

## Chichester District Council

# Sustainability Appraisal of the Site Allocation Development Plan Document 2014-2029

## Post Adoption Statement – January 2019

### 1. Introduction

1.1 Following the Planning Inspector's Report to Chichester District Council (CDC) on the 26 October 2018, the Council adopted the Site Allocation Development Plan Document 2014-2029 on 22 January 2019. Copies of the Development Plan Document (DPD), the accompanying Sustainability Appraisal (SA) and this statement may be viewed free of charge at East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY or at the following website:

<http://www.chichester.gov.uk/siteallocation>

1.2 The plan's preparation has been accompanied by a Sustainability Appraisal (SA) process, which also meets the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004.

1.3 In accordance with Part 4 of those regulations, this statement sets out:

- (a) how environmental considerations have been integrated into the plan;
- (b) how the environmental (SA) report has been taken into account;
- (c) how opinions expressed in response to consultations on the Sustainability Appraisal have been taken into account;
- (d) the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and
- (e) the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan.

### 2. How environmental considerations have been integrated into the Site Allocation Development Plan Document

2.1 The Site Allocation Development Plan Document is the daughter document of the adopted Chichester Local Plan: Key Policies (adopted Local Plan) and has gone through a number of stages in its preparation, these are detailed in the table below. Each of these stages has been accompanied by an SA report that identifies the environmental and wider sustainability issues affecting the options for plan development, and ultimately the submitted and adopted plan policies.

<b>Stages</b>	<b>Documents produced</b>	<b>Date of Consultation</b>
Stage 1	Sustainability Appraisal Scoping Report (prepared for the Local Plan 2014-2029)	June 2008
Stage 2	Initial Sustainability Appraisal of the Site Allocation Preferred Approach (dated November 2015)	07/01/2016-18/02/2016
Stage 3	Sustainability Appraisal revised for the 'Further Consultation Site Allocation Preferred Approach DPD' (dated July 2016). Note: this revision of the DPD and the SA dealt specifically with issues related the parishes of Bosham, East Wittering and Bracklesham, and Lynchmere	28/07/2016-23/09/2016
Stage 4	Sustainability Appraisal of the 'Site Allocation Proposed Submission Development Plan Document' (dated December 2016)	01/12/2016-26/01/2017
Stage 5	Sustainability Appraisal of the Site Allocation Submission Development Plan Document (dated March 2017, examination reference SA04)	Submitted 31 March 2017, Examination September 2017
Stage 6	Sustainability Appraisal of the Main Modifications to the Site Allocation DPD (dated January 2018)	01/02/2018-16/03/2018

2.2 Stage 1, the scoping report, sets out the environmental baseline issues and data for the plan area, and on the basis of these identifies a SA framework for assessing options as they develop in the subsequent stages 2-6 and so identify the environmental considerations which may be taken into account in the next stage of plan preparation.

2.3 The SA reports set out the policy options which have been considered through the various stages of plan preparation and their predicted implications for sustainable development, including environmental issues. The SA reports are used to inform the decision making process, thus integrating environmental issues into the plan policies. However the SA assessments were not intended to determine decision making on their own, other planning factors were also taken into account in option selection and decision making. The reports also help to inform the public response to the consultations before the submission stage version was prepared.

### **3. How the Environment Report (SA reports 2015-2018) has been taken into account**

3.1 . The main purpose of a Sustainability Appraisal is to appraise the social, environmental and economic effects for the site allocation options in the Local Plan so that decisions that have been made are in accordance to the objectives of sustainable development. The site options may not fully achieve all the

sustainability objectives at the same time but the aim of the process is to ensure that they contribute towards all of the objectives as far as possible

3.2 . Appendices 1 and 2 of the Site Allocation DPD set out the long list of sites from which the plan process started. The SHLAA id numbers used in these appendices have been used in the SA assessment tables for ease of cross-reference. From this long list a shorter list of deliverable and relevant sites was developed, guided by the requirements in the adopted Local Plan. These are:

- For Residential: sites excluding those parishes that are nearing the Pre-Submission of their neighbourhood plan or have a plan in a more advanced stage. Only sites with a minimum site size of 0.25 hectares or capable of accommodating at least 5 dwellings have been considered.
- The Site Allocation DPD for residential development addresses Chichester city and sites surrounding the Chichester city Settlement Boundary in neighbouring parishes (including sites separated from the Settlement Boundary by the A27) (in line with adopted Local Plan Policy 5 - Parish Housing Sites 2012-2029) and the parishes of Bosham Boxgrove; Lynchmere; Hunston; Plaistow and Ifold (in line with adopted Local Plan Policy 2 – Development Strategy and Settlement Hierarchy, Policy 5 - Parish Housing Sites 2012-2029 and Policy 7 - Neighbourhood Development Plans.
- For Employment: sites within or close to Chichester city as identified in the adopted Chichester Local Plan - Policy 3 the Economy and Employment Provision 1.11.

3.3 The Options that met these criteria were then assessed in full in the assessment matrices of the SA reports. Options were grouped together where they formed alternatives. For example all the residential sites for a settlement would form a group, but potential employment sites within the same settlement of Parish would form another group.

3.4 The assessments (together with summary bar charts and short written summations) were presented during the public consultations listed above in order to inform response to the consultation.

3.5 The findings of the Initial SA report were reported to the Council's Development Plan and Infrastructure Panel meeting on 19<sup>th</sup> November 2015, and considered by Members. Cabinet and then Council approved the SA report as being suitable for public consultation.

3.6 The Site Allocation Development Plan Document chooses options for each settlement area based on: the options considered in the early stages of plan

development; the options assessed in the SA report; and on other evidence and background studies. However for each settlement area changes between options (site choice) and changes to options to improve any negative impacts (called mitigation) were both possible.

3.7 The main way in which the SA has been taken into account is in choosing those site options with largely positive sustainability impacts and fewest negative assessments for each settlement area. Only then was mitigation through policy wording alterations considered.

3.8 Following consultation responses, some further changes to policy options and the SA were proposed and consulted on between 1 December 2016 and 26 January 2017. These were mainly based on the public consultation responses and were informed by but not determined by the SA report findings.

#### **4 How opinions expressed in response to consultations on the Sustainability Appraisal have been taken into account.**

4.6 For each of the 6 stages in Table 2.1, the SA report has been subject to public consultation, which included the statutory consultees the Environment Agency, Natural England and Historic England (formerly English Heritage).

4.7 Where consultation responses specific to the SA reports were received these were recorded on the local plan consultation database (Objective) and each one was specifically addressed and reported back to the Development Plan and infrastructure Panel. Where appropriate, changes were incorporated into the next version of the SA report or the next draft of the Site Allocation DPD itself, depending on the nature of the comment.

#### **5 The reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with.**

5.6 For each of the settlements are considered between 5 and 10 site options have been considered. In each case between none and 2 sites have been selected. All reasonable alternatives have been fully assessed using the common methodology. The brief written summaries, given in each iteration of the SA report, evaluate the main pros and cons for each site option and these, together with consultation responses, form the reasons for choosing the site option now adopted.

5.7 The adopted Local Plan had already determined the level of residential and employment development required, the spatial distribution strategy and the strategic development locations. The options assessed for Site Allocation DPD, therefore tended to have a locally significant impacts, positive or negative on issues included landscape biodiversity, historic environment and transport. Many other impacts were largely predetermined by the level of development required and the housing numbers set in the spatial strategy (both already subject to SA in the preparation of the Key Policies document) For these issues, fewer differences between options were found, for example water use, carbon footprint, economic vitality.

5.8 The Inspector's Report on the Examination of the Site Allocation: Proposed Submission DPD 2014-2029 stated that "Evaluation of the site allocations has been carried out through the SA [SA01-SA05] at each stage of the production of the SA Plan. That evaluated environmental and infrastructure constraints of proposed allocations, along with the consideration of alternatives. A number of objectors queried the methodology adopted in the sustainability appraisal. The methodology included professional planning judgement in evaluating each site against defined criteria, taking account of the views of local people. Generally, I find that it has been positively prepared, justified, effective and consistent with national policy. I note that the sustainability appraisal methodology is the same as that which underpinned the Local Plan. It has therefore been through the rigors of that examination, which adds weight to my conclusions, in this regard." (paragraph 23)

## **6 The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan.**

6.6 Now that the DPD is adopted, the monitoring aspects of the SA framework will come into use as set out in Appendix 3 of the DPD, primarily through the Monitoring Framework of the Local Plan. The monitoring indicators originally set out in the scoping report have in many cases ceased to be collected, or have changed due to the shifting needs for data in the last five years and the reduction in resources available for data collection across central and local government. Wherever possible the same data areas are covered in the monitoring framework of the Local Plan. The framework's indicator set was checked by the SA team to ensure it covered the list of topics required by the SEA directive. These indicators will be used in the Authority's Monitoring report (AMR) of the local plan which will be the primary monitoring mechanism for the SA process.

6.7 The monitoring framework of the Local Plan includes the following indicators (amongst others) that will be important in monitoring of the SA objectives in the implementation of the Local Plan:

- Amount of additional employment land (B uses) developed by type
- Amount of floor-space for 'town centre uses' developed by type within and outside centres
- New homes built each year (net)
- Affordable homes built each year by type and as a percentage of all homes built
- Extent of areas of biodiversity importance: Designated sites and Biodiversity Action Plan priority habitats
- Air Quality Management Areas Nitrogen Dioxide levels
- Conservation Areas with Character Appraisals