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Valerie Dobson
Neighbourhood Planning
Planning Policy
Chichester District Council

By email only

Dear Valerie

Habitats Regulations Assessment of the Proposed Schedule of Minor Modifications and the Inspector's Main Modifications to Chichester District Council's Site Allocation Development Plan Document

Chichester Council's Site Allocation: Proposed Submission Development Plan Document (DPD) was subject to Habitats Regulations Assessment (HRA) in 2015, which was then updated in 2016. Since that time a series of modifications to the DPD have been proposed. Main Modifications were subject to HRA in March 2017. Following Consultation and Examination additional modifications to the DPD have been proposed (**Schedule of Minor Modifications and the Inspector's Main Modifications**). It is therefore necessary for these additional proposed changes to be subjected to HRA in order to determine whether they would alter any of the conclusions previously reached regarding the HRA of the Council's Site Allocations: Proposed Submission DPD, or introduce any new impacts/effects.

The HRA screening of the Proposed Schedule of Minor Modifications and the Inspector's Main Modifications are presented in Appendix A, Table 1 and Table 2 respectively. This is not intended as a stand-alone assessment but should be read in conjunction with the HRA of the Site Allocations: Proposed Submission DPD. As such, it does not seek to comprehensively recap all the issues and analyses that were covered in that document but specifically seeks to identify any issues with the proposed modifications themselves.

The HRA analysis of the Proposed Schedule of Minor Modifications and the Inspector's Main Modifications does not identify any substantial changes to the DPD document in HRA terms. The documents provide for clarification, and factual updates. The most substantive modification is to Policies CC6 and CC7 (MM19 and MM20). The modification identifies the provision of 7,200 square metres of floor space suitable for B1a office uses in Policy CC6 and 2,400 square metres of floor space suitable for B1a office uses in Policy CC7. These changes, however, do not change the quantum of development previously identified (and thus subject to HRA) in these policies and remain in line with the adopted Chichester Local Plan: Key Policies 2014-2029. Rather, these amendments merely specify the floorspace to

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be specifically delivered at these employment allocations. None of the Proposed Minor Modifications or the Inspector's Main Modifications provides for any new impact pathways or exacerbate impact pathways already identified; as such the Council's Proposed Schedule of Minor Modifications and the Inspector's Main Modifications to Chichester District Council's Site Allocations DPD can be screened out from further consideration regarding HRA.

Yours sincerely,



AECOM Limited
T: 01256 310 200
M: 07812 960 522
E: graeme.down@aecom.com

Appendix A: Habitats Regulations Assessment of the Proposed Schedule of Minor Modifications and the Inspector’s Main Modifications to Chichester District Council’s Site Allocation Development Plan Document

Table 1 undertakes screening of the Schedule of Minor Modifications to Site Allocation Development Plan Document, whilst Table 2 undertakes screening of the Inspector’s Main Modifications to Site Allocation Development Plan Document.

Cells identified in green in the ‘Potential HRA Implications’ column contain text to confirm that the Modification does not provide any linking impact pathways that could impact upon European sites. These are screened out and do not require further consideration.

Table 1: Habitats Regulations Assessment of Schedule of Minor Modifications to Site Allocation Development Plan Document

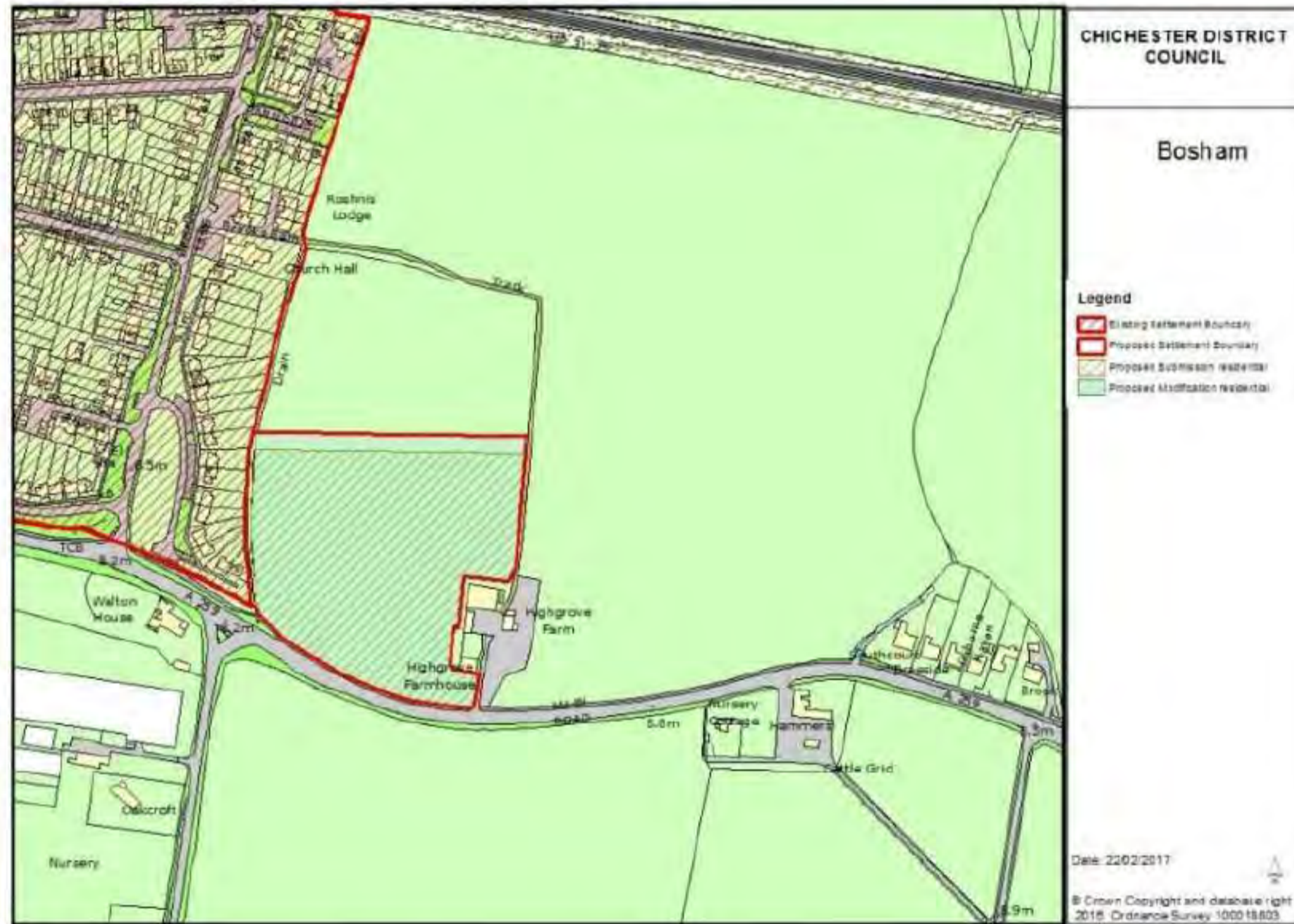
Modification number	Type of Change (where included ¹ : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM1	Text alterations to provides clarification and certainty	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM2	Chapter 1; para 2-12. Text alterations to improve clarity	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM3	Chapter 3; page 15; map for BO1. Amend northern boundary north by 10m. In order to facilitate a meaningful layout and design approach.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to

¹ Only included where an allocation is amended.

Modification number

Type of Change (where included¹: modified text (deleted text shown as ~~struck through~~ and additional text shown in bold))

Potential HRA Implications



European sites

MM4

Chapter 4; page 17; map for BX1. Amendment to map title. Map amended to reflect the boundary (BX/14/03827)

No HRA implications.
This modification does not provide for any new or elevated potential impact pathways linking policy to European sites

Modification number

Type of Change (where included¹: modified text (deleted text shown as ~~struck through~~ and additional text shown in bold))

Potential HRA Implications



MM5

Chapter 5; page 22; map. Insert Map 3 for clarification

No HRA implications.
This modification does not provide for any new or elevated potential impact pathways linking policy to European sites

MM6

Chapter 5; page 24; map. Insert Map 4 for clarification

No HRA implications.
This modification does not provide for any new or elevated potential impact pathways linking policy to European sites

Modification number	Type of Change (where included ¹ : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM7	Chapter 5; page 26; map. Insert Map 5 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM8	Chapter 5; page 28; map. Insert Map 6 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM9	Chapter 5; page 30; map. Insert Map 7 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM10	Chapter 5; page 32; map. Insert Map 8 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM11	Chapter 5; page 34; map. Insert Map 9 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM12	Chapter 5; page 36; map. Insert Map 10 for clarification and amend map to reflect size area for clarification	No HRA implications. This modification does not provide for any new or

Modification number	Type of Change (where included ¹ : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
		elevated potential impact pathways linking policy to European sites
MM13	Chapter 6; map. Insert Map 11 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM14	Chapter 7; map; Insert Map 12 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM15	Chapter 8; page 41/42; map ; Insert Map 13 and amend Map to show the proposed Settlement Boundary amendment in line with Chichester District Boundary and the South Downs National Park boundary	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM16	Chapter 9; page 43; map. Add title to read Map 14 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM17	Chapter 9; page 45; map. Add title to read Map 15 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites

Modification number	Type of Change (where included ¹ : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM18	Chapter 11; page 46; map. Add title to read Map 16 for clarification	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites

Table 2. Habitats Regulations Assessment of Schedule of Inspector’s Main Modifications to Site Allocation Development Plan Document

Modification number	Type of Change (where included²: modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM1	Chapter 1; para 1.13. Minor text amendments to provide clarity and in response to Examination Hearing.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM2	Chapter 1; para 1.15. Minor text amendments to provide clarity and in response to Examination Hearing.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM3	Chapter 1; para 1.38. Minor text amendments to provide clarity and in response to Examination Hearing.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM4	Chapter 1; para 1.44/1.45. Minor text amendments to provide clarity and in response to Examination Hearing. This amendment also provides a new table outlining how housing numbers for each parish are to be met and identifies previously allocated sites.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM5	Chapter 1; para 1.45. Minor text amendments to provide clarity and in	No HRA implications.

² Only included where an allocation or policy is amended.

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	response to Examination Hearing	This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM6	Chapter 1; para 1.46/1.47. Minor text amendments to provide clarity and in response to Examination Hearing	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM7	<p>Chapter 2; Policy SA1. Amendments to provide clarity and in response to Examination Hearing. Amend Policy to read:</p> <p>Policy SA1 Identified Sites</p> <p>Sites identified for development or redevelopment should be delivered in accordance with the requirements specified in the policy for each site. relevant schedule.</p> <p>All identified proposals and sites that come forward during the lifetime of the Site Allocation Development Plan Document, should comply with relevant policies set out in the Chichester Local Plan: Key Policies 2014-2029. and any other relevant policies and guidance.</p> <p>The delivery of proposals and sites will be monitored in line with the indicators and targets set out in the monitoring framework.</p>	No HRA implications. This modification to policy does not provide for any new potential impact pathways linking policy to European sites
MM8	<p>Chapter 3; BO1. Amendments to provide clarity and in response to Examination Hearing . Amend Policy to read:</p> <p>Policy BO1 Land at Highgrove Farm</p> <p>Land at Highgrove Farm, east of Broadbridge, Bosham is allocated for 50</p>	No HRA implications. This modification to a site allocation does not provide for any new potential impact pathways linking policy to European sites

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<p>dwelling on 2ha2.2ha. The site boundary and settlement boundary is shown on inset map 1 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the layout, height and mass of buildings respect the character and setting of nearby development provide a scheme of high quality design given its prominent location in the landscape; • provide appropriate landscaping and screening to minimise the impact of development on Broadbridge and the setting of the Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park including views to and from the wider and the surrounding area; • provide a satisfactory means of access from the A259; and • provide open space and/or green buffer landscaping to the north and east of the new development.; and • provide a connection to the nearest point of adequate capacity in the sewage network, in collaboration with the service provider. 	
MM9	<p>Chapter 4; Policy BX1. Amendments to provide clarity and in response to Examination Hearing</p> <p>Policy BX1 Land west of the Street</p> <p>Land west of the Street is allocated for residential development for about</p>	<p>No HRA implications.</p> <p>This modification to a site allocation does not provide for any new potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<p>25 dwellings on 0.76ha with the site boundary and settlement boundary being shown on inset map 2 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • provide a satisfactory means of access from Priors Acre; • provide appropriate landscaping and screening to minimise the impact of development on the setting of Boxgrove and the surrounding area; • be supported by a scheme of archaeological assessment investigation and recording; • provide appropriate noise mitigation measures from the A27; and • provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals. 	
MM10	<p>Chapter 5; para 5.9. Minor text amendments to reflect the Council’s up to date position that student accommodation does not currently contribute to the overall housing requirement.</p>	<p>No HRA implications.</p> <p>This modification does not provide for any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM11	Chapter 5; Table 5.1 Minor amendment to table 5.1 – delete reference to student housing allocation adjacent to Tesco Petrol Station to reflect the Council’s up to date position that student accommodation does not currently contribute to the overall housing requirement.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM12	Chapter 5; para 5.11. Minor text amendments to provide clarity and in response to Examination Hearing.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM13	Chapter 5; Table 5.2. Minor text amendments to provide clarity and in response to Examination Hearing.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM14	Chapter 5; new para 5.12. Additional paragraph added to provide clarity and in response to Examination Hearing.	No HRA implications. This modification does not provide for any new or elevated potential impact pathways linking policy to European sites
MM15	Chapter 5; Policy CC1. Policy CC1 Adjacent Tesco Petrol Station, Fishbourne Road Land adjacent to Tesco Petrol Station, Fishbourne Road is allocated for student accommodation to provide at least 130 student bedrooms which is equivalent to 91 35 dwellings on 0.3 ha. (Addendum to Matter 3) The site boundary is	No HRA implications. Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	<p>shown on inset map 3 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the layout, height and mass of buildings respect the character and setting of nearby development provide a scheme of high quality design given its prominent location; • provide a satisfactory means of access; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • provide appropriate noise mitigation measures to reduce the impact of rail noise; • ensure the height of the buildings takes account of its location in relation to surrounding development and protects views of the cathedral; • investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required; • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals. • investigate the extent of any minerals with West Sussex County Council, as Mineral Planning Authority, prior to the commencement 	

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<p>of development;</p> <ul style="list-style-type: none"> provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and provide for future access to the existing surface water and sewerage infrastructure for maintenance and upsizing purposes. 	
MM16	<p>Chapter 5; Policy CC2</p> <p>Policy CC2 Bartholomews, Bognor Road</p> <p>A site of 1.6 ha of land at Bartholomews, Bognor Road is allocated, for a mixed use form of development to include:</p> <ul style="list-style-type: none"> about 57 dwellings; and the retention of the Bartholomews Head Office on the site. <p>The site boundary is shown on inset map 3 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> ensure the layout, height and mass of buildings respect the character and setting of nearby development ensure the scale of the new development retain the Bartholomews Head Office on the site for employment; provide a satisfactory means of access for office development on to Bognor Road, with the residential access via the Arundel Park 	<p>No HRA implications.</p> <p>Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<p>Estate on to Florence Road;</p> <ul style="list-style-type: none"> • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • provide appropriate noise mitigation measures to reduce the impact of noise from the A27 and adjacent railway; • investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required; • investigate the extent of any minerals with West Sussex County Council, as Mineral Planning Authority, prior to the commencement of development; • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; and • provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. 	
MM17	<p>Chapter 5, Policy CC3</p> <p>Policy CC3 117 The Hornet</p> <p>Land at 117 The Hornet is allocated for residential development for about 35 dwellings on 0.3 ha. The site boundary is shown on inset map 5 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p>	<p>No HRA implications.</p> <p>Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	<p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • ensure the layout, height and mass of buildings respect the character and setting of nearby development ensure the scale of the new development must respect the character and setting of nearby development; • provide a satisfactory means of access; • provide appropriate landscaping to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site to identify any necessary mitigation measures required; • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development; • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals; and • provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. 	
MM18	Chapter 5; Policy CC4.	No HRA implications.

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<p>Policy CC4 Shopwyke Strategic Development Location, Oving In conjunction with Policy 16 Shopwyke Strategic Development Location of the Chichester Local Plan: Key Policies 2014-2029 the site at Shopwyke Lakes is allocated for about 585 homes with the site boundary being shown on inset map 6 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map. The site will be developed in accordance with the following site specific criteria. Development shall:</p> <ul style="list-style-type: none"> • ensure the additional dwellings are developed in accordance with the principles established within the existing masterplan and design code for the Shopwyke Strategic Development Location. These include: <ul style="list-style-type: none"> ○ ensure the layout, height and mass of buildings respect the character and setting of nearby development a scheme which is of high quality design given its prominent location; ○ provision of satisfactory means of access; ○ provision of appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; ○ that the scheme makes appropriate provision for open space and green space; 	<p>Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
MM19	<p>Chapter 5; Policy CC6</p> <p>Policy CC6 High School, Kingsham Road</p> <p>Land at High School, Kingsham Road is allocated for B1 employment on 1.07 ha, with the site boundary being shown on inset map 7 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <p>be subject to confirmation that the land is surplus to requirements for educational purposes;</p> <ul style="list-style-type: none"> • include approximately 7,200 square metres of floorspace suitable for B1a office uses; • be a high quality scheme ensure the layout, height and mass of 	<p>No HRA Implications</p> <p>This site is referred to as EMP1511 in the HRA undertaken if the Site Allocation Submission DPD in November 2016. This site allocation is located 1.8km from the Chichester and Langstone Harbours SPA and Ramsar site.</p> <p>The adopted Chichester District Council Local Plan: Key Policies 2014-2029 Policy 3 The Employment and Employment Provision (that has been subject to HRA) provides for 25ha of B1 office use, and changes to Policy CC6 do not alter this quantum, merely detail the a quantum to be specifically developed at this site allocation. The floorspace of development identified in this policy does not provide for a new quantum of employment</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	<p>buildings respect the character and setting of nearby development given its prominent location in the street scene;</p> <ul style="list-style-type: none"> • investigate opportunities to retain the existing building frontage; • provide a satisfactory means of access; • provide parking requirements within the site; • be supported by a Travel Plan and a Vehicle Tracking and Road Safety Audit; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development. • consider the presence of minerals and the impact of sterilisation, as required by National Policy, as set out in the relevant safeguard policy. The Minerals Planning Authority should be consulted on development proposals. 	<p>development, beyond that previously subject to HRA.</p> <p>There are no new impact pathways present and the change is not considered to materially affect the previous conclusion that there would be no likely significant effect of the European site through loss of off-site feeding and roosting habitats for bird species.</p>
MM20	<p>Chapter 5, Policy CC7 Plot 12 Terminus Road (Chichester Enterprise Hub)</p>	<p>No HRA Implications This site is referred to as EMP1513 in the HRA</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	<p>Land at Plot 12 Terminus Road is allocated for B1, B2 and B8 employment on 2.4 ha, with the site boundary being shown on inset map 8 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • include approximately 2,400 square metres of floorspace should be suitable for B1a office uses; • be a high quality scheme ensure the layout, height and mass of buildings respect the character and setting of nearby development given its prominent location as a Gateway to the city; • ensure any significant negative traffic impact is mitigated on the local and strategic road network; • provide a satisfactory means of access; • provide parking requirements within the site; • be supported by a Travel Plan and Transport Assessment, and include a cumulative impact assessment on local roads; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site 	<p>undertake if the Site Allocation Submission DPD in November 2016. This site allocation is located 730m from the Chichester and Langstone Harbours SPA and Ramsar site.</p> <p>The adopted Chichester District Council Local Plan: Key Policies 2014-2029 Policy 3 The Employment and Employment Provision (that has been subject to HRA) provides for 25ha of B1 office use, and changes to Policy CC7 do not alter this quantum, merely detail the a quantum to be specifically developed at this site allocation. The floorspace of development identified in this policy does not provide for a new quantum of employment development, beyond that previously subject to HRA.</p> <p>There are no new impact pathways present and the change is not considered to materially affect the previous conclusion that there would be no likely significant effect of the European site through loss of off-site feeding and roosting habitats for bird species.</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<p>and verify that where required any contamination can be dealt with by remediation; and</p> <ul style="list-style-type: none"> investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development. Consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals . 	
MM21	<p>Chapter 5; Policy CC8.</p> <p>Fuel Depot Site, Bognor Road (adjacent to Springfield Park), Oving Land at Fuel Depot Site, Bognor Road, Oving is allocated for B1, B2 and B8 employment on 3.8 ha within an overall site area of 4.8 ha allowing part of the overall site area (1 ha) to be developed in line with the waste uses identified in the West Sussex Waste Local Plan (2014) with the site boundary being shown on inset map 9 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map. The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> ensure any significant negative traffic impact is mitigated on the local and strategic road network; provide a satisfactory means of access onto the A259; 	<p>No HRA implications.</p> <p>Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	<ul style="list-style-type: none"> • provide parking requirements within the site; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • ensure that the design of the site takes account of part of the site (1ha), which is identified for waste uses in the West Sussex Waste Local Plan; and • investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation. • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. • Proposals including enabling non-business uses classes will only be permitted where it has been clearly demonstrated with substantiated evidence, which may include a sequential test, impact assessment and viability assessment, that proposals for only business uses (B1, B2, and B8) are not economically viable. 	
MM22	<p>Chapter 5; Policy CC9.</p> <p>Springfield Park (adjacent to Fuel Depot), Oving</p> <p>Land at Springfield Park, Bognor Road, is allocated for B1, B2 and B8 employment on 2.2 2.4 ha with the site boundary being shown on inset map 10 of the Site Allocation DPD and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p>	<p>No HRA implications.</p> <p>Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	<p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • investigate developing this site either individually or in conjunction with the adjacent Fuel Depot site to deliver a more comprehensive site; • ensure any significant negative traffic impact is mitigated on the local and strategic road network; • provide a satisfactory means of access; • provide parking requirements within the site; • be supported by a Road Safety Audit; • provide appropriate landscaping and screening to minimise the impact of development on the setting of the city and the surrounding area; • investigate the extent and type of any contamination on the site and verification that where required any contamination can be dealt with by remediation; and • investigate the extent of any minerals in consultation with West Sussex County Council, as the Minerals Planning Authority, prior to the commencement of development. • consider the presence of minerals and the impact of sterilisation, as required by National Policy, and set out in the relevant safeguarding policy. The Minerals Planning Authority should be consulted on development proposals. 	

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM23	Chapter 6; para 6.4. Minor text amendments to provide clarity and in response to Examination Hearing.	No HRA implications. Modifications do not provide for any new or elevated potential impact pathways linking policy to European sites
MM24	<p>Chapter 7; Policy HN1.</p> <p>Land south of Reedbridge Farm Land south of Reedbridge Farm is allocated for residential development for 7 dwellings on 0.5ha. The site boundary and settlement boundary is shown on inset map 12 and the Chichester Local Plan: Key Policies 2014-2029 policies map.</p> <p>The site will be developed in accordance with the following site specific criteria.</p> <p>Development shall:</p> <ul style="list-style-type: none"> • provide a satisfactory means of access either through the development to the south or from the access track to the north of the site; • be adjacent to the development to the south and provide open space or green buffer landscaping to the north between the development and Reedbridge Farm; • ensure that any parking spaces lost from the adjacent development to the south, if required to provide a satisfactory means of access, be replaced within the site; • safeguard trees protected by a Tree Preservation Order on the site; and 	No HRA implications. Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM25	<ul style="list-style-type: none"> provide appropriate landscaping and screening to minimise the impact of development on the setting of Hunston and the surrounding area. <p>Chapter 8; Text and Policy LY1. Remove the allocation of Land to the rear of Sturt Avenue and any further references to the allocation of the site within the Site Allocation DPD.</p> <p>8.1 Policy 5 of the Chichester Local Plan identifies an indicative housing number of 10 for Lynchmere Parish.</p> <p>8.2 Lynchmere Parish Council is not working on a neighbourhood plan at the present time.</p> <p>8.3 It was initially concluded that there were no suitable sites with the potential to deliver the indicative housing number identified for the parish of Lynchmere. However, during the consultation stages further information was submitted regarding a site which was previously assessed and discounted using the Site Assessment Methodology. The suitability and deliverability of the site was reconsidered and it is proposed to identify the site for allocation.</p> <p>8.4 The number of dwellings shown for the site is indicative and based on known site characteristics such as flooding and protected trees. The access via Sturt Avenue is located within Waverley Borough Council. It is likely that planning permission will need to be sought from Chichester District and Waverley Borough Councils.</p>	<p>No HRA implications.</p> <p>This modification is for the removal of text and policy relating to Land to the rear of Stuart Avenue. The removal of this text and policy does not provide any new or elevated potential impact pathways linking policy to European sites</p>

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
MM26	<p>8.5 The existing Settlement Boundary currently extends beyond the Chichester District boundary. The Settlement Boundary has therefore been redrawn to follow the Chichester District boundary and reflect the proposed allocation.</p> <p>Policy LY1</p> <p>Land to the rear of Sturt Avenue</p> <p>Land to the rear of Sturt Avenue, Camelsdale is allocated for residential development for 10 dwellings on 0.66ha.</p> <p>The site will be developed in accordance with the following site specific criteria:</p> <p>Development shall:</p> <ul style="list-style-type: none"> • provide a satisfactory means of vehicular and pedestrian access to the site via Sturt Avenue; • be supported by a Biodiversity Enhancement and Mitigation Scheme and include measures to protect key species and habitats on site and measures to improve habitat connectivity between the adjacent Hammer Moor Site of Nature Conservation Importance; • provide a design and layout of high quality which respects the characteristics of the site and is supported by a tree survey that includes measures to safeguard and minimise the impact of development on protected trees; and • provide a methodology for foundation design of the buildings and structures, including depths, materials and density of piling, if required. 	No HRA implications.

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck-through and additional text shown in bold))	Potential HRA Implications
	Minor new text added in response to Examination Hearing.	Modifications do not provide any new or elevated potential impact pathways linking policy to European sites
MM27	Chapter 9: para 9.3. Minor new text added to improve clarity and in response to Examination Hearing.	No HRA implications. Modifications do not provide any new or elevated potential impact pathways linking policy to European sites
MM28	Chapter 10; Policy PL1 Land north of Little Springfield Farm Land north of Little Springfield Farm is allocated for residential development for about 10 dwellings on 0.4ha. The site boundary is shown on inset map 15 and the Chichester Local Plan: Key Policies 2014-2029 policies map.	No HRA implications. Modifications to this policy do not provide for any new or elevated potential impact pathways linking policy to European sites
MM29	Chapter 11; para 11.2. A factual update relating to the progress of the West Wittering Neighbourhood Plan	No HRA implications. Modifications do not provide any new or elevated potential impact pathways linking policy to European sites
MM30	Chapter 11; para 11.3. Minor new text added to improve clarity and in response to Examination Hearing.	No HRA implications. Modifications do not provide any new or elevated potential impact pathways linking policy to European sites
MM31	Chapter 12' Appendix 3. Add new Appendix 3: Monitoring Framework .	No HRA implications.

Modification number	Type of Change (where included ² : modified text (deleted text shown as struck through and additional text shown in bold))	Potential HRA Implications
	Additional text added relating to monitoring of targets.	Modifications do not provide any new or elevated potential impact pathways linking policy to European sites



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