A benefit of this approach is that a range of policy options may be assessed, which can then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arise. Proposals are given a score against each SA Objective ranging from Strong Positive, Positive or Neutral, to Negative, Strong Negative or Mixed/Uncertain. This helps identify at a strategic level whether or not the assessment requires a more detailed examination or whether satisfactory conclusions may be drawn from the high-level assessment, without the need for further detailed analysis of a particular policy option.

Detailed assessment

- 2.3.5 Where potential negative effects or uncertainties are identified through the high level assessment in association with a particular policy, option or site, a secondary level of assessment has taken place to examine the proposal in more detail. This process uses Detailed Assessment Matrices to scrutinise potential negative or uncertain effects which have been identified by the high level assessment.
- 2.3.6 Detailed Assessment Matrices address the range of criteria identified in Annex II of the SEA Directive when determining the likely (positive or negative) significance of effects (Box 2 below), providing a greater level of detail than the high level assessment stage. Detailed Assessment Matrices thus include information relating to:
- ▶ A description of the predicted effect;
 - ▶ The duration of the effect: whether the effect is long, medium or short term;
 - ▶ The frequency of the effect: whether it will be intermittent or ongoing;
 - ▶ Whether the effect is temporary or permanent;
 - ▶ The geographic importance of the receptor: local, sub/regional, national or international;
 - ▶ The magnitude of effect;
 - ▶ The scale of significance;
 - ▶ Whether mitigation is required/possible to reduce the effect; and
 - ▶ Suggestions for mitigating the effect, or potential improvements to the proposals.
- 2.3.7 The Detailed Assessment Matrices also include proposed mitigation measures to limit potential adverse effects where they arise. At a strategic level it is often difficult to assess significant effects in the absence of widespread data. Instead, orders of magnitude are used, based on the geographic importance of the receptor and impact magnitude. Table 2.2 illustrates this order of magnitude for positive and negative effects.

Box 2: Criteria for the assessment of significant effects

Criteria for determining the likely significance of effects referred to in Article 3(5) of the SEA Directive

The characteristics of plans and programmes, having regard, in particular, to

- a. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- b. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- c. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- d. environmental problems relevant to the plan or programme;
- e. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- a. the probability, duration, frequency and reversibility of the effects;
- b. the cumulative nature of the effects;
- c. the transboundary nature of the effects;
- d. the risks to human health or the environment (e.g. due to accidents);
- e. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- f. the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use;
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Table 2.2: Significance matrix

		Impact Magnitude								
		Negative				Neutral	Positive			
		High	Medium	Low	Negligible		Negligible	Low	Medium	High
Geographic Importance	International	Severe	Severe	Major	Moderate	Moderate	Major	Optimal	Optimal	
	National	Severe	Major	Moderate	Minor	Minor	Moderate	Major	Optimal	
	Sub/Regional	Major	Moderate	Minor	Negligible	Negligible	Minor	Moderate	Major	
	Local	Moderate	Minor	Negligible	Negligible	Negligible	Negligible	Minor	Moderate	

Cumulative effects assessment

2.3.8 As required by the SEA Regulations, cumulative, synergistic and indirect effects are identified and evaluated during the assessment. An explanation of these is as follows:

- ▶ Indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway;
- ▶ Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect; and

- ▶ Synergistic effects interact to produce a total effect greater than the sum of the individual effects.

2.3.9 To enable a complete assessment of the environmental effects resulting from the Submission Plan, the full range of cumulative, incorporating secondary, indirect and synergistic effects were evaluated. Whilst some of these effects are recorded with the appraisal findings for each of the policy and site options, a number of these effects can only be established by examining the Submission Plan together as a whole. These interactions are examined in section 4.7 of this report.

2.4 Limitations to the Strategic Environmental Assessment

2.4.1 It is acknowledged that there are a number of limitations and difficulties surrounding the SEA process which stem largely from the nature of strategic assessment at the plan level, using secondary data. In many cases assessment has been undertaken without data on environmental limits for example. In some cases data has not been available at all so assessment has in these circumstances erred on the side of caution.

2.4.2 The Detailed Assessment Matrices include a column stating confidence of assessment according to a high, medium or low scoring. Many of the Detailed Assessment Matrices include ratings of medium or low confidence. This reflects a lack of data, information associated with environmental limits or that the assessment conclusions are informed appraisals rather than affirmative decisions. To address these issues, monitoring proposals should seek to address data gaps as well as monitor the effects of the plan.

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3 Scoping

3.1 Scoping Report

3.1.1 The first phase of the SEA was the scoping stage. The Parish Council published the *Southbourne Parish Neighbourhood Plan 2014-2029: State of the Parish Report and Strategic Environmental Assessment Scoping Report* for consultation in September 2013³.

3.1.2 Scoping is the process of deciding the scope and level of detail of an SEA, including the environmental effects to be considered, the assessment methods to be used, and the structure and contents of the SEA Report. The purpose of the Scoping Report is to set the criteria for assessment (including the SEA objectives), and establish the baseline data and other information, including a review of relevant policies, programmes and plans.

3.1.3 The Scoping Report presents information in relation to the following tasks:

- ▶ Identifying other relevant policies, plans and programmes, and sustainability objectives;
- ▶ Collecting baseline information;
- ▶ Identifying sustainability opportunities and challenges; and
- ▶ Developing the SEA Framework.

3.2 Scoping Consultation

3.2.1 The Scoping Report was published for consultation for a period of five weeks between 3 February and 10 March 2014.

3.2.2 Responses were received from the three Consultation Bodies (English Heritage, Environment Agency and Natural England). Appendix B contains an analysis of scoping consultation responses including a description of how the comments have been taken into account. Following receipt of responses, the SEA information, including the baseline and policy and plan review, was updated. The updated SEA information is included in this Environmental Report.

3.3 Policy, Plan and Programme Review

3.3.1 The SPNP may be influenced in various ways by other policies, plans or programmes (PPPs), or by external sustainability objectives such as those put forward in other strategies or initiatives. The SEA process aims to take advantage of potential synergies between these PPPs and address any inconsistencies and constraints.

³ The Scoping Report can be found at:

<http://www.southbourneparishcouncil.com/Neighbourhood%20Plan.html#Uz1FnFejOSc>

- 3.3.2 The Scoping Report presented an evaluation of the key PPPs that are likely to be relevant to the SEA process and development within parish. Each PPP is discussed on the basis of how its objectives and sustainability requirements affect, or is affected by, local development.

Update to PPP review

- 3.3.3 Since the Scoping Report was prepared, Chichester District Council (CDC) has released a new *Interim Policy Statement on Development and Disturbance of Birds in Special Protection Areas and identified Compensatory Habitats*, effective from April 2014⁴.
- 3.3.4 The Interim Policy Statement sets out the legislative and planning policy drivers for the protection of Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (collectively termed 'European sites') and compensatory habitats. It describes evidence studies which have been undertaken in the local context to facilitate the ongoing protection of these sites.
- 3.3.5 Relevant sites within Chichester district include the Solent Maritime SAC and Chichester & Langstone Harbours SPA/Ramsar, which are co-located, Pagham Harbour SPA/Ramsar, and the Medmerry Realignment. Evidence studies⁵ indicate that a 5.6km zone of influence should be established around Chichester & Langstone Harbours. Similarly, a 3.5km zone of influence should be established around Pagham Harbour⁶.
- 3.3.6 Within the zone of influence for Chichester and Langstone Harbours SPA/Ramsar, the avoidance measures required to address the in-combination effects of new residential development can be provided by a financial contribution to the strategic avoidance measures scheme known as the Solent SPA Interim Planning Framework (or its successor schemes), amounting to £172 per net additional dwelling. Proposals which meet this requirement would be unlikely to have a significant disturbance effect on Solent European sites, and could therefore be screened out from any further assessment of this issue under the Habitats Regulations. Bespoke avoidance measures packages will be considered but evidence of their effectiveness and separate provision for monitoring will have to be provided. For Pagham Harbour SPA and Medmerry Compensatory Habitat, avoidance measures, if required, will have to be identified and secured on a case-by-case basis. Any on site or nearby site works specific to such developments will be secured by a s.106 agreement.

3.4 Baseline Data

- 3.4.1 A key part of the scoping process is the collection of baseline data. The purpose of the exercise is to help identify key opportunities and challenges facing the area which might be addressed by the SPNP, and to provide an evidence base from which to make the assessment. The baseline sections in the Scoping Report (principally Chapter 2 of the report, with relevant information also provided in Chapters 3 and 4) review the social, economic and environmental

⁴ The Interim Policy Statement can be found at: <http://www.chichester.gov.uk/index.cfm?articleid=22455>

⁵ Solent Disturbance and Mitigation Project with regard to Chichester & Langstone Harbours:

http://www.solentforum.org/forum/sub_groups/Natural_Environment_Group/Disturbance_and_Mitigation_Project/

⁶ Pagham Harbour Visitor Study 2012: <http://www.chichester.gov.uk/studies#nature>

conditions affecting the plan area. One of the purposes of consultation on the Scoping Report was to seek views on whether the data selected was appropriate. Comments were received from a range of stakeholders and in some cases new sources of baseline information were provided or suggested.

- 3.4.2 Since the *State of the Parish Report* was published, available spatial data (as supplied by CDC) have been mapped within GIS. Providing a spatial dimension to the baseline data, these maps are a valuable tool for examining the likely effects of the SPNP on specific assets in the parish (such as for example, biodiversity assets or historic environment features). They are also an effective means of understanding the key issues faced by specific areas in the parish (for example by providing a spatial perspective to zones of elevated flood risk). See Figure 3.1 to Figure 3.5. Each of the potential allocation sites were assessed with reference to the Solent Waders and Brent Goose Strategy⁷. None of the sites considered or allocated is an "Important" or "Uncertain" site for waders or Brent goose, and were hence considered not be functionally linked to the SPA.

Update to baseline data

Position Statement on Wastewater and Delivering Development in the Local Plan

- 3.4.3 Since the Scoping Report was prepared, CDC has released a new *Position Statement on Wastewater and Delivering Development in the Local Plan* (January 2014)⁸. Southbourne parish is principally served by Thornham Wastewater Treatment Works (WwTW), which is located in the south-west of the parish, and the Environment Agency has indicated that new developments should continue to be connected to the works. Thornham WwTW also serves parts of Emsworth which is in Havant borough. The CDC Position Statement uses measured Dry Weather Flow (DWF) data from the last seven years to update an earlier piece of work which examined the capacity (in number of households) of WwTWs to receive connections from new developments.
- 3.4.4 The Position Statement estimates that remaining headroom at Thornham WwTW to be 1,678 households at 31 March 2013. The SPNP proposes to deliver 350 new dwellings over the plan period, while Havant Borough Council's submitted Local Plan (Allocations)⁹ document allocates 187 new dwellings to Emsworth in the period 2013 to 2026. It is concluded that Thornham WwTW is likely to have sufficient capacity to accept sewerage connections from new developments in Southbourne parish without significant environmental effects.

Local heritage assets

- 3.4.5 The Heritage Steering Group of the SPNP has met and examined the existing Heritage Assets within the of the Neighbourhood Plan area, including Listed Buildings (Grade II and II*) and the Historic Environment Records held by CDC (see Figure 3.4). Its examination of the Listed Buildings in the parish concluded that none of them are threatened in any way.

⁷ King D (2010): *Solent Waders and Brent Goose Strategy 2010*. Hampshire and Isle of Wight Wildlife Trust.

⁸ The Position Statement can be viewed at: <http://www.chichester.gov.uk/index.cfm?articleid=5079>

⁹ Havant BC (December 2013): [Havant Borough Local Plan \(Allocations\): Submission Version](#)

Southbourne Parish Agricultural Land Classification

Legend

- GRADE 1
- GRADE 2
- GRADE 3
- GRADE 4
- GRADE 5
- NON AGRICULTURAL
- URBAN
- Settlement Boundary
- Southbourne Parish



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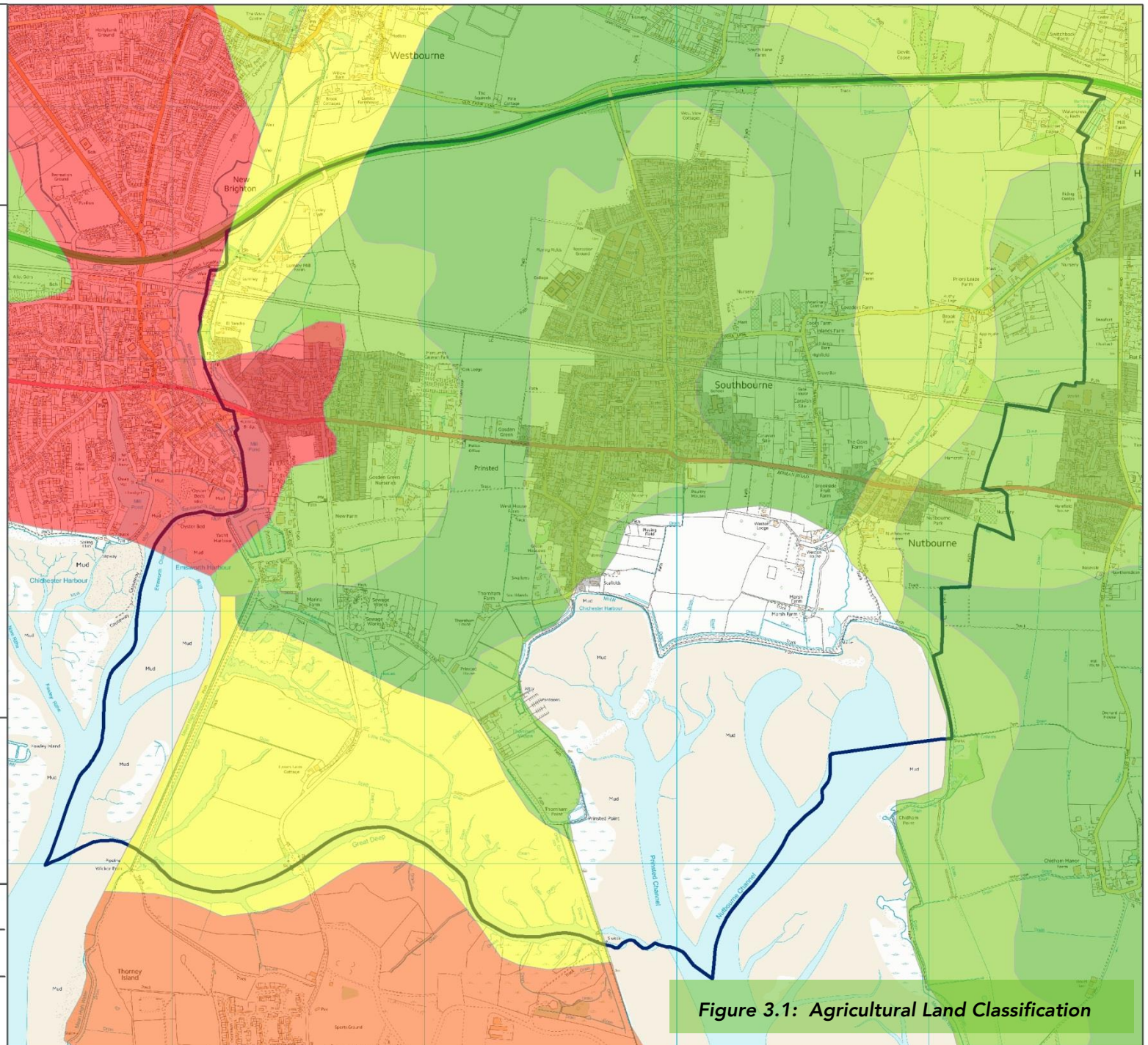


Figure 3.1: Agricultural Land Classification

Southbourne Parish Flood Risk & Source Protection Zones

Legend

Source Protection Zones

- SPZ1
- SPZ2
- SPZ3
- SPZ4
- Flood Zone 2
- Flood Zone 3
- Settlement Boundary
- Southbourne Parish



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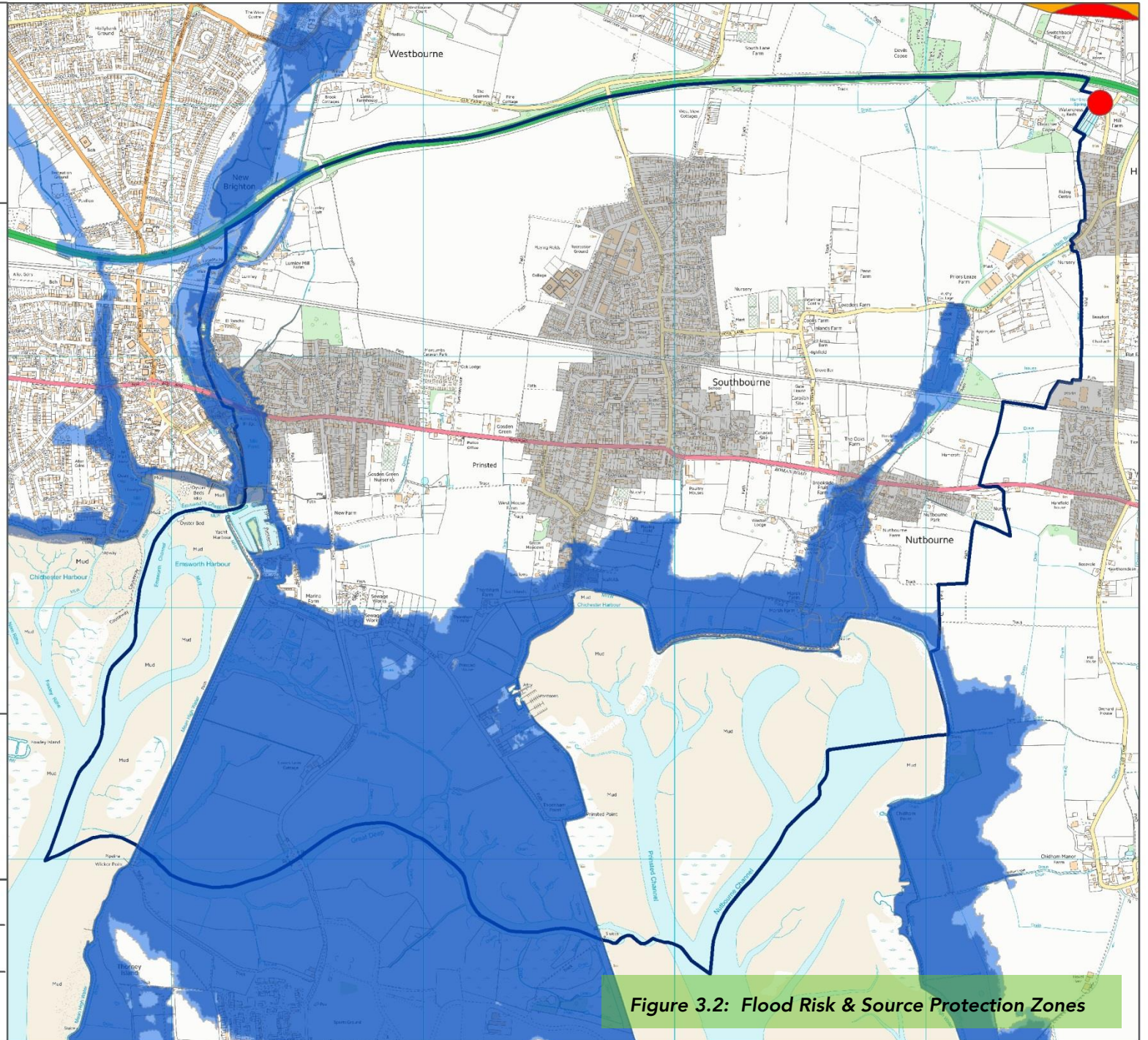


Figure 3.2: Flood Risk & Source Protection Zones

Southbourne Parish Heritage Features

Legend

- ★ Listed Building
- Conservation Area
- Chichester Harbour AONB
- Settlement Boundary
- Southbourne Parish



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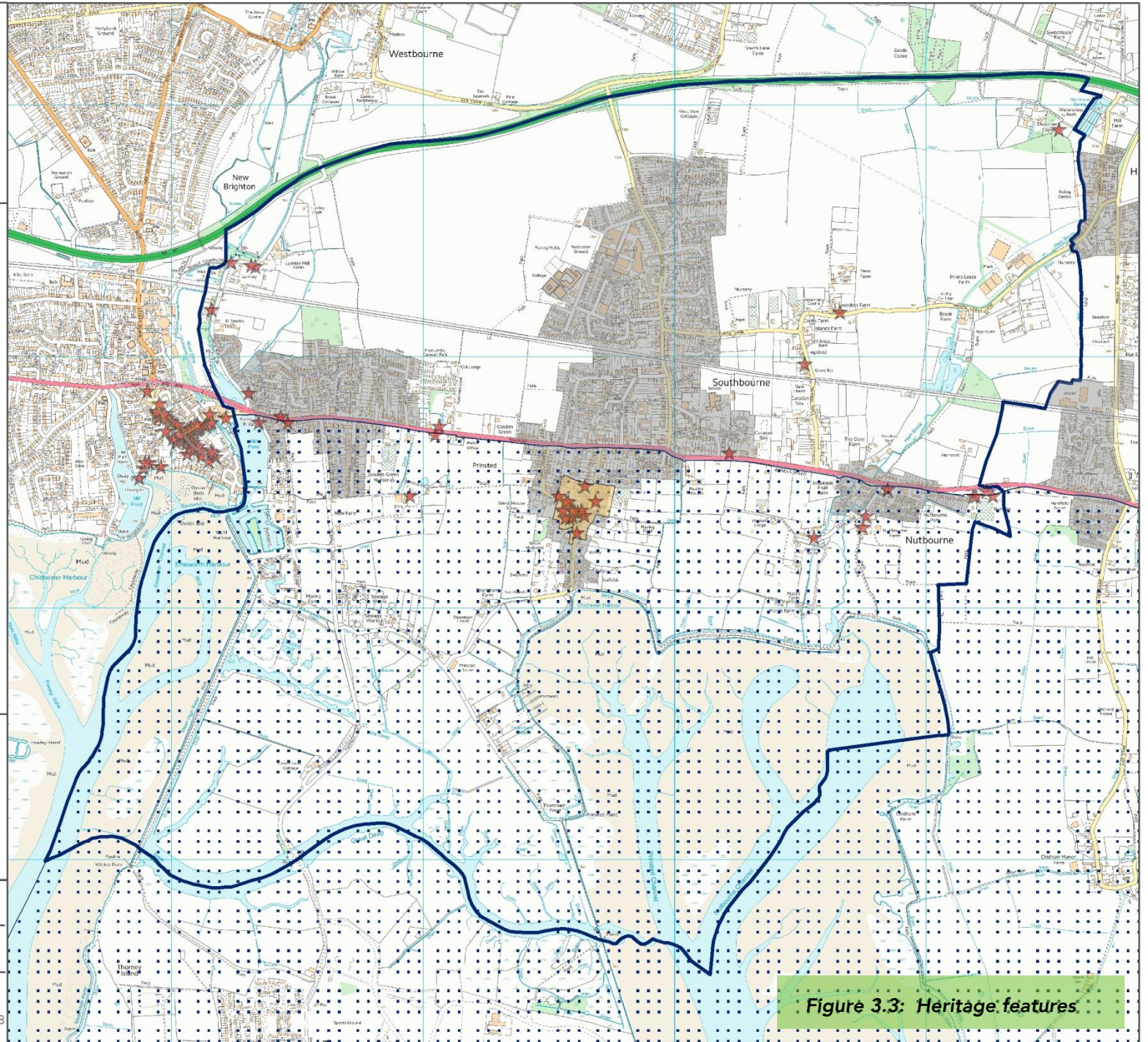
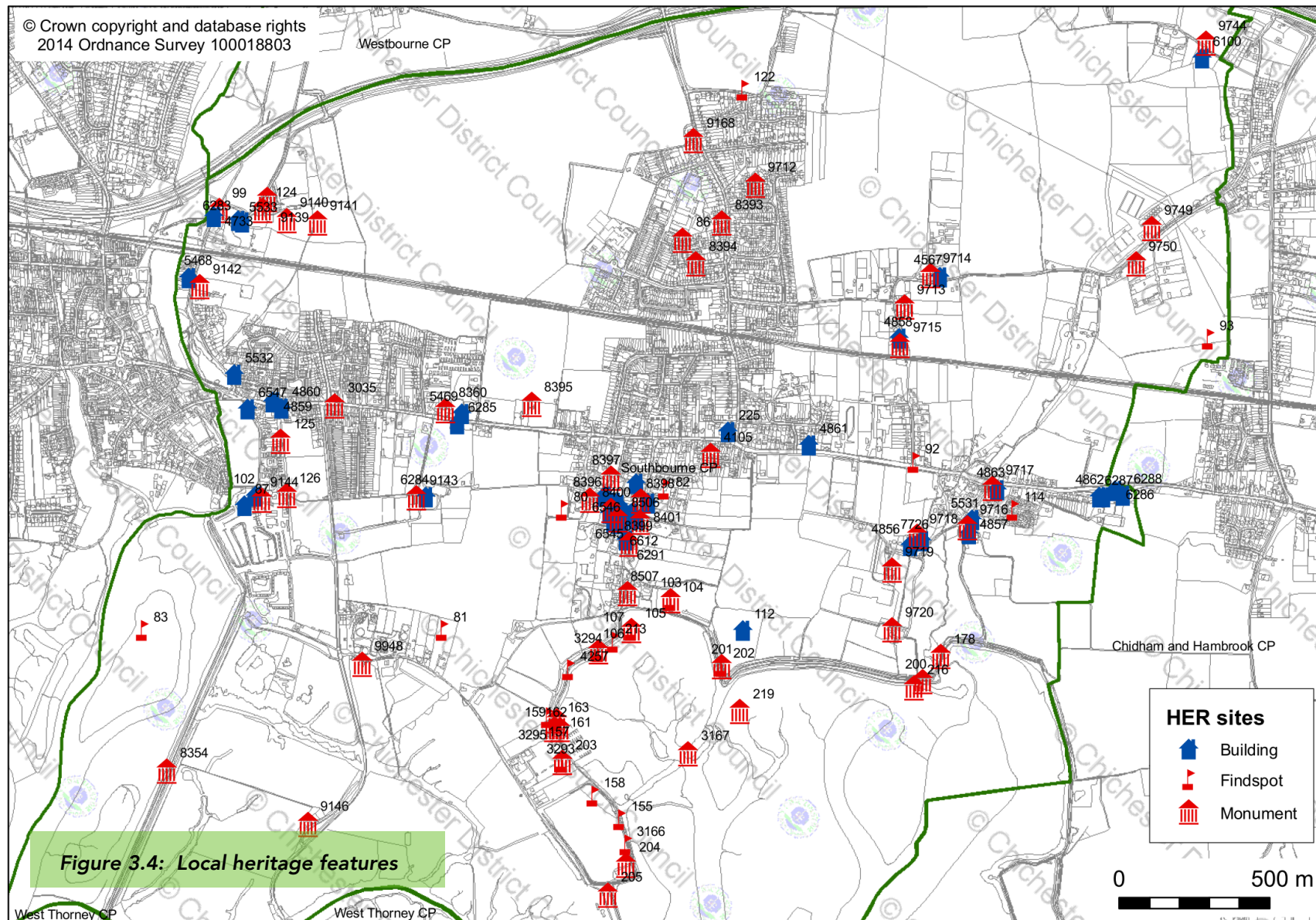


Figure 3.3: Heritage features



Southbourne Parish Nature Conservation

Legend

-  SAC
-  Ramsar
-  SPA
-  SSSI
-  NNR
-  LNR
-  SNCI
-  Brent Goose Sites
-  Wader Sites
-  Ancient Woodland
-  Settlement Boundary
-  Southbourne Parish



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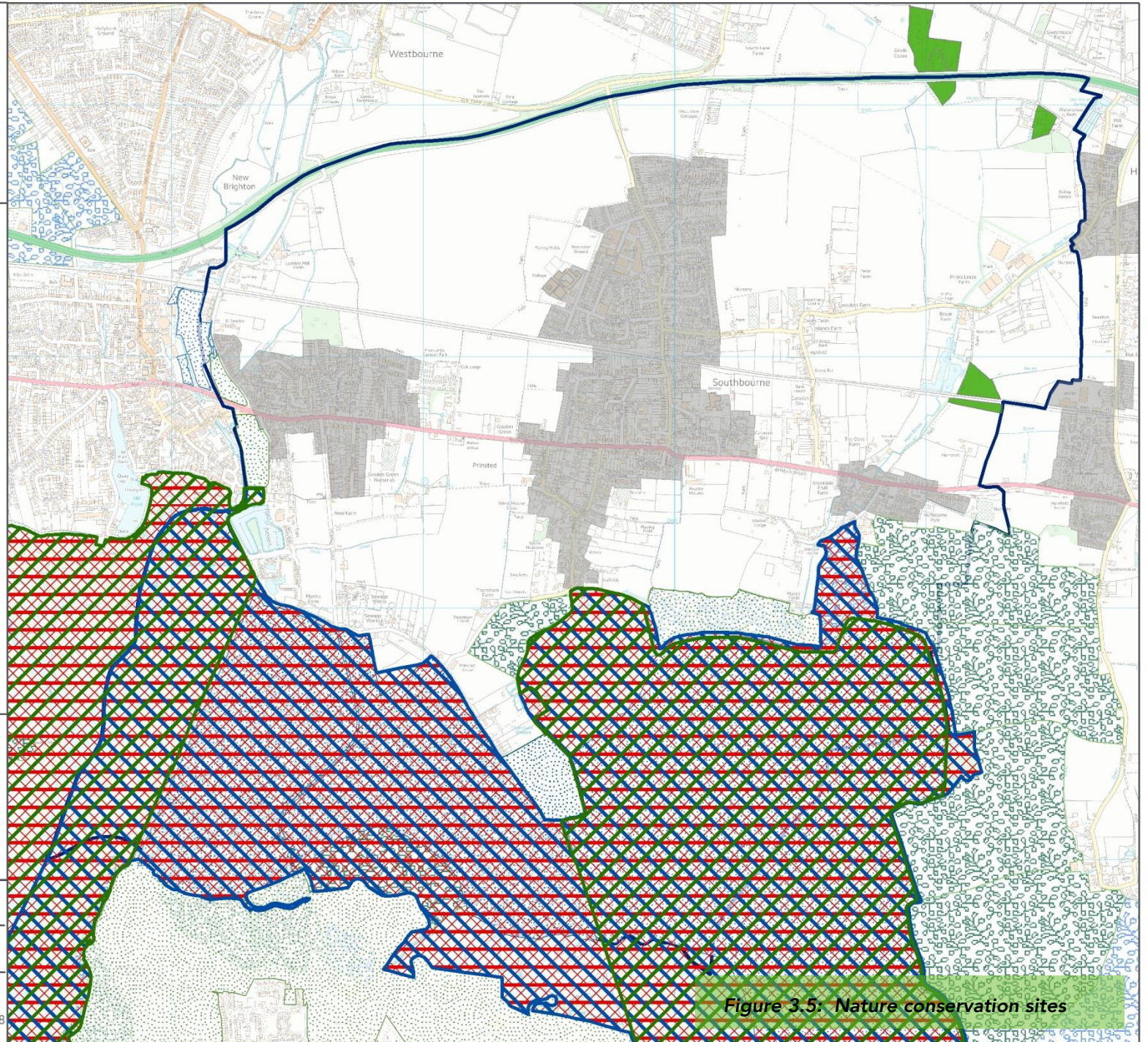


Figure 3.5: Nature conservation sites

- 3.4.6 It also considered the existing conservation area in Prinsted, and whether the group of historic buildings in Farm Lane, Nutbourne required special protection. It felt that this area was probably too small for a conservation area but merited some consideration perhaps as an area of special character. A request was made to CDC that their review of conservation areas should be timed so that the review of the Prinsted conservation area took place during preparation of the SPNP. This has not occurred and the review is awaited.
- 3.4.7 The Heritage Steering Group, considered the range of vernacular architecture in the SPNP area, and the development of the different phases of the settlements therein including 15th Century buildings, through the Victorian expansion, and later additions in the 20th Century. The group reviewed the Design Statement for development in Chichester Harbour Area of Outstanding Natural Beauty (AONB) , and considered that this document provides a useful design guide for development both within the AONB and in adjacent areas.

3.5 Key Environmental and Sustainability Issues

- 3.5.1 The policy and plan review and baseline data revealed a number of key social, environmental and economic opportunities and challenges for the plan area. These issues present the development of the Neighbourhood Plan with a wide range of opportunities for achieving sustainability gain within the parish, and are summarised in Box 3 below.

Box 3: Criteria for the assessment of significant effects

Strengths of the Parish

- attractive, historic parish settlements with critical mass of key shops and services
- reasonable proximity to major centres of employment
- good local community identity and spirit with many active societies
- landscape and wildlife of international significance within southern part of the parish
- reasonably high skilled and qualified workforce
- three excellent and popular schools
- a number of quality historic buildings and the Prinsted Conservation Area
- generally good basic transport network (including local bus route 36, 700 Coast Liner bus service and frequently stopping rail service)

Weaknesses of the Parish

- poor traffic management through Southbourne village centre, such as train gates congestion and some narrow roads with little off-street parking
- bus and train service connections to major employment centres, surrounding villages and shops need some improvements
- need for increased capacity at all three schools and doctors surgery
- no youth facilities, children's play space need improving
- poor access to superfast broadband services
- risk of flooding and inadequate drainage capacity
- lack of a village centre, facilities are scattered
- lack of public open space and tree planting

Box 3: Criteria for the assessment of significant effects

Opportunities for the SPNP

- to bolster the strengths of the parish in respect of shaping the future use and development of land
- to shape and control future planning decisions by refining District-wide policies to suit the parish's own circumstances
- identifying land for homes and employment
- to secure planning-related funding to invest in supporting infrastructure
- to maximise the benefits of new housing in the parish to meet both local affordable needs and the demands in the open market for specific housing types and tenures
- to identify viable community assets to protect from inappropriate development proposals
- to provide and improve facilities for young people

Challenges for the SPNP

- potentially high impact of development and recreational disturbance on Chichester Harbour (especially in the south of Southbourne)
- to identify suitable and acceptable sites to deliver 300 homes at Southbourne Village and 50 homes elsewhere in the parish
- to address longstanding flood risk issues
- to use the plan to achieve non-land use planning goals like better traffic management and an improved public transport network
- to improve capacity at schools and doctors surgery
- to ensure that the drainage capacity is managed and monitored
- to manage the traffic congestion caused by the train gates

3.6 The SEA Framework

- 3.6.1 The purpose of the SEA Framework is to provide a means of ensuring that the SPNP considers the environmental effects of selecting and implementing plan options. It enables the significant effects of the plan to be consistently described, analysed and compared.
- 3.6.2 The SEA Framework consists of objectives which, where practicable, can be expressed in the form of targets, the achievement of which is measurable using indicators. There is no statutory basis for setting objectives but they are a recognised way of considering the environmental effects of a plan and comparing alternatives, and as such provide the basis from which effects of the plan can be tested. The SEA Objectives were derived through consideration of the PPP review, the baseline data collection, and the key sustainability issues identified for the plan area. They seek to reflect each of these influences to ensure the assessment process is robust, balanced and comprehensive.
- 3.6.3 Following the receipt of consultation responses on the Scoping Report, the SEA Framework was updated to address the comments received. Alongside these, the environmental receptors identified in Annex I (f) of the SEA Directive (Appendix A) have been fully incorporated within the indicators and decision-making criteria which support each objective. The updated SEA Framework is presented at Table 3.1.

Table 3.1: Strategic Environmental Assessment Framework

SEA Framework				
Strategic Environmental Assessment for the Southbourne Parish Neighbourhood Plan				
#	SEA Objective	Indicator / Decision making criteria: <input type="checkbox"/> Will the option/proposal help to...		Relationship to SEA Directive
1	Biodiversity	1a	Protect and enhance priority habitats, and the habitat of priority species	Biodiversity, flora & fauna; Air; Water; Material assets
		1b	Protect and enhance internationally, nationally and locally designated sites	
		1c	Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure, to achieve a net gain in biodiversity	
		1d	Minimise air, water, light and noise pollution, and promote sustainable consumption of water resources	
2	Flood risk	2a	Sustainably manage water run-off	Climatic factors; Water; Population & human health
		2b	Ensure that development does not increase the risk of flooding, either on site or downstream	
		2c	Where possible, reduce the risk of flooding	
		2d	Minimise carbon and other greenhouse gas emissions, reduce energy consumption from non-renewable resources, and seek opportunities for low/zero carbon energy generation	
3	Transport	3a	Promote accessibility and encourage travel by sustainable means	Population & human health; Material assets
		3b	Create a safe transport network that encourages walking and cycling	
		3c	Promote mixed use development with good accessibility to local services that will limit the need to travel	
		3d	Provide for a range of accessible jobs and services to meet the needs of the community near to where they live	
4	Landscape and built heritage	4a	Protect and enhance landscape features within the parish including gaps between settlements and the setting of Chichester Harbour Area of Outstanding Natural Beauty	Landscape; Cultural heritage; Soil; Material assets
		4b	Protect views to and from the South Downs National Park and Chichester Harbour Area of Outstanding Natural Beauty	
		4c	Conserve and enhance the fabric, setting, understanding and enjoyment of cultural heritage assets, including archaeological and architectural features	
		4d	Promote the efficient use of land and resources, including areas of Best and Most Versatile agricultural land	

3.7 Assessing the SPNP Objectives against the SEA Framework

3.7.1 Table 3.2 presents a compatibility appraisal of the SPNP objectives against the SEA objectives. The assessment shows that the plan objectives broadly support the full range of SEA objectives and that there is a good degree of compatibility between the two sets of objectives. Some potential for conflict exists between plan objectives which drive towards housing development, and SEA objectives which provide protection for Biodiversity and Landscape and Built Heritage, and against Flood Risk, but these largely depend on the how the objective would be implemented by policies and development site allocations within the SPNP.

Table 3.2: Assessment of compatibility between SPNP and SEA Objectives

SPNP ↓	SEA1	SEA2	SEA3	SEA4
1. To protect the scenic beauty of the AONB and the integrity of the gaps between settlements	✓	✓	✓	✓
2. To avoid significant effects of development on the Chichester Harbour SPA & other areas of designated ecological significance	✓	✓	✓	✓
3. To increase open space and recreation facilities and provide alternatives to existing facilities within or close to sensitive areas	✓	✓	✓	✓
4. To avoid increasing, and where possible resolve, existing flooding and drainage problems	✓	✓	✓	✓
5. To respect the significance of heritage assets including the Prinsted Conservation Area	✓	✓	✓	✓
6. To provide new open market & affordable homes but ensure the local utilities infrastructure can accommodate new development	?	?	✓	?
7. To secure the integration of new development into the existing settlements	✓	✓	✓	✓
8. To ensure that the design of new development contributes positively to the visual character of its local surroundings and provides the highest level of sustainable building consistent with government standards	✓	✓	✓	✓
9. To avoid increasing traffic congestion at the Stein Road railway crossing in the plan period and to identify long term solutions	✓	✓	✓	✓
10. To encourage local shops within the villages	✓	✓	✓	✓
11. To encourage local employment within settlements	✓	✓	✓	✓
12. To locate new development so as to support and facilitate the use of public transport	✓	✓	✓	✓
13. To identify and manage local land use/infrastructure projects to assist in implementing plan policies in the long term	✓	✓	✓	✓
Compatible	✓			
Potentially incompatible	?			
Incompatible	×			

4 Assessing Reasonable Alternatives

4.1 Responding to the Requirements of the SEA Directive

4.1.1 The SEA Directive requires that the Environmental Report should consider:

'Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex I (h)).

4.1.2 Following the conclusion of the scoping stage, the SEA team contributed to the development of options work carried out for the SPNP. The purpose of this interaction between the SEA and the SPNP was to inform and influence the plan's development and to provide an early and effective sustainability input.

4.1.3 The following sections describe the process carried out to date and how the assessment of alternative options has informed and influenced the development of the SPNP.

4.2 Alternatives to the Plan as Proposed

4.2.1 The NPPG states that SEA should compare the reasonable alternatives, including the preferred approach, and assess these against the baseline environmental characteristics of the area and the likely situation if the Neighbourhood Plan were not to be made. It should predict and evaluate the effects of the preferred approach and reasonable alternatives, and identify the significant positive and negative effects of each alternative.

4.2.2 In response, this SEA assesses two main reasonable alternatives:

- ▶ Option 1: Submission SPNP – development in the parish proceeds in accordance with the SPNP and other planning policies; and
- ▶ Option 2: 'Do Nothing' – development in the parish proceeds without the guidance of a Neighbourhood Plan.

4.2.3 Within Option 1, a number of further sub-options also present themselves.

Policy 1 – Spatial Strategy

4.2.4 There is no reasonable alternative to directing development to within the settlement boundaries given the requirements of emerging policy at the district level. However, changes to be made to the settlement boundaries to accommodate the development needs of the parish could take a number of forms, depending on which site allocation options are preferred. This is discussed in relation to Policy 2.

Policy 2 – Housing Site Allocations

- 4.2.5 Alternative sites could be selected as residential development allocations within the Plan, which would necessitate an alternative approach to revising settlement boundaries. Seventeen possible site allocation options are available to assess as reasonable alternatives. This comprises 16 sites which were derived from the CDC Strategic Housing Land Availability Assessment¹⁰ (update March 2013), together with the site North of Alfrey Close part of which has recently been granted planning consent at appeal.

4.3 High Level Assessment of Proposed Policies

- 4.3.1 All proposed policies were subject to a high level assessment (as described at section 2.3.3) to identify whether or not the policy options are likely to bring positive, negative or uncertain effects in relation to the SEA Objectives, the results of which are presented at Appendix C.
- 4.3.2 Policies 1 (Spatial Strategy) and 2 (Housing Site Allocations) are interrelated because, while Policy 1 seeks to direct development to within the settlement boundaries, there is a need to make settlement boundary adjustments to accommodate the development needs of the parish. In order to minimise the environmental effects of Policy 1, therefore, the most sustainable site allocations should be selected as the focus for settlement boundary changes. Hence, Policies 1 and 2 are appraised as having mixed effects on Biodiversity, Transport and Landscape & Built Heritage because the nature of impacts will depend on the final mix of site allocations (see section 4.4). None of the possible site allocations is within Flood Zone 2 or 3, and so Policies 1 and 2 are assessed as neutral in this respect.
- 4.3.3 The Green Ring (Policy 3) aims to deliver informal open space, allotments, a playing field, footpath/cycle network, play spaces, woodland and land of biodiversity value. Positive environmental effects are predicted for Transport and Landscape & Built Heritage, and the policy is assessed as neutral with respect to Flood Risk. However, mixed effects are predicted for Biodiversity because, while some benefits can be expected with regard to habitat creation, management and enhancement to deliver the Green Ring, the proposal's relationship to Chichester Harbour Site of Special Scientific Interest (SSSI)/SPA/Ramsar requires more detailed consideration which is presented in section 4.4.
- 4.3.4 Policy 4 (Housing Design) is predicted to have a strong positive effect on Flood Risk and Landscape & Built Heritage as it requires proposed development to reflect and enhance the character of surrounding buildings and landscape, and avoid increasing the risk of flooding. Positive effects are also predicted for Transport as a result of this policy in relation to the density and layout requirements of the policy, although this is somewhat dependent on implementation.
- 4.3.5 Policies 5 (Employment), 6 (Village Centre and Local Shops) and 10 (Community Buildings) are assessed as being broadly neutral in relation to SEA Objectives for Biodiversity, Flood Risk and Landscape & Built Heritage because the policies primarily aim to maintain or enhance existing areas of economic or community activity. No new development sites are proposed for

¹⁰ The SHLAA can be viewed at: <http://www.chichester.gov.uk/index.cfm?articleid=8215>

employment, tourism, retail or community building developments within the SPNP. Positive effects are predicted for all three policies in relation to Transport because existing areas are mainly in accessible locations within the main settlements. Policy 10 is predicted to result in positive effects for Landscape & Built Heritage because the proposal allows for repair, extension or replacement of buildings to ensure ongoing provision of good quality facilities. Policy 7 (Environment) is predicted to have positive effects for all of the SEA Objectives.

- 4.3.6 Policy 8 (Education) is assessed as neutral in relation to Biodiversity, Flood Risk and Transport. There is uncertainty over potential effects on Landscape & Built Heritage at the high-level assessment stage because of the possible nature of outdoor educational and recreational uses, and their relationship to the surrounding countryside. The policy is assessed in greater detail in section 4.4.
- 4.3.7 Policy 9 provides for future accessibility improvements within the parish, and especially at Southbourne, by facilitating the development of a new pedestrian crossing over the railway line east of Southbourne Junior School. It also safeguards land for a future vehicle bridge over the railway to the west of the village. Strong positive effects are predicted for the Transport objective as a result. Positive effects are also predicted for the Landscape & Built Heritage objective because of the contribution this policy could make to delivering the Green Ring, although it is acknowledged that the nature of effects will be dependent on how the policy is implemented.
- 4.3.8 Positive effects are also predicted to result from the implementation proposals (Cycle Routes and Infrastructure Projects) as these are considered to improve the amenity, accessibility and well-being of the community.

4.4 Detailed Assessments of Sites and Policies

- 4.4.1 The sections which follow draw on both the site assessments against spatial constraints datasets, and the findings of the detailed assessment matrices which are presented at Appendix D. For each site, known constraints within c.250m of the site are summarised followed by a commentary on the assessment against the SEA Framework.

Land south of Kings Court

Land south of Kings Court (SHLAA Ref: HT08231)

Spatial constraints within c.250m:

- Within Chichester Harbour AONB
- Solent Maritime SAC c120m west
- Chichester and Langstone Harbours SPA/Ramsar c120m west
- Chichester Harbour SSSI c120m west
- Slipper Mill Pond and Peter Pond c78m west
- Flood Zone 2 c68m west; Flood Zone 3 c67m west
- Grade II Listed Building (Sussex Brewery) c100m north
- Site is part ALC Grade 2 (Best and Most Versatile) and part "Urban"

Objective 1:

- 4.4.2 Land south of Kings Court, a 5.7ha site potentially yielding c138 dwellings, is c120m east of Chichester Harbour SSSI/SPA/Ramsar; recreational disturbance to birds within/around the Harbour is likely to increase following development. Impacts to Slipper Mill Pond and Peter Pond SNCI are unlikely. The site is greenfield including areas of rough grassland, scrub, and hedgerow towards the boundaries and along a central strip. Loss of habitats would be likely to lead to impacts on protected species (e.g. badger, bats, birds, reptiles).
- 4.4.3 Development would need to contribute towards the Solent Disturbance and Mitigation Project's (SDMP) interim mitigation framework, and may also require site-specific mitigation for disturbance given the potential yield and proximity to SPA. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment would be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible, especially hedgerows.

Objective 2:

- 4.4.4 The site is within Flood Zone 1 (Flood Zone 2 c68m west; Flood Zone 3 c67m west). No significant effect predicted. Development proposals should incorporate Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.5 The site is tucked into the edge of Hermitage, and not far from Emsworth, and has reasonably good accessibility by road. Opportunities for sustainable travel are likely to exist¹¹; site is c.900m from Emsworth rail station and c.45m from bus services on Main Road. Sustainable transport measures should be maximised through development (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.6 The site is within the AONB, is Best and Most Versatile (BMV) agricultural land and has low landscape capacity. Significant negative effects are likely even following mitigation. The setting of Grade II Sussex Brewery pub could be negatively affected, particularly if access is taken from the A259 adjacent to the pub. Buried historical features may also be present.
- 4.4.7 It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential

¹¹ Regarding sustainable travel, sites are assessed favourably when within 500m (straight line distance) of a rail station, and within 250m of Stein Road and Main Road which are the main bus routes in the parish.

presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible, but a proposal could consider incorporating small-scale allotments and/or community orchards to enhance access to locally produced food.

Morcumb Mobile Home Park

Morcumb Mobile Home Park (SHLAA Ref: HT08282)

Spatial constraints within c.250m:

- Chichester Harbour AONB c149m south
- Grade II Listed Building (Oaklands) c100m south
- Site is listed as ALC Grade 2 (Best and Most Versatile) but is previously developed

Objective 1:

- 4.4.8 Morcumb Mobile Home Park is a 1.5ha site potentially yielding 30-50 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is previously developed, with hedgerow towards the boundaries especially to the south. Significant on-site ecological impacts are unlikely. Development would need to contribute towards SDMP. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Southern hedgerow should be retained.

Objective 2:

- 4.4.9 The site is within Flood Zone 1. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.10 The site is on the edge of Hermitage, and not far from Emsworth, but has poor local road accessibility. Opportunities for sustainable travel are likely to exist; site is c.900m from Southbourne rail station and c.130m from bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.11 The site is not within the AONB, and has low landscape capacity. Significant negative effects are unlikely given the site's previously developed nature. The setting of Grade II Oaklands is unlikely to be negatively affected. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials.

Land at Wayside Cottage

Land at Wayside Cottage (SHLAA Ref: HT08283)

Spatial constraints within c.250m:

- Chichester Harbour AONB c68m south
- Grade II Listed Building (Oaklands) c30m south
- Site is ALC Grade 2 (Best and Most Versatile)

- 4.4.12 This site was assessed in the SHLAA as having no potential for residential development. It is not considered further.

Land north of Woodfield Park Road

Land north of Woodfield Park Road (SHLAA Ref: HT08284)

Spatial constraints within c.250m:

- Flood Zone 2 c30m west; Flood Zone 3 c30m west
- Site is ALC "Urban"

Objective 1:

- 4.4.13 Land north of Woodfield Park Road is a 1.3ha site with unknown yield. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is wholly broadleaved woodland, a priority habitat, loss of which should be avoided. Loss of habitats is likely to lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, reptiles). Significant adverse effects are likely.
- 4.4.14 Development would need to contribute towards SDMP. Loss of priority habitat (woodland) should be avoided if possible. Impacts to protected species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Residual impacts are likely.

Objective 2:

- 4.4.15 The site is within Flood Zone 1 (Flood Zone 2 c30m west; Flood Zone 3 c30m west). No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.16 The site is on the edge of Hermitage, and not far from Emsworth, with reasonably good road accessibility. However, opportunities for sustainable travel are likely to be limited; site is c.700m from Emsworth rail station and c.280m from bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.17 The site is not within the AONB, is "Urban" agricultural land, but has low landscape capacity. Significant negative landscape effects are likely. There are no known heritage features nearby. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints, maintains a degree of woodland character to the site and uses an appropriate selection of materials. Residual impacts are likely.

Land north of Penny Lane South

Land north of Penny Lane South (SHLAA Ref: HT08337)

Spatial constraints within c.250m:

- Flood Zone 2 c228m west; Flood Zone 3 c228m west
- Grade II Listed Building (Oaklands) c250m south
- Site is ALC Grade 1 and 2 (Best and Most Versatile)

Objective 1:

- 4.4.18 Land north of Penny Lane South is a 5.4ha site potentially yielding c172 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is arable land with hedgerows to the boundaries. Low likelihood of impacts to protected species (e.g. badger, birds). Development would need to contribute towards SDMP. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows should be retained.

Objective 2:

- 4.4.19 The site is within Flood Zone 1 (Flood Zone 2 c228m west; Flood Zone 3 c228m west). No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.20 The site is on the north-east edge of Hermitage and has relatively poor local road accessibility. Opportunities for sustainable travel are likely to exist; site is c.900m from Southbourne rail station and c.210m from bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.21 The site is not within the AONB, but is BMV agricultural land and has low/medium landscape capacity. Significant negative landscape effects are possible. The setting of Grade II Oaklands is unlikely to be affected. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials.

Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Land between Nutbourne West and East

Land between Nutbourne West and East (SHLAA Ref: NB08304)

Spatial constraints within c.250m:

- Chichester Harbour AONB c12m south
- Chichester and Langstone Harbours SPA/Ramsar c230m south west
- Chichester Harbour SSSI c230m south west
- Ancient woodland on-site/adjacent to the north
- Flood Zone 2 adjacent to north west; Flood Zone 3 c20m west
- Grade II Listed Building (The Thatched Cottage) c24m south
- Site is ALC Grade 2 and 3 (Best and Most Versatile)

Objective 1:

- 4.4.22 Land between Nutbourne West and East is a 17.2ha site, of which c3.5ha is considered for development, potentially yielding c50 dwellings. It is c230m north-east of Chichester Harbour SSSI/SPA/Ramsar; recreational disturbance to birds within/around the Harbour is likely to increase following development. The site is largely arable land with substantial hedgerows to the field boundaries, particularly to the north and west. North-west extremity of site is ancient woodland but this would not be directly affected by the developable area which is an arable field with mature hedgerows to north, east and west boundaries, at the south-west corner of the wider SHLAA site. Hedgerows should be retained where possible. Impacts to protected species are possible (e.g. amphibians, badger, birds, reptiles).
- 4.4.23 Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could be achieved by providing for new accessible natural greenspace on site as part of the proposal, and the policy requires provision of structural landscaping, public allotments, informal open space and a children's play area. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows should be retained.

Objective 2:

- 4.4.24 The site is within Flood Zone 1 (Flood Zone 2 adjacent to north-west; Flood Zone 3 c20m west). No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.25 The developable area would be a substantial extension to Nutbourne West without current road access, but access to A259 should be achievable. Opportunities for sustainable travel are likely to exist; site is c.510m from Nutbourne rail station and adjacent to bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.26 The site is just north of the AONB, is BMV agricultural land (although approximately half of the developable area is Grade 3) and has low landscape capacity. Significant negative effects are possible. The setting of a group of Grade II listed buildings (Mere, Wayside Cottage, Cedar Tree, Thatched Cottage) to the south-east of the developable area could be negatively affected by increased traffic movements associated with construction and operation of site and its proposed access from the A259. Buried historical features may also be present.
- 4.4.27 It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Land north of Stratton House

Land north of Stratton House (SHLAA Ref: NB08306)

Spatial constraints within c.250m:

- Chichester Harbour AONB c20m south
- Chichester and Langstone Harbours SPA/Ramsar c195m south west
- Chichester Harbour SSSI c195m south west
- Flood Zone 2 onsite/adjacent to west; Flood Zone 3 onsite/adjacent to west
- Grade II Listed Building (Nutbourne House) c35m south
- Site is ALC Grade 3

Objective 1:

- 4.4.28 Land north of Stratton House, a 0.3ha site potentially yielding c6 dwellings, is c195m north-east of Chichester Harbour SSSI/SPA/Ramsar; recreational disturbance to birds within/around the Harbour is likely to increase following development. The site is greenfield comprised of rough grassland, scrub, trees and hedgerows. Although unlikely to be of great ecological value, the site is likely to support protected species which may be impacted by proposed development (e.g. amphibians, badger, bats, birds, reptiles).
- 4.4.29 Development would need to contribute towards SDMP. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy.

Objective 2:

- 4.4.30 The western edge of the site is affected by Flood Zones 2 and 3, although the majority of the site is Flood Zone 1. Minor significant effects are possible. Development should only occur in areas of lowest flood risk and incorporate SuDS to prevent increases in surface water flood risk. Design should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, etc.). Development design should consider energy efficiency and the use of

renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.31 The site is at the northern edge to Nutbourne West with relatively poor local road access. Opportunities for sustainable travel are likely to exist; site is c.750m from Nutbourne rail station and adjacent to bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.32 The site is just north of the AONB, is Grade 3 agricultural land and has low landscape capacity. Negative effects are possible. The setting of Grade II Nutbourne House to the south is unlikely to be negatively affected. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible.

Land east of the Nursery

Land east of the Nursery (SHLAA Ref: SB08261)

Spatial constraints within c.250m:

- Within Chichester Harbour AONB
- Flood Zone 2 c35m south; Flood Zone 3 c40m south-east
- Grade II Listed Building (The Manor House) c28m south-west
- Partially within Prinsted Conservation Area
- Site is ALC Grade 1 (Best and Most Versatile)

- 4.4.33 This site was assessed in the SHLAA as having no potential for residential development. It is not considered further.

Land east of Inlands Road

Land east of Inlands Road (SHLAA Ref: SB08302)

Spatial constraints within c.250m:

- Chichester Harbour AONB c214m south
- Flood Zone 2 c133m south-east; Flood Zone 3 c150m south-east
- Grade II Listed Building (Thatchways) c128m north
- Site is ALC Grade 1 (Best and Most Versatile)

- 4.4.34 This site was assessed in the SHLAA as having no potential for residential development. It is not considered further.

Land east of Kelsey Avenue

Land east of Kelsey Avenue (SHLAA Ref: SB08328)

Spatial constraints within c.250m:

- Grade II Listed Building (Thatchways) c31m east
- Site is ALC Grade 1 and 2 (Best and Most Versatile)

Objective 1:

- 4.4.35 Land east of Kelsey Avenue is a 21.7ha site potentially yielding up to c305 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is greenfield comprised mainly of arable and pasture land, but includes areas of orchard, rough grassland, scrub, and hedgerows towards some of the field boundaries. Loss of habitats is likely to lead to impacts on protected species (e.g. amphibians, badger, bats, birds, reptiles).
- 4.4.36 Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could at least partially be achieved by implementing part of the proposed Green Ring on site. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.

Objective 2:

- 4.4.37 The site is within Flood Zone 1. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.38 A large site along the eastern flank of Southbourne which in reality would be more likely to come forward as a series of smaller sites. It is relatively close to services within Southbourne (at least in the southern part) but local road access is problematic due to existing residential areas, bottle necks and the railway crossing. Opportunities for sustainable travel are likely to be good; site is c.140m from Southbourne rail station and c.220m from bus services on Stein Road. Development would be likely to add to existing congestion and local air quality concerns at the level crossing on Stein Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.39 The site is not within the AONB but would form a major eastward extension to Southbourne, although the southern end of the site already accommodates low intensity development in the form of glasshouses and associated buildings. It is BMV agricultural land and has low to medium landscape capacity. Significant negative effects are likely. The setting of Grade II Thatchways could be negatively affected, particularly by development in the south of the site. Buried historical features may also be present.
- 4.4.40 It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of

materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible, but site could retain orchard and/or small-scale food production.

Land north of South Lane

Land north of South Lane (SHLAA Ref: SB08329)

Spatial constraints within c.250m:

- Site is ALC Grade 1 and 2 (Best and Most Versatile)

Objective 1:

- 4.4.41 Land north of South Lane is a 7.7ha site potentially yielding c247 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is greenfield comprised mainly of arable land, with mature hedgerows and fragments of woodland towards the field boundaries. Low likelihood of impacts to protected species (e.g. badger, birds).
- 4.4.42 Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could at least partially be achieved by implementing part of the proposed Green Ring on site. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows and woodland should be retained.

Objective 2:

- 4.4.43 The site is within Flood Zone 1. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.44 The site is adjacent to the north of Southbourne, somewhat remote from local services and facilities, but has good accessibility to local road access (but not to the A27). Opportunities for sustainable travel are likely to exist; site is c.830m from Southbourne rail station and adjacent to bus services on Stein Road. Development would be likely to add to existing congestion and local air quality concerns at the level crossing on Stein Road. Sustainable transport measures should be maximised where possible (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.45 The site is not within the AONB but may be visible from the National Park, is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby. It should be possible to reduce negative effects via a

high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Land at Tree Tops

Land at Tree Tops (SHLAA Ref: SB08330)

Spatial constraints within c.250m:

- Chichester Harbour AONB c60m south
- Flood Zone 2 c166m south-east; Flood Zone 3 c187m south-east
- Grade II Listed Building (The Travellers Joy) c242m west
- Site is ALC Grade 1 (Best and Most Versatile)

- 4.4.46 This site was assessed in the SHLAA as having no potential for residential development. It is not considered further.

Land at Gosden Green

Land at Gosden Green (SHLAA Ref: SB08332)

Spatial constraints within c.250m:

- Chichester Harbour AONB c16m south
- Grade II Listed Building (Oaklands) c212m west
- Prinsted Conservation Area c237m south-east
- Site is ALC Grade 1 (Best and Most Versatile)

- Objective 1:**
- 4.4.47 Land at Gosden Green is a 0.7ha site potentially yielding c28 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is greenfield comprised mainly of rough grassland, with mature hedgerows and trees along the boundaries and a small clump of trees at the north-west corner. Significant on-site ecological impacts are unlikely, but the site is likely to support a range of protected species (e.g. badger, bats, birds, reptiles) which could be negatively affected. Development would need to contribute towards SDMP. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and design a suitable mitigation strategy. Hedgerows/trees should be retained where possible.

Objective 2:

- 4.4.48 The site is within Flood Zone 1, although there is localised surface water flooding on the A259. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.49 The site is on the western edge of Southbourne, with relatively good accessibility to local services and the A259. Opportunities for sustainable travel are likely to exist; site is c.690m from

Southbourne rail station and adjacent to bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.50 The site is just north of the AONB, but is BMV agricultural land and has low landscape capacity. Significant negative effects are possible. The setting of Grade II Oaklands is unlikely to be negatively affected. A C19th farmstead adjoins the site (HER8395) and buried historical features may also be present. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible.

Land east of Hayley

Land east of Hayley (SHLAA Ref: SB08340)

Spatial constraints within c.250m:

- Chichester Harbour AONB c225m south
- Flood Zone 2 c200m south-east; Flood Zone 3 c207m south-east
- Grade II Listed Building (Thatchways) c93m north-west
- Site is ALC Grade 1 (Best and Most Versatile)

- 4.4.51 This site was assessed in the SHLAA as having no potential for residential development. It is not considered further.

Loveders Mobile Home Park

Loveders Mobile Home Park (SHLAA Ref: SB08411)

Spatial constraints within c.250m:

- Chichester Harbour AONB c19m south
- Flood Zone 2 c165m south; Flood Zone 3 c190m south-east
- Grade II Listed Building (Thatchways) c64m north, The Travellers Joy c71m west
- Site is ALC Grade 1 (Best and Most Versatile)

Objective 1:

- 4.4.52 Loveders Mobile Home Park is a 7.49ha site potentially yielding c150 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is greenfield but used as a mobile home park, comprised mainly of rough grassland, with mature hedgerows towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. badger, bats, birds, reptiles).
- 4.4.53 Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could be achieved by implementing part of the proposed Green Ring on site. Impacts to other habitats and

species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.

Objective 2:

- 4.4.54 The site is within Flood Zone 1. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.55 The site is on the eastern edge of Southbourne, with good accessibility to local services and the A259. Opportunities for sustainable travel are likely to be good; site is c.190m from Southbourne rail station and adjacent to bus services on Main Road. There is also an opportunity to create a new footpath to the station, and new pedestrian crossing over the railway to the north. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.56 The site is just north of the AONB and has medium landscape capacity, but is BMV agricultural land. Minor negative effects are possible. The setting of Grade II Thatchways and The Travellers Joy are unlikely to be negatively affected. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Land west of Stein Road

Land west of Stein Road (SHLAA Ref: SB1201)

Spatial constraints within c.250m:

- Site is ALC Grade 1 and 2 (Best and Most Versatile)

Objective 1:

- 4.4.57 Land west of Stein Road is a 14.5ha site potentially yielding c348 dwellings. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is greenfield comprised mainly of arable land, with mature hedgerows and fragments of woodland towards the northern field boundaries, and a small clump of trees in the centre of the site. Low likelihood of impacts to protected species (e.g. badger, birds).
- 4.4.58 Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could at least

partially be achieved by implementing part of the proposed Green Ring on site. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows and woodland should be retained.

Objective 2:

- 4.4.59 The site is within Flood Zone 1. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.60 The site is adjacent to the north of Southbourne, somewhat remote from local services and facilities, but has good accessibility to local roads (but not to the A27). Opportunities for sustainable travel are likely to exist; site is c.700m from Southbourne rail station and adjacent to bus services on Stein Road. Development would be likely to add to existing congestion and local air quality concerns at the level crossing on Stein Road. Sustainable transport measures should be maximised where possible (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).

Objective 4:

- 4.4.61 The site is not within the AONB but may be visible from the National Park, is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Land north of Alfrey Close

Land north of Alfrey Close (SHLAA Ref: n/a)

Spatial constraints within c.250m:

- Chichester Harbour AONB c53m south
- Grade II Listed Building (Black Fox Cottage) c231m south-east
- Prinsted Conservation Area c180m south-east
- Site is ALC Grade 1 and 2 (Best and Most Versatile)

Objective 1:

- 4.4.62 Land north of Alfrey Close is a 5.3ha site potentially yielding c130 dwellings. A planning application for a 60-bed care home, 40 assisted residential units and 30 are-restricted cottages on the southern part of the site was recently consented at appeal. Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. The site is greenfield comprised of arable land with hedgerows to the north

boundary. Significant on-site ecological impacts are unlikely, although impacts to protected species are possible (e.g. badger, birds).

- 4.4.63 Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could be achieved by implementing part of the proposed Green Ring on site. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy.

Objective 2:

- 4.4.64 The site is within Flood Zone 1. No significant effect predicted. Development proposals should incorporate SuDS to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.).

Objective 3:

- 4.4.65 The site is on the western edge of Southbourne, with relatively good accessibility to local services and the A259. Opportunities for sustainable travel are likely to be good; site is c.370m from Southbourne rail station and c.40m from bus services on Main Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport). The proposal would also safeguard land for a new elevated road and pedestrian crossing over the railway line in the long-term.

Objective 4:

- 4.4.66 The site is tucked into the south-west fringe of Southbourne between the A259 and railway line, with built-up areas to the north, east and south. It is outside and to the north of the AONB, but is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby. It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Policy 3: The Green Ring

Objective 1:

- 4.4.67 The indicative route of the Green Ring passes through open countryside under agricultural production to the east, north and west of the Southbourne settlement boundary, and partially within proposed allocations to the east and west of Southbourne between the railway line and A259. In early draft versions of the SPNP, the indicative route was shown to pass very close to Chichester Harbour SSSI/SPA/Ramsar to the south of Prinsted, leading to a prospective risk of adverse disturbance impacts on qualifying bird species.

- 4.4.68 The Solent Disturbance and Mitigation Project (SDMP) has shown that the Harbour, and its breeding and overwintering bird interest in particular, is vulnerable to the disturbance effects of increasing recreational pressure. The SDMP assesses this impact in relation to planned new residential development at a strategic scale across the Solent, and puts forward an avoidance and mitigation strategy for reducing the severity of impacts. The Green Ring is considered to be broadly compatible with the SDMP's proposals because it is capable of providing for alternative recreational resources which could help to reduce pressure on the Harbour. However, the section of the Green Ring shown to the south of Prinsted in early draft versions of the Pre-Submission SPNP was assessed as potentially conflicting with other measures being taken to mitigate adverse effects because it could act to encourage or facilitate increased access to the Harbour.
- 4.4.69 Following the initial assessment stages of the SEA, this risk was discussed in detail with the SPNP Steering Group which clarified that this was neither the intention nor meaning of the proposal. No actions are proposed to the south of Prinsted, and the SPNP does not seek to improve accessibility or provide new greenspaces or rights of way close to the Harbour. Rights of way in this area already exist, and the concept of the Green Ring (see Figure 4.1) is to enhance both the extent and user experience of the rights of way network to the north of the A259 Main Road, while also providing new connections over the railway line.
- 4.4.70 Recommendations were made by the SEA team to clarify these intentions within Policy 3, its justification text and on the Proposals Map, in order to make it clear that the Green Ring proposal would not result in an increased risk of recreational disturbance in close proximity to the Harbour.
- 4.4.71 The revised assessment for Policy 3 acknowledges that the proposal includes habitat creation and 'land of biodiversity value' as well as formal and informal recreational facilities which together can help to provide local accessible recreational opportunities for new and existing residents, thereby helping to reduce recreational pressure on Chichester Harbour SSSI/SPA/Ramsar. The Green Ring is considered to be compatible with the SDMP's avoidance and mitigation strategy, and significant positive effects are predicted. It is recommended that implementation of the Green Ring is planned in consultation with the SDMP Implementation Officer, in order to ensure that its potential to contribute to a reduction in visitor pressure on the Harbour is maximised, and does not conflict with other measures being taken to mitigate adverse effects.

Objective 2:

- 4.4.72 No significant effect predicted.

Objective 3:

- 4.4.73 The route of the Green Ring will help to deliver improvements in local connectivity. It is strongly associated with the delivery of new pedestrian links over the railway line to the east and west of Southbourne, which if successful are likely to be delivered towards the end of the plan period. Significant positive effects are predicted.

Objective 4:

- 4.4.74 The Green Ring is not expected to generate any impacts on landscape or built heritage but it will facilitate improved access to and enjoyment of the countryside. Minor positive effects are predicted.

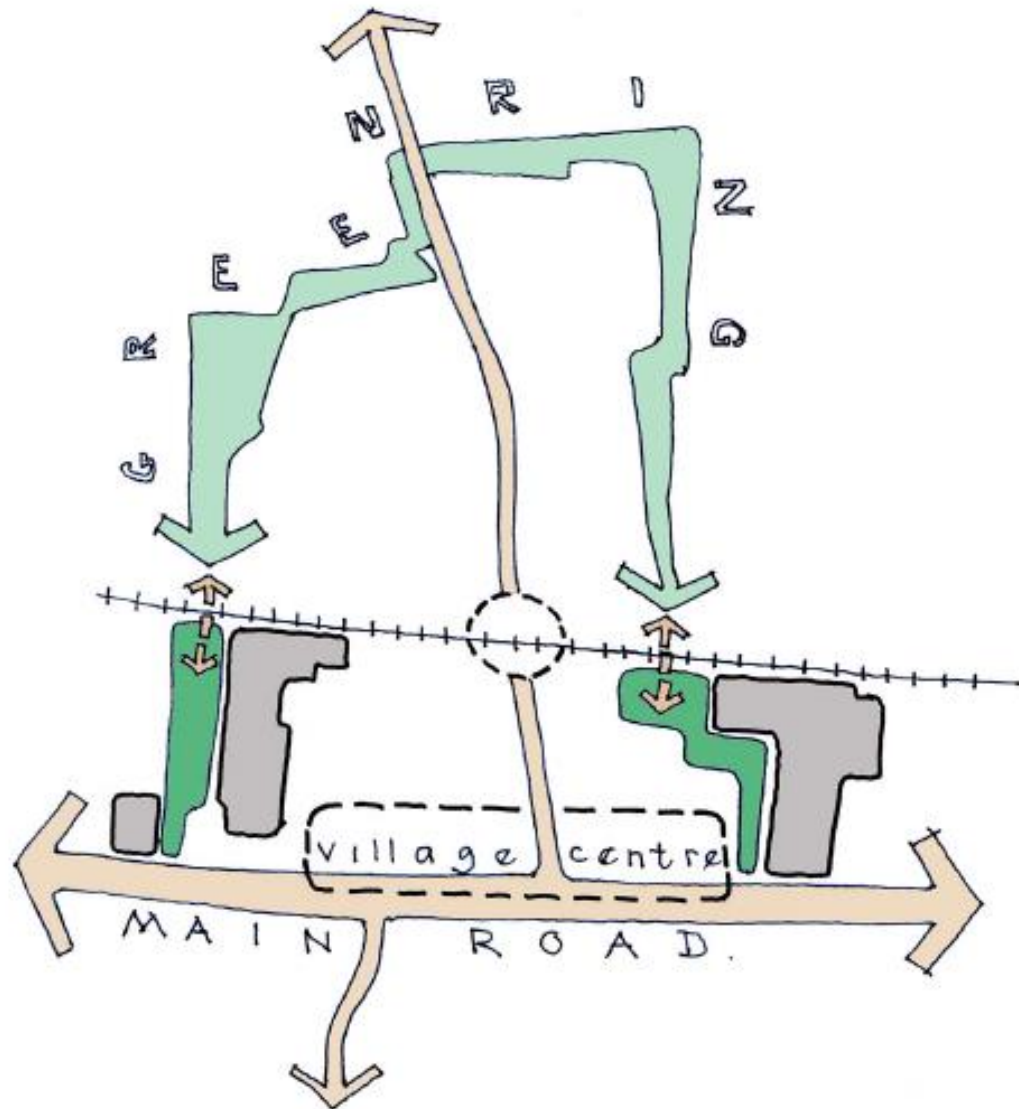


Figure 4.1: The Green Ring Concept Plan

Policy 8: Education

Allocation of land west of Bourne Community College for outdoor education/recreation

Spatial constraints within c.250m:

- Site is ALC Grade 1 (Best and Most Versatile)

Objective 1:

- 4.4.75 The site is intensively managed arable land with very few features of ecological interest. No significant effect is predicted. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows and trees should be retained.

Objective 2:

- 4.4.76 The site is within Flood Zone 1. No significant effect is predicted. Development should incorporate a suitable drainage system that does not increase flood risk on site or in adjacent areas.

Objective 3:

- 4.4.77 The proposed uses could include a Multi Use Games Area (MUGA) and/or all-weather pitch, together with ancillary buildings. These are unlikely to generate a substantial number of additional trips, but the site has good accessibility to/from Southbourne via the rights of way network and the school's existing access to Park Road. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities).

Objective 4:

- 4.4.78 The site is not within the AONB and is poorly related to the existing settlement boundary in landscape terms, is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby.
- 4.4.79 Ideally, the MUGA / all-weather pitch and any ancillary buildings would be located immediately adjacent to the school on land currently used as playing pitches, with those pitches re-provided on the allocation site. This would improve the proposal's relationship to the settlement boundary and help to reduce landscape and visual impacts. Alternatively, it should be possible to reduce negative effects via a high quality design which responds to landscape constraints using structural landscaping and tree/hedge planting. Mitigation for loss of agricultural land is not feasible.

4.5 Detailed Assessment Conclusions

- 4.5.1 Table 4.1 presents a summary of the significance of predicted effects for each site / policy proposal against the SEA objectives, which is derived from the Detailed Assessment Matrices presented at Appendix D. The significance of effects is noted according to the significance criteria listed in Table 2.2. All reasonable alternative sites which were considered as possible residential allocations are assessed as having a major negative effect on Biodiversity because they could all contribute at least a low magnitude recreational disturbance impact on an internationally important feature (Chichester Harbour SPA/Ramsar). The Green Ring is predicted to have a major positive effect by helping to offset these impacts.

- 4.5.2 Almost all sites are assessed as neutral with respect to Flood Risk because they are all in Flood Zone 1. The exception is Land north of Stratton House which is affected by Flood Zones 2/3 along its western edge despite the majority of the site being in Flood Zone 1. Two possible residential allocations are predicted to have moderate positive effects on Transport (Loveders Mobile Home Park and Land north of Alfrey Close) and both of these have been selected as preferred sites within the Submission SPNP. Land at Gosden Green and Land at Nutbourne West (part of the larger SHLAA site referred to as Land between Nutbourne West and East) are predicted to have minor mixed effects for Transport and have also been selected as a preferred allocation. The remaining possible residential allocations, which have not been selected as preferred, are variously assessed as having minor negative or mixed impacts on the Transport objective.
- 4.5.3 All possible residential allocations, and also the educational allocation, are predicted to have a negative effect on Landscape & Built Heritage, ranging from negligible to major in significance. However, none of the preferred sites selected for inclusion within the Submission SPNP is predicted to have more than a minor negative effect on this SEA objective.

Table 4.1: Summary of detailed assessments

Site / proposed policy	1. Bio-diversity	2. Flood Risk	3. Transport	4. Landscape & Heritage	Included in SPNP?
King's Court	Major	Neutral	Minor	Major	No
Morcumb Mobile Park	Major	Neutral	Minor	Negligible	No
Woodfield Park Rd	Major	Neutral	Minor	Minor	No
Penny Lane	Major	Neutral	Minor	Negligible	No
Nutbourne West	Major	Neutral	Minor	Minor	Yes
Stratton House	Major	Negligible	Minor	Negligible	No
Kelsey Avenue	Major	Neutral	Minor	Moderate	No
South Lane	Major	Neutral	Minor	Major	No
Gosden Green	Major	Neutral	Minor	Minor	Yes
Loveders Mobile Park	Major	Neutral	Moderate	Negligible	Yes
Stein Road	Major	Neutral	Minor	Major	No
Alfrey Close	Major	Neutral	Moderate	Negligible	Yes
The Green Ring	Major	Neutral	Moderate	Minor	Yes
Education allocation	Neutral	Neutral	Negligible	Minor	Yes

4.6 Assessing Option 1 (SPNP) against Option 2 (Do Nothing)

- 4.6.1 Whilst the detailed assessment of possible site allocations fulfils a large part of the requirement to consider reasonable alternatives within the SEA, it is also useful to consider the relative impacts of development under the SPNP (Option 1) against the 'Do Nothing' option (Option 2).

Without the SPNP, it is assumed that development could proceed in accordance with local and national planning policies and legislation, including the National Planning Policy Framework, saved policies from the Chichester District Local Plan 1999, and the emerging Chichester Local Plan Key Policies Pre Submission 2014 - 2029. Policy 20 of the latter states that:

Policy 20: Southbourne Strategic Development

Land at Southbourne will be allocated for development in the Southbourne Neighbourhood Plan, including any amendments to the settlement boundary. Development which is required to be planned for will include:

- (i) 300 homes;
- (ii) Supporting local facilities and community uses;
- (iii) Open space and green infrastructure.

The neighbourhood plan process will involve the active participation and input from the local community, all relevant stakeholders, including the Council, landowners, service providers and other interested parties. Development will be masterplanned in accordance with Policy 7 at a level proportionate to the scale of development. Taking into account site-specific requirements, development should:

- (iv) Be planned as an extension(s) to Southbourne, that is well integrated with the village and provides good access to existing facilities;
- (v) Be located and designed to minimise impact on the surrounding landscape, paying particular regard to the setting of the Chichester Harbour AONB and avoiding coalescence with neighbouring settlements; and
- (vi) Take a comprehensive approach to the provision and design of open space and green infrastructure, taking account of the needs of the parish, and with special regard to the need to mitigate potential impacts of recreational disturbance on the Chichester Harbour SAC/SPA/Ramsar.

Chichester Local Plan Key Policies Pre Submission 2014 - 2029

Objective 1: Biodiversity

- 4.6.2 As with the assessment of alternative site options, any proposal for residential development in the parish can be expected to contribute to recreational disturbance impacts on the bird populations of Chichester & Langstone Harbours SPA/Ramsar, as evidenced by the Solent Disturbance and Mitigation Project. At least a low magnitude impact on this internationally important feature can be expected if the parish is to meet its residential development needs, with or without a Neighbourhood Plan, leading to a negative effect of major significance. The Solent SPA Interim Planning Framework sets out a mechanism for mitigating this impact, to which all residential proposals will be expected to contribute. However, without the SPNP, there would be considerably less certainty over achieving a comprehensive approach to the provision and design of open space and green infrastructure (as per part (vi) of emerging Policy 20, above). Conversely, the Green Ring policy of the SPNP is predicted to bring a major positive effect for Biodiversity by helping to mitigate potential impacts of recreational disturbance on the SPA/Ramsar.
- 4.6.3 Turning to ecological features of local importance, it is assumed that without the SPNP any of the five sites adjacent to Southbourne could come forward for development in accordance with district level planning policies. Four of these sites are predicted to have negligible negative impacts on Biodiversity, largely because of their existing use (Land north of Alfrey Close, Land west of Stein Road, and Land north of South Lane are all under intensive arable production, while land at Loveders is used as a Mobile Home Park). Land east of Kelsey Avenue is also in

agricultural use but includes areas of old orchard, rough grassland and scrub, particularly in the northern section, which may be of greater ecological value; minor negative effects are predicted.

- 4.6.4 Other policies and proposals in the SPNP are either assessed as neutral in relation to the Biodiversity objective or are predicted to have a positive impact, especially the Environment policy and Infrastructure Projects (which defines a list of environmental/ecological/amenity improvements). In conclusion, the Do Nothing option is assessed as having greater overall negative effects on Biodiversity than Option 1, while the latter is also predicted to have positive effects on Biodiversity which are less likely to be achieved without the SPNP.

Objective 2: Flood Risk

- 4.6.5 There is little discernible difference in the relative performance of Options 1 and 2 against the SEA objective for Flood Risk because none of the possible allocation sites adjacent to Southbourne is within Flood Zone 2 or 3, although it is acknowledged that surface water flooding requires attention in certain localities. The SPNP carries the added benefit of requiring under Policy 4 (Housing Design) that development proposals demonstrate that they will not increase the risk of flooding on or adjoining the proposal site, but this is likely to be required in any case through the development management process in accordance with national and district planning policy. Additionally, Policy 2iv(c) includes a requirement for development at Nutbourne West to contribute to a drainage solution that resolves any surface water flood risks associated with the development, while enabling existing flooding problems in the vicinity of the site and downstream to be addressed.
- 4.6.6 Other policies and proposals in the SPNP are either assessed as neutral in relation to the Flood Risk objective or are predicted to have a positive impact, especially the Environment policy and Infrastructure Projects (which defines a list of flood alleviation measures). In conclusion, Option 1 is predicted to have marginally greater benefits for Flood Risk than the Do Nothing option.

Objective 3: Transport

- 4.6.7 Part (iv) of emerging Policy 20 of the Chichester Local Plan Key Policies Pre Submission 2014 - 2029 states that extensions to Southbourne should be well integrated with the village and provide good access to existing facilities. The SPNP performs well in this respect when compared to the Do Nothing option. Proposed allocations within the SPNP are all relatively close to the village centre, with good access or potential access to the local road network. Two of the sites are within 500m (straight line) distance of a railway station, while Nutbourne West is 510m away, and all are close to Main Road and its bus services. They are also all to the south of the railway line, and thereby avoid adding to congestion and local air quality concerns¹² at Stein Road railway crossing. Furthermore, land at Loveders Mobile Home Park provides an opportunity to create a new footpath from the site to the railway station, as well as a new pedestrian bridge over the railway line to the north, in the long-term, improving north-south

¹² Air quality monitoring data is not available at the Stein Road level crossing, however, local monitoring has shown that the crossing gates are closed for an average of 20mins per hour during the day. The majority of cars are left with their engines running during this time which would add to air pollution at this location.

pedestrian links. Land north of Alfrey Close provides the opportunity to safeguard land for a new elevated road and pedestrian crossing over the railway line in the long-term, which would serve both to relieve congestion at the existing Stein Road crossing, and improve north-south pedestrian links. A range of impacts are predicted as a result of proposed allocations, including minor mixed effects and moderate positive effects.

- 4.6.8 Without the SPNP, development could come forward at any of the sites adjacent to Southbourne. Whilst Land east of Kelsey Avenue is close to the railway station, and relatively close to the village centre, at least in the southern part of the site, local road access is problematic due to existing residential areas, bottle necks and the railway crossing. Furthermore the site is north of the railway line, and would therefore add to existing congestion at Stein Road level crossing. Land west of Stein Road and Land north of South Lane are both remote from the village centre and railway station by comparison, as well as being north of the railway line with the consequent congestion issues, but have good accessibility to the local road network (but not the A27). These three sites are predicted to have minor mixed or negative effects.
- 4.6.9 Other policies and proposals in the SPNP are either assessed as neutral in relation to the Transport objective or are predicted to have a positive impact, especially the Green Ring, Housing Design, Employment, Village Centre & Local Shops, Transport, Community Buildings, Cycle Routes, and Infrastructure Projects. In conclusion, the Do Nothing option is assessed as having greater overall negative effects on Transport than Option 1, while the latter is also predicted to have positive effects on Transport which are less likely to be achieved without the SPNP.

Objective 4: Landscape & Built Heritage

- 4.6.10 Part (v) of emerging Policy 20 of the Chichester Local Plan Key Policies Pre Submission 2014 - 2029 states that extensions to Southbourne should be located and designed to minimise impact on the surrounding landscape, paying particular regard to the setting of the Chichester Harbour AONB and avoiding coalescence with neighbouring settlements. One of the possible site allocations (Land south of King's Court) is within the AONB and assessed as having a major negative impact on Landscape & Built Heritage, however, it is not proposed for inclusion within the SPNP. All of the sites on the edge of Southbourne, any of which could come forward for development under Policy 20 if the SPNP was not adopted, are predicted to have a negative impact on Landscape & Built Heritage. However, the significance of the predicted impact varies between sites.
- 4.6.11 Sites to the north of Southbourne (Land north of South Lane and Land west of Stein Road) are assessed as having a major negative impact because they would constitute relatively conspicuous urban extensions which would be potentially visible from the South Downs National Park. Land east of Kelsey Avenue would form a major eastward extension to Southbourne, although the southern end of the site already accommodates low intensity development in the form of glasshouses and associated buildings. The setting of Grade II Thatchways could also be negatively affected, particularly by development in the south of the site. Moderate negative effects are predicted.

- 4.6.12 Land north of Alfrey Close is tucked into the south-west fringe of Southbourne between the A259 and railway line, with built-up areas to the north, east and south. The southern part of the site was recently granted planning permission on appeal, and the Planning Inspector concluded that its development would not result in coalescence between Southbourne and Hermitage. She further concluded that changes to landscape character as a result of development would occur, but would generally not result in wide-ranging changes in the perception of the landscape, with the impact being mainly limited to occupants of adjacent residential areas and users of public rights of way No. 241 and 242. There are no known heritage features on or adjacent to the site. Low magnitude impacts on Landscape & Built Heritage at a local scale are predicted by the SEA, equating to a negligible negative effect.
- 4.6.13 Land at Gosden Green is in an area of low landscape capacity, but is a small site sandwiched between other developed plots on the north side of the A259. A C19th farmstead adjoins the site (HER8395) and buried historical features may also be present. It is predicted to have medium magnitude impacts at a local scale, equating to a minor negative effect. Loveders Mobile Home Park is in an area of medium landscape capacity bounded by the eastern Southbourne settlement boundary, properties along Inlands Road, the railway line and A259. It is currently used as a mobile home park. Low magnitude impacts on Landscape & Built Heritage at a local scale are predicted, equating to a negligible negative effect.
- 4.6.14 Land at Nutbourne West is in an area of low landscape capacity and would form a northerly extension to the village. The setting of a group of Grade II listed buildings (Mere, Wayside Cottage, Cedar Tree, Thatched Cottage) to the south-east of the developable area could be negatively affected by increased traffic movements associated with construction and operation of site and its proposed access from the A259. Buried historical features may also be present. It is predicted to have medium magnitude impacts at a local scale, equating to a minor negative effect. The outdoor education/recreation allocation west of Bourne Community College is in an area of low/medium landscape capacity and is poorly related to the existing settlement boundary in landscape terms. It is predicted to have medium magnitude impacts at a local scale, equating to a minor negative effect.
- 4.6.15 Acknowledging that all possible site allocations could lead to a degree of negative effects on Landscape & Built Heritage, recommendations are made by the SEA for each of the assessed sites. Other policies and proposals in the SPNP are either assessed as neutral in relation to the Landscape & Built Heritage objective or are predicted to have a positive impact, especially the Green Ring, Housing Design, Environment, Transport, Community Buildings, and Infrastructure Projects. In conclusion, the Do Nothing option is assessed as potentially having greater overall negative effects on Landscape & Built Heritage than Option 1, while the latter is also predicted to have positive effects on Landscape & Built Heritage which are less likely to be achieved without the SPNP.

4.7 Cumulative Effects Assessment

- 4.7.1 This section considers the cumulative, synergistic and secondary effects of the Submission SPNP taken as whole. The results of the cumulative effects assessment are presented in Table 4.2.

Table 4.2: Cumulative, synergistic and indirect effects

SEA Objective	Sites/policies which combine to bring cumulative/synergistic effects	Significance
Biodiversity	Policies 1 & 2 and all proposed housing site allocations will have cumulative, synergistic and indirect effects on Biodiversity, by contributing to increases in recreational pressure at Chichester Harbour, but impacts are capable of mitigation via the Green Ring and contributions to the SPA Interim Mitigation Framework.	Significant negative effects over the short, medium and long term.
	Policies 3 & 7, and Proposal 2, will have cumulative, synergistic and indirect effects on Biodiversity, by providing for protection and enhancement of the natural environment.	Significant positive effects over the short, medium and long term.
Flood Risk	No cumulative or synergistic effects on Flood Risk are predicted at the strategic scale, but it is acknowledged that surface water flooding requires attention in certain localities.	Neutral.
	Policies 2iv(c), 4 & 7, and Proposal 2, will have cumulative, synergistic and indirect effects on Flood Risk, by providing for management of surface water flooding.	Significant positive effects over the short, medium and long term.
Transport	Policies 1 to 6, 9 & 10, Proposals 1 & 2, and proposed housing site allocations at Loveders and Alfrey Close will have cumulative, synergistic and indirect effects on Transport, by promoting development in accessible locations, and improving north-south permeability and rights of way networks.	Significant positive effects over the short, medium and long term.
	Proposed housing site allocations at Gosden Green and Nutbourne West are predicted to both positively and negatively affect the Transport objective because, although reasonably accessibly located, they are located more than 500m for a rail station.	Significant mixed effects over the short, medium and long term.
Landscape & Built Heritage	Policies 1, 2 & 8 and all proposed housing site allocations will have cumulative, synergistic and indirect effects on Landscape & Built Heritage, by promoting development outside existing settlement boundaries in areas of low to medium landscape capacity.	Significant negative effects over the short, medium and long term.
	Policies 3, 4, 7, 9 & 10, and Proposal 2 will have cumulative, synergistic and indirect effects on Landscape & Built Heritage, by promoting high quality design, and providing for new green spaces and amenity improvements.	Significant positive effects over the short, medium and long term.

5 Mitigation and Monitoring

5.1 Summary of Mitigation Measures

5.1.1 Apart from recommendations regarding recreational disturbance impacts on Chichester & Langstone Harbours SPA/Ramsar made in relation to Policy 3 (The Green Ring), which are described at paragraph 4.4.67 onwards, a number of other mitigation measures have been recommended through the SEA process. These are summarised in Table 5.1 for ease of reference.

Table 5.1: Summary of recommended mitigation measures

SEA Objective	Recommended mitigation
Biodiversity	<p>Impacts to on-site habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained.</p> <p>All residential proposals will be required to make a financial contribution to the Solent SPA Interim Mitigation Framework. For larger developments (e.g. allocations at Alfrey Close, Loveders and Nutbourne West), provision of semi-natural greenspace onsite would serve to further mitigate disturbance impacts, for example by implementing part of the Green Ring or providing public allotments and informal open space.</p>
Flood Risk	<p>Development proposals should incorporate Sustainable Drainage Systems (SuDS) to prevent increases in surface water flood risk. Development design should consider energy efficiency and the use of renewable energy as part of the proposal (e.g. passive solar gain, solar thermal and/or photovoltaic panels, micro-scale wind turbines, ground source heat pumps, etc.). These could be incorporated within Policy 7 (Environment) or its justification text.</p>
Transport	<p>Sustainable transport measures should be maximised through development (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport), in addition to the site requirements of Policy 2.</p>
Landscape & Built Heritage	<p>It should be possible to reduce negative effects via high quality designs which respond to landscape constraints and the setting of historical features, and use an appropriate selection of materials.</p> <p>Where there is a risk of impacts to heritage features, a Heritage Statement should be prepared and, if evidence points to potential presence of remains, mitigation should be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).</p> <p>Development proposals should consider incorporating small-scale allotments and/or community orchards to enhance access to locally produced food, in addition</p>

SEA Objective	Recommended mitigation
	<p>to the site requirements of Policy 2.</p> <p>Ideally, the MUGA / all-weather pitch and any ancillary buildings proposed by Policy 8 (Education) would be located immediately adjacent to the school on land currently used as playing pitches, with those pitches re-provided on the allocation site. This would improve the proposal’s relationship to the settlement boundary and help to reduce landscape and visual impacts. Alternatively, it should be possible to reduce negative effects via a high quality design which responds to landscape constraints using structural landscaping and tree/hedge planting.</p>

5.2 Monitoring Framework

5.2.1 Table 5.2 provides proposals for a programme of monitoring to measure the plan’s performance in relation to the SEA Objectives against which significant effects were identified, and seeks to monitor where uncertainties relating to the appraisal findings arose. The monitoring programme may still be adjusted in response to representations on the Plan and its SEA. The final monitoring programme will be included in the Post Adoption Statement. Consultees are invited to suggest any further indicators that they feel are necessary or suitable for inclusion in this monitoring programme.

Table 5.2: Proposed monitoring framework

SEA Objective	Indicator
Biodiversity	<ul style="list-style-type: none"> ▪ Area of priority habitat created through development ▪ Number/proportion of planning applications which provide a net gain for biodiversity ▪ Area of land set aside for Green Ring implementation
Flood Risk	<ul style="list-style-type: none"> ▪ Number of developments consented within implementation of SuDS schemes ▪ Kilowatt hours of renewable and low carbon energy sources provided through consented developments
Transport	<ul style="list-style-type: none"> ▪ Length of new footpath/cycle-ways delivered through development ▪ Number/proportion of planning applications which provide for onsite sustainable transport measures (e.g. cycle facilities)
Landscape & Built Heritage	<ul style="list-style-type: none"> ▪ Number/proportion of planning applications accompanied by landscape & visual impact assessments and detailed landscape designs ▪ Number/proportion of features added to the Heritage at Risk register ▪ Number/proportion of major development projects that enhance or detract from the significance of heritage assets or historic landscape character ▪ Number/proportion of planning applications where archaeological investigations were required prior to approval, and where archaeological mitigation strategies were developed and implemented ▪ Number/area of TPO trees lost or negatively affected ▪ Area of allotment / community orchard provided through consented developments

6 Summary and Consultation Arrangements

6.1 Summary and Next Steps

- 6.1.1 The Environmental Report presents the findings of a Strategic Environmental Assessment for the Southbourne Parish Neighbourhood Plan.
- 6.1.2 The report accompanies the Submission version of the Plan, forming part of the evidence base upon which the plan is based. It includes an assessment of the reasonable alternatives which were considered during preparation of the Plan, including alternative options for proposed development allocations, and makes a series of recommendations for mitigating and monitoring the Plan's significant effects.
- 6.1.3 Following submission to Chichester District Council, the Plan and its SEA will be published for a period of representations. Comments received on both documents will be forwarded to an independent inspector for consideration during its examination. Any significant changes to the Plan which arise as a result of examination will need to be assessed as part of the SEA process, which may lead to a further edition of, or addendum to the Environmental Report.
- 6.1.4 SEA Regulations 16.3c(iii) and 16.4 require that a 'statement' be made available to accompany the plan, as soon as possible after the adoption of the plan or programme. The purpose of the Post Adoption Statement is to outline how the SEA process has informed and influenced the development planning process and demonstrate how consultation on the SEA was taken into account. The statement will contain the following information:
- ▶ The reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with;
 - ▶ How environmental considerations were integrated into the plan;
 - ▶ How consultation responses were taken into account; and
 - ▶ Measures that are to be taken to monitor the significant effects of the plan.

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Appendix A: Annex 1 of the SEA Directive

Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment

Annex 1: Information for Environmental Reports (referred to in Article 5(1))

Requirement	Location in this SEA
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Sections 1.2, 3.3, 3.7 and Scoping Report
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Sections 3.4, 4.6 and Scoping Report
3. The environmental characteristics of areas likely to be significantly affected.	Section 3.4 and Scoping Report
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of habitats and species.	Section 3.4 and Scoping Report
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 3.3 and Scoping Report
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between these factors.	Chapter 4, and Appendices C and D
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Chapters 4 and 5, and Appendix D
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Sections 4.1, 4.2 and 2.4
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 5
10. A non-technical summary of the information provided under paragraphs 1 to 9.	Non Technical Summary

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Appendix B: Analysis of Consultation Responses

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Analysis of Consultation Responses

Strategic Environmental Assessment of the Southbourne Parish Neighbourhood Plan						
Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Environment Agency	03/03/2014	1	Chapter 5	We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality and biodiversity.	Scoping Report	SEA Framework updated with comprehensive list of sub-objectives / decision-making criteria.
		2	Chapter 3	We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies, and the South East River Basin Management Plan.	Scoping Report	PPP updated.
		3	-	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.	Scoping Report	Noted.
		4	Chapter 4	We are aware of your concerns regarding Thornham Wastewater Treatment Works and we recently attended a meeting on the 22nd January where this was discussed in more detail.	Scoping Report	Baseline section updated.
English Heritage	07/03/2014	5		General guidance on Sustainability Appraisal and the historic environment is set out in English Heritage's publication "Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment".	Scoping Report	Noted.
		6	Chapter 4	The English Heritage guidance starts with advice on the review of relevant plans, programmes and policies. This is set out in Chapter 4 of the State of the Parish Report and appears to us to be very comprehensive, although mention could perhaps be made of the Strategy for the West Sussex Landscape.	Scoping Report	PPP updated.
		7	Chapter 2	The next stage in our guidance is the baseline information, which is covered in Chapter 2 of the State of the Parish Report. We recommend that the baseline information is tailored to the scale, type and topic of the plan and is proportionate to the area and subject under consideration. Designated heritage assets are an important component of the historic environment baseline and these are helpfully set out in paragraph 2.14 of the Report. The introductory text to the list says "including", which implies that there are more, but The National Heritage List for England also lists 39 listed buildings in Southbourne Parish, so the list in the Report is all of them. Lumley Mill and The Old House, Prinsted Lane, are actually Grade II*.	Scoping Report	Noted.
		8	Chapter 2	However, other than indicating that there are a substantial number of listed buildings in the Parish, the list does not really help an understanding of the historic environment in Southbourne. Ideally there should be more information about the listed buildings in the parish and their significance e.g. are they all of a particular age or materials? A map showing their location would be helpful as it may, for example, indicate a grouping representing a historic core of a settlement.	Scoping Report	Baseline section updated with information provided by the SPNP Steering Group.
		9	Chapter 2	In addition, the historic environment consists of more than nationally designated assets. There should also be reference to non-designated features of local interest. If no such local list exists, perhaps the community might wish to prepare one. We are also encouraging local communities to undertake assessments of Grade II buildings to ascertain whether any are at risk through neglect, decay or other threats, but it appears that the Heritage Group may have done this already.	Scoping Report	Baseline section updated with information provided by the SPNP Steering Group.
		10	Chapter 2	Further information on designated assets is available from The National Heritage List for England (see the appendix to this letter for a link), on non-designated heritage assets from the Historic Environment Record (HER) maintained by West Sussex County Council and on local listing from the English Heritage website.	Scoping Report	Baseline section updated with information provided by the SPNP Steering Group.
		11	Chapter 2	We note that there is an existing Conservation Area Appraisal for Prinsted, but is there any characterisation study of the other settlements in the parish or of the parish as a whole? Such a study can help inform locations and details of proposed new development, identify possible townscape improvements and support policies intended to retain local character. There are links in the appendix to this letter to "Placecheck", "Building in Context", the "Oxford Character Assessment Toolkit" and "Understanding Place", all of which contain further information on local characterisation.	Scoping Report	Baseline section updated with information provided by the SPNP Steering Group.
		12	Chapter 5	The baseline, with an assessment of pressures and opportunities for change, together with the higher level plans, policies and programmes, and community priorities (we are pleased to see a high level of support for the enhanced protection of historic and natural features), lead to the development of objectives. We suggest a specific objective for the historic environment of "conserve and enhance the historic environment, heritage assets and their settings" and are pleased to see that a similar objective is proposed for the Plan, although we prefer "historic environment" to "built environment".	Scoping Report	SEA Framework updated with comprehensive list of sub-objectives / decision-making criteria.
		13	Chapter 5	As regards the SEA objectives, it may be appropriate to set more detailed sub-objectives or "decision-making criteria" which would help assess and inform the policies and/or site allocations to be included within the Plan. The Scoping Report normally also sets out the "indicators", with which the policies and/or site allocations can be assessed against the objectives and sub-objectives. The English Heritage guidance on Strategic Environmental Assessments and the historic environment contains further details on and suggestions for decision-making criteria and indicators.	Scoping Report	SEA Framework updated with comprehensive list of sub-objectives / decision-making criteria.

Analysis of Consultation Responses

Strategic Environmental Assessment of the Southbourne Parish Neighbourhood Plan						
Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
		14	Appendix A	In Appendix A – Evidence Base, we would like to see a reference to the National Heritage List for England, the West Sussex Historic Environment Record, and the Strategy for the West Sussex Landscape. Our guidance on SEAs and the historic environment sets out a number of information sources in Appendix 1.	Scoping Report	Noted.
		15	-	Finally, the nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, we can help communities such as those in Southbourne Parish reflect upon the special (heritage) qualities which define their area to ensure that your Plan achieves the outcomes it desires for the historic environment.	Scoping Report	Noted.
Natural England	12/03/2014	16	5.4	Para 5.4 sets out SEA Objectives. Given the overlap of the Plan Area, the AONB and a number of designated habitats of national and international importance, the protection and enhancement of these assets should appear in the table under Policy Aims and Potential Roles of SPNP.	Scoping Report	SEA Framework updated with comprehensive list of sub-objectives / decision-making criteria.
		17	-	In the case of the designated landscape the planning process should involve the consideration of the nature and scale of development, and the spatial and other alternatives to deliver necessary development, while responding to the relevant objective. The AONB Unit should be consulted.	Scoping Report	Noted.
		18	-	In the case of habitats and biodiversity a similar process should take place, with particular emphasis on recognising and responding to “likely significant effect”.	Scoping Report	Noted.
		19	-	The work undertaken on the SA and HRA of the Chichester Local Plan may anticipate and address some of the issues.	Scoping Report	Noted.
		20	Chapter 4	I trust you have the latest information arising from studies of bird disturbance around the Solent.	Scoping Report	Yes.
		21	Chapter 4	The issue of the capacity and quality of waste water treatment seems to be unclear. This is critical to the protection of the sensitive habitats that comprise or are associated with Chichester Harbour. We support the commitment of the Southbourne Neighbourhood Plan Committee to resolve any uncertainty.	Scoping Report	Baseline section updated.
		22	-	We also welcome your commitment to work with Chichester Harbour Conservancy to understand the effect on the Harbour of increased human population.	Scoping Report	Noted.
		23	1.15	It is not clear (in para 1.15) when, in the plan making process, consideration of alternatives will take place.	Scoping Report	Consideration of alternatives has taken place throughout preparation of the Pre-Submission SPNP, as reported in the SEA Report.
		24	-	Although the new Local Plan Policy for Chichester Harbour AONB provides a framework for considering new development, the tests set out in paragraph 116 of the NPPF still need to be considered.	Scoping Report	Noted.
Environment Agency	28/05/2014	1	-	We are pleased to see that the proposed sites in Policy 2 have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1. We consider that flood risk has been fully considered in the sites assessments and any risk correctly identified.	Pre Submission SPNP	Noted.
Natural England	05/06/2014	2	-	Makes a number of comments on the contents of the plan.	Pre Submission SPNP	Noted.
		3	-	Much of the land allocated in your Plan is the Best and Most Versatile Agricultural Land – NPPF Para 112 indicates that “Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”. It would be helpful to know whether options for sustainable development on less valuable land have been considered and dismissed.	Pre Submission SPNP	The SPNP Site Assessments Report included individual references for each site to the quality of agricultural land where land is in agricultural use, and the SEA Environmental Report also highlights the Agricultural Land Classification. The chosen sites perform as follows: Loveders is Grade 1 degraded by use as a caravan site; Gosden Green is very small and has not been in agricultural use for some time; Alfrey Close is Grade 2 (lowest grade on Southbourne SHLAA sites) and has already been granted on appeal; Nutbourne West is Grade 2 and 3.

Analysis of Consultation Responses

Strategic Environmental Assessment of the Southbourne Parish Neighbourhood Plan						
Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
		4	Section 4.4	The SEA notes that in most cases "Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy". This is welcomed, however given the proximity of the European sites, these surveys should also consider the extent to which potential allocations are likely to be used by species for which Chichester and Langstone Harbour was designated, and whether the allocations are (in effect) functionally linked land. The survey work outlined above should be done before the land allocations are confirmed, to ensure that any constraints on development are recognised, that the viability and scale of development are confirmed and that the plan is sound in respect of meeting housing needs. There may to sufficient data in biological records to increase confidence on these matters.	Envtl Report	The sites were assessed with reference to the <i>Solent Waders and Brent Goose Strategy</i> . None of the sites considered or allocated is an "Important" or "Uncertain" site for waders or Brent goose, and were hence considered not be functionally linked to the SPA.
Sussex Wildlife Trust	05/06/2014	5	-	Makes a number of comments on the contents of the plan.	Pre Submission SPNP	Noted.
		6	-	We note that in all 14 potential development site assessed there is a generic reference to the effect "if developed, mitigation may be required to off-set any disturbance to birds in the Harbour Area caused by additional residents' activities". We are concerned that this is likely, in our view, not to be compliant with the requirements of the EU Habitats Directive, as implemented through the Habitats Regulations. Development should not be approved unless a conclusion of 'no likely significant effect' on the integrity of a Natura 2000 site can be concluded. We would recommend that more work is done on this aspect of the Plan.	SPNP Site Assessments Report	The wording within the Site Assessments Report will be changed to the following or similar: <i>"The proposal is unlikely to have a significant disturbance effect on Solent European sites subject to the mitigation required in Chichester District Council's Interim Policy, and can therefore be screened out from any requirement for further assessment."</i>
English Heritage	22/05/2014	7	-	Makes a number of comments on the contents of the plan.	Pre Submission SPNP	Noted.
		8	Section 3.4	Welcomes the inclusion of local heritage features as well as designated heritage assets.	Envtl Report	Noted. Similar changes to the SPNP itself are being considered.
		9	Section 3.6	We note that SEA Objective 4 is "Landscape and Built Heritage". However, this is not an objective but a topic. We suggest a specific objective for the historic environment of "conserve and enhance the historic environment, heritage assets and their settings". However, we welcome decision-making criterion 4c, although this could usefully be broken down - several examples listed.	Envtl Report	Adding a new objective to the SEA Framework would necessitate a further 5 week scoping consultation period which is not desirable at this stage. Additionally, having a specific heritage objective would unduly skew the assessment findings to these receptors unless similar steps are taken to separate each of the SEA topics into their own objective. It is considered that the changes made to the SEA Framework following scoping consultation have improved its comprehensiveness, and are adequate in relation to heritage features, which appears to be endorsed by EH's support for the SEA findings and recommendations on this issue.
		10	Section 4.4	We agree with the assessments of the likely impacts on the historic environment in section 4.4 "Detailed Assessments of Sites and Policies".	Envtl Report	Noted.
		11	Section 5.2	Makes a number of suggestions regarding the monitoring framework.	Envtl Report	Incorporate additional indicators into the monitoring framework where appropriate.

Analysis of Consultation Responses

Strategic Environmental Assessment of the Southbourne Parish Neighbourhood Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
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Appendix C: High Level Assessment

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Southbourne Parish Neighbourhood Plan Submission Plan

SEA Objectives

		SEA1	SEA2	SEA3	SEA4
ID Land Use Policies					
Policy 1	Spatial Strategy	+/-	0	+/-	+/-
Policy 2	Housing Site Allocations	+/-	0	+/-	+/-
Policy 3	The Green Ring	+/-	0	+	+
Policy 4	Housing Design	0	++	+	++
Policy 5	Employment	0	0	++	0
Policy 6	Village Centre and Local Shops	0	0	+	0
Policy 7	Environment	+	+	0	+
Policy 8	Education	0	0	0	+/-
Policy 9	Transport	0	0	++	+
Policy 10	Community Buildings	0	0	+	+
ID Non-Statutory Proposals					
Proposal 1	Cycle Routes	0	0	+	0
Proposal 2	Infrastructure Projects	+	+	+	+
		SA1	SA2	SA3	SA4

Key to the High Level Assessment Matrix		
++	Likely strong positive effect	
+	Likely positive effect	
0	Neutral/no effect	
-	Likely adverse effect	
--	Likely strong adverse effect	
+/-	Uncertain effects	
SEA Objectives		
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
		Promote mixed use development with good accessibility to local services that will limit the need to travel
4	Landscape & built heritage	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

Appendix D: Detailed Assessment Matrices

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DETAILED ASSESSMENT MATRIX

Land south of Kings Court (SHLAA Ref: HT08231): 5.7ha site potentially yielding c138 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Site is c120m east of Chichester Harbour SSSI/SPA/Ramsar; recreational disturbance to birds within/around the Harbour is likely to increase following development. Impacts to Slipper Mill Pond and Peter Pond SNCI are unlikely. Site is greenfield including areas of rough grassland, scrub, and hedgerow towards the boundaries and along a central strip. Loss of habitats is likely to lead to impacts on protected species (e.g. badger, bats, birds, reptiles).	-	-	-	Ongoing	Construction & Operation	Inter-national / Local	Low / Medium	Medium	Major / Minor	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible, esp. hedgerows.
	2	Flood Risk	Site is within Flood Zone 1 (Flood Zone 2 c68m west; Flood Zone 3 c67m west). No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is tucked into the edge of Hermitage, and not far from Emsworth, and has reasonably good accessibility by road. Opportunities for sustainable travel are likely to exist; site is c.900m from Emsworth rail station and c.45m from bus services on Main Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is within the AONB, is BMV agricultural land and has low landscape capacity. Significant negative effects are likely even following mitigation. The setting of Grade II Sussex Brewery pub could be negatively affected, particularly if access is taken from A259 adjacent to the pub. Buried historical features may also be present.	-	--	--	Ongoing	Construction & Operation	National	Medium	Medium	Major	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major	Major	Major
	Positive effect	+		Moderate	Moderate	Moderate
	Major positive effect	++		Minor	Minor	Minor
	Mixed effects	+/-		Negligible	Negligible	Negligible
	Neutral effect					

DETAILED ASSESSMENT MATRIX

Morcumb Mobile Home Park (SHLAA Ref: HT08282): 1.5ha site potentially yielding 30-50 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is previously developed, with hedgerow towards the boundaries especially to the south. Significant on-site ecological impacts are unlikely.	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Southern hedgerow should be retained.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is on the edge of Hermitage, and not far from Emsworth, but has poor local road accessibility. Opportunities for sustainable travel are likely to exist; site is c.900m from Southbourne rail station and c.130m from bus services on Main Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is not within the AONB, and has low landscape capacity. Significant negative effects are unlikely given the site's previously developed nature. The setting of Grade II Oaklands is unlikely to be negatively affected.	-	-		Ongoing	Construction & Operation	Local	Low	Low	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials.

Key				
The 'Duration' column is noted as:	Major negative effect	--		
	Negative effect	-		
	Positive effect	+		
	Major positive effect	++		
	Mixed effects	+/-		
	Neutral effect			
Scale of significance is illustrated as:	Severe	Negative	Positive	Optimal
	Major			Major
	Moderate			Moderate
	Minor			Minor
	Negligible			Negligible

DETAILED ASSESSMENT MATRIX

Land north of Woodfield Park Road (SHLAA Ref: HT08284): 1.3ha site with unknown yield

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is wholly broadleaved woodland, a priority habitat, loss of which should be avoided. Loss of habitats is likely to lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, reptiles). Significant adverse effects are likely.	--	--	-	Ongoing	Construction & Operation	Inter-national / Local	Low / High	Medium	Major / Moderate	Negative	Yes	Development would need to contribute towards SDMP. Loss of priority habitat (woodland) should be avoided if possible. Impacts to protected species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Residual impacts are likely.	
2	Flood Risk	Site is within Flood Zone 1 (Flood Zone 2 c30m west; Flood Zone 3 c30m west). No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).	
3	Transport	Site is on the edge of Hermitage, and not far from Emsworth, with reasonably good road accessibility. However, opportunities for sustainable travel are likely to be limited; site is c.700m from Emsworth rail station and c.280m from bus services on Main Road.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).	
4	Landscape and Built Heritage	Site is not within the AONB, is "Urban" agricultural land, but has low landscape capacity. Significant negative landscape effects are likely. There are no known heritage features nearby.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints, maintains a degree of woodland character to the site and uses an appropriate selection of materials. Residual impacts are likely.	

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive	Optimal
	Negative effect	-		Major			Major
	Positive effect	+		Moderate			Moderate
	Major positive effect	++		Minor			Minor
	Mixed effects	+/-		Negligible			Negligible
	Neutral effect						

DETAILED ASSESSMENT MATRIX

Land north of Penny Lane South (SHLAA Ref: HT08337): 5.4ha site potentially yielding c172 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is arable land with hedgerows to the boundaries. Low likelihood of impacts to protected species (e.g. badger, birds).	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows should be retained.
	2	Flood Risk	Site is within Flood Zone 1 (Flood Zone 2 c228m west; Flood Zone 3 c228m west). No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is on the north-east edge of Hermitage and has relatively poor local road accessibility. Opportunities for sustainable travel are likely to exist; site is c.900m from Southbourne rail station and c.210m from bus services on Main Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is not within the AONB, but is BMV agricultural land and has low/medium landscape capacity. Significant negative landscape effects are possible. The setting of Grade II Oaklands is unlikely to be affected.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key			Scale of significance is illustrated as:	Negative	Positive	Optimal
The 'Duration' column is noted as:						
Major negative effect	--					
Negative effect	-					
Positive effect	+					
Major positive effect	++					
Mixed effects	+/-					
Neutral effect						
			Severe			
			Major			
			Moderate			
			Minor			
			Negligible			

DETAILED ASSESSMENT MATRIX

Land between Nutbourne West and East (SHLAA Ref: NB08304): 17.2ha site, of which c3.5ha is considered for development, potentially yielding c50 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Site is c230m north-east of Chichester Harbour SSSI/SPA/Ramsar; recreational disturbance to birds within/around the Harbour is likely to increase following development. Site is largely arable land with substantial hedgerows to the field boundaries, particularly to the north and west. North-west extremity of site (now part of Chidham & Hambrook Parish) is ancient woodland but this would not be directly affected by the developable area which is an arable field with mature hedgerows to north, east and west boundaries, at the south-west corner of the wider SHLAA site. Hedgerows should be retained where possible. Impacts to protected species are possible (e.g. amphibians, badger, birds, reptiles).	-	-	-	Ongoing	Construction & Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could be achieved by providing for new accessible natural greenspace on site as part of the proposal. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows should be retained.
	2	Flood Risk	Site is within Flood Zone 1 (Flood Zone 2 adjacent to north west; Flood Zone 3 c20m west). No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Developable area would be a substantial extension to Nutbourne West without current road access, but access to A259 should be achievable. Opportunities for sustainable travel are likely to exist; site is c.510m from Nutbourne rail station and adjacent to bus services on Main Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is just north of the AONB, is BMV agricultural land (although approximately half of developable area is Grade 3) and has low landscape capacity. Significant negative effects are possible. The setting of a group of Grade II listed buildings (Mere, Wayside Cottage, Cedar Tree, Thatched Cottage) to the south-east of the developable area could be negatively affected by increased traffic movements associated with construction and operation of site and its proposed access from the A259. Buried historical features may also be present.	-	--	--	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key		Scale of significance is illustrated as:	
The 'Duration' column is noted as:	Major negative effect	--	Severe
	Negative effect	-	Major
	Positive effect	+	Moderate
	Major positive effect	++	Minor
	Mixed effects	+/-	Negligible
	Neutral effect		
			Optimal
			Major
			Moderate
			Minor
			Negligible

DETAILED ASSESSMENT MATRIX

Land north of Stratton House (SHLAA Ref: NB08306): 0.3ha site potentially yielding c6 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Site is c195m north-east of Chichester Harbour SSSI/SPA/Ramsar; recreational disturbance to birds within/around the Harbour is likely to increase following development. Site is greenfield comprised of rough grassland, scrub, trees and hedgerows. Although unlikely to be of great ecological value, the site is likely to support protected species which may be impacted by proposed development (e.g. amphibians, badger, bats, birds, reptiles).	-	-	-	Ongoing	Construction & Operation	Inter-national / Local	Low / Medium	Medium	Major / Minor	Negative	Yes	Development would need to contribute towards SDMP. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy.
	2	Flood Risk	The western edge of the site is affected by Flood Zones 2 and 3, although the majority of the site is Flood Zone 1. Minor significant effects are possible.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Development should only occur in areas of lowest flood risk and incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is at the northern edge to Nutbourne West with relatively poor local road access. Opportunities for sustainable travel are likely to exist; site is c.750m from Nutbourne rail station and adjacent to bus services on Main Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is just north of the AONB, is Grade 3 agricultural land and has low landscape capacity. Negative effects are possible. The setting of Grade II Nutbourne House to the south is unlikely to be negatively affected.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major	Major	Major
	Positive effect	+		Moderate	Moderate	Moderate
	Major positive effect	++		Minor	Minor	Minor
	Mixed effects	+/-		Negligible	Negligible	Negligible
	Neutral effect					

DETAILED ASSESSMENT MATRIX

Land east of Kelsey Avenue (SHLAA Ref: SB08328): 21.7ha site potentially yielding up to c305 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is greenfield comprised mainly of arable and pasture land, but includes areas of orchard, rough grassland, scrub, and hedgerows towards some of the field boundaries. Loss of habitats is likely to lead to impacts on protected species (e.g. amphibians, badger, bats, birds, reptiles).	-	-	-	Ongoing	Construction & Operation	Inter-national / Local	Low / Medium	Medium	Major / Minor	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could at least partially be achieved by implementing part of the proposed Green Ring on site. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	A large site along the eastern flank of Southbourne which in reality would be more likely to come forward as a series of smaller sites. Relatively close to services within Southbourne (at least in the southern part) but local road access is problematic due to existing residential areas, bottle necks and the railway crossing. Opportunities for sustainable travel are likely to be good: site is c.140m from Southbourne rail station and c.220m from bus services on Stein Road. Development would be likely to add to existing congestion and local air quality concerns at the level crossing on Stein Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is not within the AONB but would form a major eastward extension to Southbourne, although the southern end of the site already accommodates low intensity development in the form of glasshouses and associated buildings. It is BMV agricultural land and has low to medium landscape capacity. Significant negative effects are likely. The setting of Grade II Thatchways could be negatively affected, particularly by development in the south of the site. Buried historical features may also be present.	-	--	--	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible, but site could retain orchard and/or small-scale food production.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive
	Negative effect	-		Major		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
Neutral effect			Negligible		Negligible	

DETAILED ASSESSMENT MATRIX

Land north of South Lane (SHLAA Ref: SB08329): 7.7ha site potentially yielding c247 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is greenfield comprised mainly of arable land, with mature hedgerows and fragments of woodland towards the field boundaries. Low likelihood of impacts to protected species (e.g. badger, birds).	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could at least partially be achieved by implementing part of the proposed Green Ring on site. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows and woodland should be retained.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	The site is adjacent to the north of Southbourne, somewhat remote from local services and facilities, but has good accessibility to local road access. Opportunities for sustainable travel are likely to exist; site is c.830m from Southbourne rail station and adjacent to bus services on Stein Road. Development would be likely to add to existing congestion and local air quality concerns at the level crossing on Stein Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised where possible (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is not within the AONB but may be visible from the National Park, is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby.	-	--	--	Ongoing	Construction & Operation	National	Medium	Medium	Major	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:			
	Negative effect	-				
	Positive effect	+				
	Major positive effect	++				
	Mixed effects	+/-				
	Neutral effect					
			Severe	Negative	Positive	Optimal
			Major			Major
			Moderate			Moderate
			Minor			Minor
			Negligible			Negligible

DETAILED ASSESSMENT MATRIX

Land at Gosden Green (SHLAA Ref: SB08332): 0.7ha site potentially yielding c28 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is greenfield comprised mainly of rough grassland, with mature hedgerows and trees along the boundaries and a small clump of trees at the north-west corner. Significant on-site ecological impacts are unlikely, however, the site is likely to support a range of protected species (e.g. badger, bats, birds, reptiles) which could be negatively affected.	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows/trees should be retained where possible.
	2	Flood Risk	Site is within Flood Zone 1, although there is localised surface water flooding on the A259. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is on the western edge of Southbourne, with relatively good accessibility to local services and the A259. Opportunities for sustainable travel are likely to exist; site is c.690m from Southbourne rail station and adjacent to bus services on Main Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is just north of the AONB, but is BMV agricultural land and has low landscape capacity. Significant negative effects are possible. The setting of Grade II Oaklands is unlikely to be negatively affected. A C19th farmstead adjoins the site (HER8395) and buried historical features may also be present.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and the setting of historical features, and uses an appropriate selection of materials. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains). Mitigation for loss of agricultural land is not feasible.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major		Major
	Positive effect	+		Moderate		Moderate
	Major positive effect	++		Minor		Minor
	Mixed effects	+/-		Negligible		Negligible
	Neutral effect					

DETAILED ASSESSMENT MATRIX

Loveders Mobile Home Park (SHLAA Ref: SB08411): 7.49ha site potentially yielding c150 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is greenfield but used as a mobile home park, comprised mainly of rough grassland, with mature hedgerows towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. badger, bats, birds, reptiles).	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could be achieved by implementing part of the proposed Green Ring on site. Impacts to other habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is on the eastern edge of Southbourne, with good accessibility to local services and the A259. Opportunities for sustainable travel are likely to be good; site is c.190m from Southbourne rail station and adjacent to bus services on Main Road. There is also an opportunity to create a new footpath to the station, and new pedestrian crossing over the railway to the north.	+	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is just north of the AONB and has medium landscape capacity, but is BMV agricultural land. Minor negative effects are possible. The setting of Grade II Thatchways and The Travellers Joy are unlikely to be negatively affected.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive
	Negative effect	-		Major		Optimal
	Positive effect	+		Moderate		Major
	Major positive effect	++		Minor		Moderate
	Mixed effects	+/-		Negligible		Minor
	Neutral effect				Negligible	

DETAILED ASSESSMENT MATRIX

Land west of Stein Road (SHLAA Ref: SB1201): 14.5ha site potentially yielding c348 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is greenfield comprised mainly of arable land, with mature hedgerows and fragments of woodland towards the northern field boundaries, and a small clump of trees in the centre of the site. Low likelihood of impacts to protected species (e.g. badger, birds).	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could at least partially be achieved by implementing part of the proposed Green Ring on site. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows and woodland should be retained.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	The site is adjacent to the north of Southbourne, somewhat remote from local services and facilities, but has good accessibility to local road access. Opportunities for sustainable travel are likely to exist; site is c.700m from Southbourne rail station and adjacent to bus services on Stein Road. Development would be likely to add to existing congestion and local air quality concerns at the level crossing on Stein Road.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised where possible (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is not within the AONB but may be visible from the National Park, is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby.	-	--	--	Ongoing	Construction & Operation	National	Medium	Medium	Major	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive	Optimal
	Negative effect	-		Major			Major
	Positive effect	+		Moderate			Moderate
	Major positive effect	++		Minor			Minor
	Mixed effects	+/-		Negligible			Negligible
	Neutral effect						

DETAILED ASSESSMENT MATRIX

Land north of Alfrey Close (SHLAA Ref: n/a): 5.3ha site potentially yielding c130 dwellings - a planning application for 60-bed care home, 40 assisted residential units and 30 are-restricted cottages was recently consented at appeal

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	Biodiversity	Recreational disturbance to birds within/around Chichester Harbour SSSI/SPA/Ramsar is likely to increase following development. Site is greenfield comprised of arable land with hedgerows to the north boundary. Significant on-site ecological impacts are unlikely, although impacts to protected species are possible (e.g. badger, birds).	-	-	-	Ongoing	Operation	Inter-national / Local	Low / Low	Medium	Major / Negligible	Negative	Yes	Development would need to contribute towards SDMP, and may also require site-specific mitigation for disturbance given potential yield and proximity to SPA. This could be achieved by implementing part of the proposed Green Ring on site. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows/trees should be retained where possible.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	3	Transport	Site is on the western edge of Southbourne, with relatively good accessibility to local services and the A259. Opportunities for sustainable travel are likely to be good; site is c.370m from Southbourne rail station and c.40m from bus services on Main Road. The proposal would also safeguard land for new elevated road and pedestrian crossing over the railway line in the long-term.	+	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities, strengthened links to public transport).
	4	Landscape and Built Heritage	Site is tucked into the south-west fringe of Southbourne between the A259 and railway line, with built-up areas to the north, east and south. It is outside and to the north of the AONB, but is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive	Optimal
	Negative effect	-		Major			Major
	Positive effect	+		Moderate			Moderate
	Major positive effect	++		Minor			Minor
	Mixed effects	+/-		Negligible			Negligible
	Neutral effect	0					

DETAILED ASSESSMENT MATRIX

Policy 8: Allocation of land west of Bourne Community College for outdoor educational and recreational uses (MUGA / all-weather pitch) and ancillary buildings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	Biodiversity	The site is intensively managed arable land with very few features of ecological interest. No significant effect predicted.									Neutral		Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerows and trees should be retained.
	2	Flood Risk	Site is within Flood Zone 1. No significant effect predicted.									Neutral		Yes	Development should incorporate a suitable drainage system that does not increase flood risk on site or in adjacent areas.
	3	Transport	The proposal is unlikely to generate a substantial number of additional trips, but has good accessibility to/from Southbourne via the rights of way network and the school's existing access to Park Road.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to village, onsite cycle facilities).
	4	Landscape and Built Heritage	Site is not within the AONB but is poorly related to the existing settlement boundary in landscape terms, is BMV agricultural land and has low/medium landscape capacity. Significant negative effects are possible. There are no known heritage features nearby.	-	-	-	Ongoing	Construction & Operation	National	Negligible	Medium	Minor	Negative	Yes	Ideally, the MUGA / all-weather pitch & any ancillary buildings would be located immediately adjacent to the school on land currently used as playing pitches, with those pitches re-provided on the allocation site. This would improve the proposal's relationship to the settlement boundary and help to reduce landscape and visual impacts. Alternatively, it should be possible to reduce negative effects via a high quality design which responds to landscape constraints using structural landscaping and tree/hedge planting. Mitigation for loss of agricultural land is not feasible.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major		Major
	Positive effect	+		Moderate		Moderate
	Major positive effect	++		Minor		Minor
	Mixed effects	+/-		Negligible		Negligible
	Neutral effect					



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