

Mrs Becky White
Clerk to the Council
Selsey Town Council

If calling please ask

for: Andrew Frost
01243 534892
afrost@chichester.gov.uk

13 February 2017

Dear Mrs White,

Selsey Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

This letter addresses the issue of whether or not there is a need for environmental assessment of the pre submission version of the Selsey Neighbourhood Plan, and as such whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the neighbourhood plan as proposed and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the Selsey Neighbourhood Plan is not required** due to there being no adverse comments from the Statutory Bodies and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Selsey Neighbourhood Plan is in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely,

A handwritten signature in black ink that reads 'Andrew Frost'.

Andrew Frost
Head of Planning Services

Screening Report for the Selsey Neighbourhood Plan
Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
(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;	<p>The Selsey Neighbourhood Plan (NP) would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for Selsey town and surrounding environs.</p> <p>The NP is prepared for town and country planning and land use and sets out a framework for future development in Selsey parish. The nature of the NP includes: employment, a local retail centre and open green space.</p>
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The NP is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	Policy 001 sets out a number of criteria that development should meet. This includes: minimising the impact of flooding and ensuring new development complements the established vernacular in the use of natural, local resources and colours.
(d) environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to this plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	<p>This NP has no relevance to the implementation of Community legislation.</p> <p>The NP is a land-use plan and sets the framework for future development consents within the Selsey NP area.</p>
Characteristics of the effects and of the area likely to be affected,	
(a) the probability, duration, frequency and reversibility of the effects;	The impact of the proposals for development in the Selsey NP is not anticipated to produce any significant effects on Air Quality, Biodiversity, Flora, Fauna, Landscape, Material Assets, Cultural Heritage,

	Population, Health, Soils, Climate Change and Water in the Selsey Parish.
(b) the cumulative nature of the effects;	The Proposals are in keeping with the objectives of the Chichester Local Plan: Key Policies 2014-2029. No cumulative effects are expected as a result.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary ¹ impacts.
(d) the risks to human health or the environment (for example, due to accidents);	Selsey does not currently have any AQMAs but there are three in Chichester City. The Selsey NP may increase traffic levels but not to an extent that is anticipated to cause significant effects on human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	Selsey is the largest settlement in the Parish. It is linked by the B2145 to Chichester to meet with the wider road network to the west towards Portsmouth and east to Brighton and other villages along the A27. Due to minimal employment opportunities within Selsey Parish, residents largely out commute. The indirect spatial extent of the plan may extend beyond the immediate area of the plan but are not anticipated to cause significant effects.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	Policy 002 of the Selsey NP makes reference to the need to reflect the character and historic context of the existing development within the Parish. New development must recognise, respect, conserve or enhance and seek to better reveal the local distinctiveness and character of the historic environment, including designated and non-designated assets. Although the Selsey NP does not allocate sites for housing, Policy 003 requires that development within the Settlement Boundary complies with the requirements of other policies in the NP.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	There is a locally and internationally designated wildlife sites in the NP area. Pagham Harbour is important for the biodiversity in the area. The Selsey NP does not allocate land for residential development; however there are policies within the

¹ Transboundary effects are understood to be in other Member States

	<p>adopted Chichester Local Plan (Policies 40 and 51) so as to not cause a significant effect on the integrity of the area or the species which relies on it for survival.</p> <p>The Selsey NP is not anticipated to significantly affect the nearby Chichester Harbour AONB and is unlikely to adversely affect the character.</p> <p>The Medmerry Managed Realignment Scheme lies to the west of Selsey. Medmerry is identified as a compensatory SAC and SPA habitat as part of the North Solent Shoreline Management Plan. It should therefore be considered in accordance with NPPF Paragraph 118.</p>
--	--

**Selsey Neighbourhood Plan
Statutory Consultations – Strategic Environmental Assessment (SEA)**

Statutory Consultee	Response
Historic England	
Historic England 17 th January 2017	<p>We note that the Plan itself does not actually allocate any sites for housing, but does propose an extension to the settlement policy boundary to accommodate two sites for which permission for housing development has already been granted. Given that permission has been granted we assume that any potential effects on designated or non-designated heritage assets has already been assessed. There is therefore no need to assess the likely effects of extending the boundary to include these two sites.</p> <p>Accordingly, Historic England does not consider that the Selsey Neighbourhood Plan should be subject to a Strategic Environmental Assessment.</p>
Environment Agency	
Environment Agency 30 th January 2017	<p>The proposed sites within this plan have either already gained planning permission or have already been tested through the Local Plan process.</p> <p>We therefore believe that there is nothing further to be tested and considering issues in relation to our remit we do not consider that a SEA is required.</p>
Natural England	
Natural England 2017	<p>The neighbourhood plan area is in close proximity to various designated sites, including but not limited to;</p> <ul style="list-style-type: none"> • Chichester Harbour Site of Special Scientific Interest • Chichester and Langstone Harbours Special Protection Area • Chichester and Langstone Harbours Ramsar • Pagham Harbour Site of Special Scientific Interest • Pagham Harbour Special Protection Area • Bracklesham Bay Site of Special Scientific Interest • Selsey East Beach Special Scientific Interest • Solent and Dorset Coast potential Special Protection Area • Solent Maritime Special Area of Conservation • Medmerry Compensation site (for Solent SAC habitat)

1. Strategic Environmental Assessment - Screening

It would be our advice at this time that a SEA is not required

Below I have attached an annex of information which should help when drafting your full neighbourhood plan.

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

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)² website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)³.

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)⁴. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁵.

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

² <http://magic.defra.gov.uk/>

³ <http://www.nbn-nfbr.org.uk/nfbr.php>

⁴ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁵ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

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

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁶ website and also from the [LandIS website](#)⁷, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁸ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁹ sets out supporting guidance.

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

Landscape

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

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

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)¹⁰), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹¹. If there are likely to be any adverse impacts you'll need to think

⁶ <http://magic.defra.gov.uk/>

⁷ <http://www.landis.org.uk/index.cfm>

⁸ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

¹⁰ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹¹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹²) or protected species. To help you do this, Natural England has produced advice [here](#)¹³ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹⁴.

Improving your natural environment

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

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

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

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.

¹² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹³ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹⁴ <http://publications.naturalengland.org.uk/publication/35012>

	<ul style="list-style-type: none">• Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.• Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this¹⁵).• Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).• Planting additional street trees.• Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.• Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).
--	--

¹⁵ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>