

Tangmere Neighbourhood Plan

Summary of Statutory Consultations – Strategic Environmental Assessment

Statutory Consultee	Summary of Comments
English Heritage – reply 16 th October 2014	<p>I am writing further to my letter of 19th August regarding the above.</p> <p>As you are aware, in that letter I concluded that the Tangmere Neighbourhood Plan should be subject to a Strategic Environmental Assessment as I considered that the proposed provision for 1,000 homes within the Tangmere Strategic Development Location would certainly be likely to have a number of significant environmental effects that had not been assessed as part of the Strategic Environmental Assessment of the Local Plan: Key Policies.</p> <p>In addition, the Key Diagram in the early draft of the Neighbourhood Plan then available to me indicated the approximate position of the main street to the development area and identified quite precisely different "design zones" in that area, which were subject to different considerations in Policy 2.</p> <p>Since then, I have been in discussion with the Chairman of the Parish Council and have received a copy of the Pre-Submission Plan. I see that the Key Diagram has been amended and that paragraph 4.16 now explains that the precise area and nature of development in policy 2 will be subject to the outcome of an Environmental Impact Assessment (EIA) to be submitted along with any planning application for the area.</p> <p>I am satisfied that the Plan is now not so prescriptive, and as the SEA of the Local Plan: Key Policies assessed the number of dwellings at Tangmere, that a SEA is required at the Plan stage, and that the necessary further environmental assessment can be undertaken at the application stage, as explained in the Plan.</p> <p>I therefore now consider that the Tangmere Neighbourhood Plan need not be subject to a Strategic Environmental Assessment. This opinion is based on the Pre-Submission Plan and I may need to revise it when the Plan is submitted if there are any significant changes.</p>
Environment Agency – reply 20 th August 2014	<p>We consider that there are low environmental risks in relation to our remit from development in Tangmere. However, the proposed housing numbers are high and may therefore present specific environmental effects depending on the site locations proposed through the Plan itself.</p>

	<p>We recognise that the Sustainability Appraisal (incorporating the requirements of the SEA Directive) for the Chichester Local Plan has assessed the level of housing in Tangmere. We would recommend that whether you decide to screen in an SEA or not that the Neighbourhood Plan group consider this assessment and any recommendations it makes. It may be useful to keep any decision under review until further information on the Plan is known. If at this time you consider that the Plan may result in significant environmental effects beyond those assessed in the Local Plan SA then further assessment could be required.</p>
<p>Natural England – reply 26th September 2014</p>	<p>I note that the allocations in the NP are the same as those in the Local Plan (LP) and that they were subject to SA/SEA and HRA at LP level.</p> <p>The residential allocation is outside the zones of influence for both Chichester and Pagham Harbours, so the proposals are unlikely to have significant effect on those designated habitats. In the event that circumstances change prior to the submission of detailed proposals, there appears to be adequate policy in the Local Plan to resolve matters.</p> <p>The allocations are some 650m from the boundary of the National Park. The allocation should have been tested in terms of impact on the setting of the designated landscape. Much depends on any comments from the Park Authority - arising from their more detailed understanding of the setting of the designated landscape - on the LP and on the NP.</p> <p>These comments draw on a quick review of the potential location of development relative to designated habitats and landscapes, and on a broad awareness of their sensitivities. On this basis, there does not appear to be the likelihood of significant effect on designated landscapes and habitats, which are not addressed and capable of mitigation through policies in the evolving LP, and provided NPs reflect and respond to this lead in their policies and proposals.</p>