

Selsey

Neighbourhood Plan 2014 - 2029

Basic Conditions Statement

**Published by Selsey Town Council under the Neighbourhood Planning (General) Regulations
2012**

August 2017

1. Introduction

1.1 This Statement has been prepared by Selsey Town Council (“the Town Council”) to accompany its submission to the local planning authority, Chichester District Council (CDC), of the Selsey Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Selsey, as designated by CDC on 4 December 2012 (see Plan A).

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The Plan period of the Neighbourhood Plan is from 1 April 2014 to 31 March 2029 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.



Plan A – Neighbourhood Plan Area

2. Background

2.1 The Town Council commenced preparation of the Neighbourhood Plan in 2012. The key driver of that decision was the keenness of the Town Council to manage local development and to promote the sustainable development in the parish.

2.2 A Working Group was formed comprising town councillors and it was given delegated authority by the Town Council to make day-to-day decisions on the Neighbourhood Plan.

2.3 The previous version of the Neighbourhood Plan was examined in November 2015. Following the helpful comments of the Examiner after a hearing session, the Town Council made the decision to withdraw that version of the plan.

2.4 Work commenced on the complete redrafting of the Neighbourhood Plan through 2016 and 2017 by the Working Group.

2.5 As the qualifying body, the Town Council approved the publication of:

- the pre-Submission Neighbourhood Plan
- the Submission Neighbourhood Plan
- the Submission Neighbourhood Plan – Annex A
- the Submission Neighbourhood Plan – Annex B

2.6 The Town Council has worked with officers of CDC during the preparation of the Neighbourhood Plan to ensure that The Neighbourhood Plan is aligned with the Chichester Local Plan: Key Policies 2014-2029 ('Chichester Local Plan').

2.7 The Neighbourhood Plan has also made a clear distinction between land use planning policies and non-statutory guidance relevant to land use planning. This allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Neighbourhood Plan as they fall outside its scope.

2.8 The Town Council requested Chichester District Council to undertake a Strategic Environment Assessment screening opinion process in relation to the draft Neighbourhood Plan. The Council determined that an environmental assessment of the Selsey Neighbourhood Plan was not required. A copy of the determination letter can be seen at Appendix 2. A Habitats Regulations Assessment is not required on the basis that the work undertaken for the adopted Chichester Local Plan adequately covers the policies in the draft Neighbourhood Plan.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

3.3 The Town Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by supporting new housing and employment development, using criteria-based policies. It also seeks to protect recreational spaces, community facilities and retail and employment uses that benefit the parish.

Para 183

3.4 The Town Council believes the Neighbourhood Plan establishes a vision for the parish that reflects the view of the majority of the local community. It has sought to translate them into planning policies to determine future planning applications as part of the development plan.

Para 184

3.5 The Town Council believes the Neighbourhood Plan, as is highlighted below, is in conformity with all the relevant policies of the Chichester Local Plan. The Neighbourhood Plan strikes a positive balance between the physical and policy constraints of the Parish and the desire to meet local housing demand.

Para 185

3.6 The Neighbourhood Plan avoids duplicating Chichester Local Plan policies by focusing on policies that translate the general requirements of the Chichester Local Plan into a Selsey context. Once made, the Neighbourhood Plan should be easily considered alongside the Chichester Local Plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

No	Policy Title	NPPF Ref	Commentary
1	Design and Heritage 001	56-65	In our Neighbourhood Plan we have sought to deliver a high-quality design for our new housing and improve, where possible, the quality of existing stock when it is subject to new planning applications. Selsey has a unique set of constraints and opportunities due to its geographic position and Policy 001 is targeted at delivering housing that responds to these constraints and opportunities.
2	Historic Environment 002	126-141	Policy 002 seeks to protect sites of special interest in the town and also identify buildings that have local prominence but do not necessarily enjoy listing or character area protection. These buildings are heritage assets of Selsey and are locally classed as 'iconic' because of their design or because of their role in the community and regional awareness. We have put forward a positive strategy for protection and enhancement of these special interests.
3	Settlement Policy Area Boundary 003	79-91	The revised Settlement Area Boundary proposed in the Neighbourhood Plan is designed to accommodate new development in the town, permit the creation of more jobs and deliver much needed services whilst drawing a line between the developed area and open countryside or greenbelt. The revised policy area uses an existing road as the new boundary line which is in keeping with the findings of recent Planning Inspectors comments on appeals.
4	Temporary Agricultural Workers Accommodation 004	28	Selsey's economy is dominated by agriculture and tourism and so in providing this policy we have sought to ensure that the local agricultural market can continue to house the numbers of staff required in enhanced yet affordable accommodation.
5	Society 005 and 006	128, 129 & 133	Our society policies seek to protect sites/buildings of special interest in the town that have local prominence but do not necessarily enjoy listing or character area protection. In particular, Selsey Hall, a prominent building in the conservation area whose form enjoys a level of protection but whose purpose and use do not.
6	Infrastructure 007	28	Due to its location, restricted catchment area, pockets of deprivation and limited transport options, Selsey will need to provide for itself to avoid putting greater reliance on the transport network. Therefore, the Neighbourhood Plan needs to ensure that infrastructure and facilities exist to support

			the needs of the residents today and into the future.
7	Transport 008 and 009	29-41	Our transport policies have been designed taking into account Selsey's position at the end of one of the busiest B-road in Britain and the limited options available to provide viable alternatives.
8	Economy 010, 011, 012 and 013	18-22	Due to its location at the end of the Manhood Peninsula and approximately 8 miles to the nearest main employment centre, it is important for Selsey to be as self-sustaining as possible in terms of the local economy and employment opportunities. A key element of this will be the retention of employment opportunities within the town and further development of appropriate commercial property.

Table A: Neighbourhood Plan and NPPF Conformity Summary

4. Contribution to Sustainable Development

4.1 The Neighbourhood Plan includes a detailed section on sustainability and can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental (climate, energy, infrastructure and transport) benefits for Selsey.

4.2 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. The local community seeks to support and enhance the best aspects of the town which include quality local environment, local shops, local employers and community facilities in the coming years through effective development management.

4.3 The policies are therefore intended to accurately translate these strategic objectives into viable and effective development management. Collectively, the policies demonstrate that the Neighbourhood Plan will deliver strong social impacts though both economic and environmental impacts score well too. Every policy will deliver a positive social outcome, be it the provision of new homes, the retention of valued spaces and facilities and none will have a negative impact.

4.4 This outcome may be inevitable of Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development in this type of location, to the extent they will turn out to vote at a referendum, then there may have to be clear and realisable social benefits they can accrue. But this will rarely be at an environmental or economic cost as local communities will resist such impacts and they will not be in conformity with either the NPPF or Chichester Local Plan.

4.5 The sustainability attributes of each policy are summarised in Table B below.

No	Policy Title	Soc	Eco	Env	Commentary
1	Design and Heritage 001	*	0	*	The design and heritage policy seeks to improve the look, feel and interaction of new developments in the town. New development needs to create its own neighbourhood community and also contribute positively to the wider community/society.
2	Historic Environment 002	*	0	*	The historic environment policy seeks to protect and not detract from the heritage assets of the town and minimise its own impact by making maximum benefit of renewable energy.

3	Settlement Policy Area Boundary 003	*	*	*	This policy supports sustainable growth and new development providing space for employment, housing and community facilities. The policy also draws a clear line between the settlement (developed) area and our beautiful countryside.
4	Temporary Agricultural Workers Accommodation 004	*	*	0	This policy is highly targeted at supporting the rural economy and improving the accommodation rural and agricultural workers are expected to occupy.
5	Society 005 and 006	**	0	0	Our society based policies are highly focused on very specific issues regarding maintaining, increasing and adding key services or facilities required in the town.
6	Infrastructure 007	**	**	**	The infrastructure policies seek to help Selsey become more self-sustaining which in turn creates employment opportunities and reduces the need to travel for shopping, leisure, pastimes and work.
7	Transport 008 and 009	*	*	*	The transport policies seek to change the way we commute and also change the mix of transportation methods as we cannot wholly remove the need to commute due to our location and employment constraints.
8	Economy 010, 011, 012 and 013	*	**	0	Our economic policies are highly focused on supporting sustainable growth in our local economy by protecting existing land set aside for employment and supporting the principle of any development which provides more usable commercial floor space, or directly delivers new employment opportunities in the town.

Key: ** very positive * positive 0 neutral - negative

Table B: Neighbourhood Plan and Sustainable Development Summary

5. General Conformity with the Chichester Local Plan: Key Policies 2014-2029

5.1 The Neighbourhood Plan has been prepared against the Chichester Local Plan policies and it has been necessary to take particular account of these policies, not least in respect of Policy 23 of the Chichester Local Plan, which establishes Selsey Town as a strategic development location in the District to deliver a minimum of 150 new homes. Table C below refers to the relevant Chichester Local Plan Policies and how the draft Neighbourhood Plan Policies conform with them.

No	Policy Title	CLPKP	Comment on Conformity
1	Design and Heritage 001	44, 45, 46, 47	Conforms: The Design and Heritage policy in the Selsey Neighbourhood Plan add local historical context to the Chichester Local Plan Policies.
2	Historic Environment 002	45,46,47	Conforms: The Historic Environment policy in the Selsey Neighbourhood Plan add local historical context to the Chichester Local Plan Policies.
3	Settlement Policy Area Boundary 003	23	Conforms: Selsey is allocated as a settlement hub in the Chichester Local Plan and in order to accommodate the strategic housing allocation, the settlement boundary has been revised. Recent approved planning applications have made it clear that the revised policy area proposed represents an obvious extension to the existing development area.
4	Temporary Agricultural Workers Accommodation 004	37	Conforms: The Chichester Local Plan recognises the need for accommodation for full time workers related to agriculture, horticulture, forestry and equestrian activities in. Large scale farming plays a key role in the economy of Selsey Parish and the policy allocates land at Home Farm to ensure that the needs of this business is supported.
5	Society 005 and 006	23, 38	Conforms: The Chichester Local Plan acknowledges the role that Selsey plays as a settlement hub, providing a reasonable range of shops, services and facilities. Policy 23 states that development which is required to be planned for will include supporting community facilities. Policy 38 of the Chichester Local Plan seeks to retain local and community facilities unless evidence demonstrates there is no longer a demand. The society section of the Neighbourhood Plan looks to reinforce this provision and highlight the potential for future opportunities.

6	Infrastructure 007	52, 54	Conforms: The Chichester Local Plan identifies that maintenance and improvement of Green Infrastructure and Open Spaces will need to be delivered in conjunction with new development on the Manhood Peninsula.
7	Transport 008 and 009	8, 39	Conforms: The Chichester Local Plan identifies that transport enhancements will need to be delivered in conjunction with new development on the Manhood Peninsula. This includes the provision of sustainable modes of transport.
8	Economy 010, 011, 012 and 013	23, 26, 29, 30, 31	Conforms: A key element of the policies in the Selsey Neighbourhood Plan is the retention of existing employment and further development of appropriate opportunities to reinforce the economic base of the town.

Table C: Neighbourhood Plan and Chichester Local Plan: Key Policies 2014-2029 Conformity Summary

6. Compatibility with EU Legislation

6.1 A letter was issued by Chichester District Council confirming that a Strategic Environmental Assessment (SEA) was not required in accordance with EU Directive 2001/42 on strategic environmental assessments as it did not contain policies that may have significant environmental effects (see copy of letter in Appendix 2).

6.2 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.3 The Neighbourhood Plan has considered all the Equality Legislation and concluded itself to be compliant. See Section 7: Equality Impact Assessment (EqIA).

7. Equality Impact Assessment (EqIA)

Under the Equality Act 2010, public bodies must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act, and
- Advance equality of opportunity and foster good relations across all protected characteristics (with the exception of marriage and civil partnership).

They also need to publish information showing how they are complying with this duty. The Act defines nine protected characteristics. These are:

- Age
- Disability
- Gender Reassignment
- Marriage and Civil Partnership
- Pregnancy and Maternity
- Race
- Religion and Belief
- Sex (Gender)
- Sexual Orientation

Part 1

What is it about?

What is the proposal? What outcomes/benefits are you hoping to achieve?

Who's it for?

The Neighbourhood Plan sets out the local planning policy framework for Selsey Parish until 2029 providing planning policy which will form part of the development plan for the area and will be used to determine planning applications.

Developers, planning agents, architects, landscape architects, drainage engineers, highway engineers, the general public, the Town Council, statutory undertakers, statutory consultees, resident interest groups, CDC-Development management officers, highways, master planning and design, planning policy officers, members of the planning committee and other stakeholders The above reflects all

parties that may be involved or have an interest in promoting and securing development in Selsey.

Part 2

How will this proposal meet the equality duties?

The submission Neighbourhood Plan details the principles established by the Chichester Local Plan for the development of the district. These plans have been subject to equalities assessment.

The policies put forward in the Neighbourhood Plan are in general conformity with the Chichester Local Plan.

In addition, the policies have been drafted so as to be inclusive of all aspects of the community.

Throughout the preparation of the NP, the steering group has been working with a range of stakeholders and delivery partners to ensure broad support and to identify any particular bias through earlier consultations.

How can you involve your customers in developing the proposal?

All those should find the information in the Neighbourhood Plan easy to understand. There are some principles and concepts which may seem more remote to members of the public however the Neighbourhood Plan document must meet the Regulations laid out in law so must meet certain tests.

Who is missing? Do you need to fill any gaps in your data?

The approach detailed seeks to ensure the community has and will continue to have access to a range of services and facilities that are consistent with the town character as well as helping to provide excellent open space facilities. Policies for the young and old focus on these groups that have particular needs. This will promote inclusiveness across all equality groups and promote the dimensions of equality.

Part 3 Impact

Refer to dimensions of equality and equality groups

Show consideration of: age, disability, sex, transgender, marriage/civil partnership, maternity/pregnancy, race, religion/belief, sexual orientation and if appropriate: financial economic status, homelessness, political view

Using the information in parts 1 & 2:

a) Does the plan create an adverse impact which may affect some groups or individuals? Is it clear what this is? How can this be mitigated or justified?

The Neighbourhood Plan will provide a mechanism to support an integrated and well-connected community where people want to live. It will support the delivery of a built environment that is safe and secure so reducing fear of crime, which in turn will reduce social exclusion. Good urban design and easy access to open space also has significant health benefits.

On balance, the Neighbourhood Plan should not have an adverse impact on equality groups.

What can be done to change this impact?

No impact identified

b) Does the proposal create benefit for a particular group? Is it clear what this is? Can you maximise the benefits for other groups? Does the activity have potential to make a positive contribution to equalities?

The planning system and national/local planning policies exist to ensure that planning is carried out in a consistent, fair and transparent manner. Consultation is a statutory requirement as part of the plan making process as is the Duty to Cooperate with other bodies meaning that everyone has the opportunity to comment. Consultation with all groups has been extensive in this process – refer to consultation statement.

Does further consultation need to be done? How will assumptions made in this analysis be tested?

None has been identified.

Part 4 So What?

What changes have you made in the course of this EqIA?

None

What will you do now and what will be included in future planning?

Consultation on the submission Neighbourhood Plan will take place by CDC in line with the Statement of Community Involvement (SCI). The SCI sets out the requirements for consultation on planning documents to ensure the continuous community involvement with statutory and other stakeholders in the preparation of planning documents.

Appendix 1

Definitions of Protected Characteristics under the Equalities Act 2010

Age:	A person belonging to a particular age or range of ages.
Disability:	A person has a disability if s/he has a physical or mental impairment, which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities
Gender reassignment/ Transgender:	The process of transitioning from one gender to another.
Marriage and Civil Partnership	Marriage is no longer restricted to a union between an man and a woman but now includes a marriage between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity:	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race:	Refers to the protected characteristic of Race. It refers to a group defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Religion and belief: Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Sex (Gender): A man or a woman.

Sexual Orientation: Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Source: Equalities and Human Rights Commission website.

Date of Assessment: August 2017

Lead contact details: Clive Alden – Selsey Town Council

Appendix 2 – Pre-Submission SEA Determination Letter

Chichester District Council



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

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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 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. The Selsey NP is not anticipated to significantly affect the nearby Chichester Harbour AONB and is unlikely to adversely affect the character. The Medmerry Managed Realignment Scheme lies to the west of Selsey.

¹ Transboundary effects are understood to be in other Member States

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

Statutory Consultee	Response
Historic England	
<p>Historic England 17th January 2017</p>	<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	
<p>Environment Agency 30th January 2017</p>	<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	
<p>Natural England 2017</p>	<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

	<ul style="list-style-type: none"> • 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)
	<p>1. Strategic Environmental Assessment - Screening <u>It would be our advice at this time that a SEA is not required</u></p> <p>Below I have attached an annex of information which should help when drafting your full neighbourhood plan.</p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities Natural environment information sources</p> <p>The Magic² 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 here³.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here⁴.</p> <p>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.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each</p>

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>

	<p>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 here⁵.</p> <p>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.</p> <p>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.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic⁶ and also from the LandIS website⁷, which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider</p> <p>The National Planning Policy Framework⁸ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁹ sets out supporting guidance.</p> <p><u>Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the</u></p>
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⁵ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decisionmaking>

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/>

	<p><u>natural environment and the need for any environmental assessments.</u></p> <p><u>Landscape</u> 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.</p> <p><u>Wildlife habitats</u> Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here¹⁰), such as Sites of Special Scientific Interest or Ancient woodland¹¹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p><u>Priority and protected species</u> You'll also want to consider whether any proposals might affect priority species (listed here¹²) or protected species. To help you do this, Natural England has produced advice here¹³ to help understand the impact of particular developments on protected species.</p> <p><u>Best and Most Versatile Agricultural Land</u> Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and</p>
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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>

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>

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.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.

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

	<ul style="list-style-type: none"> • 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).
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¹⁵ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilitiespublic-rights-of-way-and-local-green-space/local-green-space-designation/>