

# Sustainability Appraisal (incorporating Strategic Environmental Assessment) for the Southbourne Neighbourhood Plan

SA Report to accompany the submission version of the  
Neighbourhood Plan.

Southbourne Parish Council

February 2021

## Quality information

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## Non-Technical Summary

### What is a Sustainability Appraisal (SA)?

A Sustainability Appraisal (incorporating Strategic Environmental Assessment) has been undertaken to inform the Southbourne Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to help avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

### What is the Southbourne Neighbourhood Plan?

The Southbourne Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

### Purpose of this SA Report

This SA Report, which accompanies the submission version of the Neighbourhood Plan, is the latest document to be produced as part of the SA process. The first document was the SA Scoping Report (November 2019), which includes information about the Neighbourhood Plan area's environment and community. The second document was the SA Report which accompanied the 'pre-submission' version of the Neighbourhood Plan for Regulation 14 consultation (August 2020).

The purpose of this SA Report is to:

- Identify, describe and evaluate the likely significant effects of the Southbourne Neighbourhood Plan and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SA process which has been carried out to date.

The SA Report contains:

- An outline of the contents and main objectives of the Southbourne Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues for the area;
- The SA Framework of objectives against which the Southbourne Neighbourhood Plan has been assessed;
- The appraisal of alternative approaches for the Southbourne Neighbourhood Plan;
- The likely significant effects of the Southbourne Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Southbourne Neighbourhood Plan; and
- The next steps for the Southbourne Neighbourhood Plan and accompanying SA process.

### Assessment of reasonable alternatives for development strategies

#### *Housing Numbers to deliver through the Neighbourhood Plan*

The Neighbourhood Plan is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029', with due regard given to the emerging Local Plan Review.

The Preferred Approach version of the Chichester Local Plan Review (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local

Plan, Policy AL13 provides for 1,250 dwellings to come forward through the neighbourhood planning process. In accordance with Policy AL13, land should be allocated in the Neighbourhood Plan for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any settlement boundary amendments.

The housing number of 1,250 homes was subsequently confirmed to Southbourne Parish Council by Chichester District Council in November 2020.

### *Options for delivering Southbourne's requirement*

In response to this, the Neighbourhood Plan Steering Group has sought to explore different ways of delivering the 1,250 homes required by CDC through a mixed use development incorporating residential, employment and community uses.

A key objective of the Neighbourhood Plan is to deliver new infrastructure in the parish to meet the requirements of existing and future residents. A central element of this would be the delivery of a new road bridge crossing the railway line. This has been identified as a key infrastructure requirement to enable the parish to deliver in the region of 1,250 homes and employment and community uses. In addition to limiting congestion in the parish, this would reduce the reliance on the Stein Road level crossing, which has impacts on road safety for vulnerable road users such as pedestrians and cyclists.

In early 2019, three options were formulated for delivering this scale of mixed use development with associated infrastructure. These are as follows:

- **Option A:** Deliver growth on smaller sites to the south of the railway line and to the east of Southbourne Parish. This would comprise multiple smaller sites under several landowners.
- **Option B:** Deliver growth to the west of Southbourne. Under this option, development would come forward through one landowner under a single masterplan.
- **Option C:** Deliver growth to the east of Southbourne. Under this option, development would come forward through a number of landowners under a single masterplan.

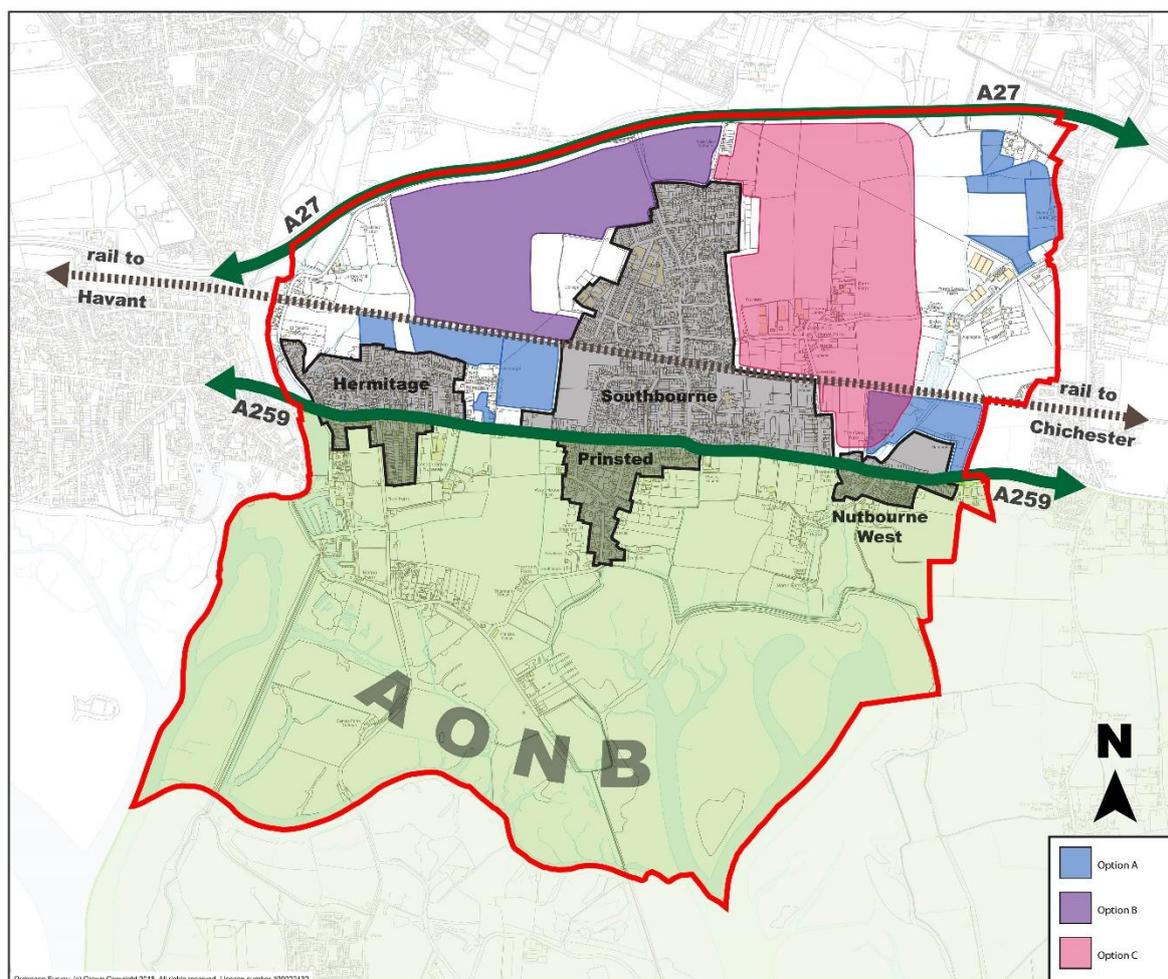
An appraisal of these options was presented in the SA Report accompanying the pre-submission version of the Neighbourhood Plan for Regulation 14 consultation (August 2020). However, during Regulation 14 consultation, in September 2020, an updated Housing and Economic Land Availability Assessment (HELAA) was published by Chichester District Council.<sup>1</sup> The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development over the Local Plan period up to 2037. The HELAA replaces the Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Reviews previously undertaken for the Local Plan by Chichester District Council.

Two additional sites located to the south of the railway line<sup>2</sup> were identified by the HELAA as being potentially suitable for development. In light of this, these sites, which had previously not been identified by the SHLAA as suitable for development, have been included in an updated Option A, and considered in the latest version of the options appraisal presented in this SA Report.

The location of the land to be taken forward under each option is presented below in **Figure NTS1**.

<sup>1</sup> Chichester District Council (September 2020) Housing and Economic Land Availability Assessment 2020 Report, available to access via: <https://www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment>

<sup>2</sup> Sites HSB0006a and HSB0022a



**Figure NTS1: Location of land to be taken forward through Options A, B and C**

Following further consideration of the practicalities of taking these options forward, it was established that Option A is not an option which merits further consideration for the purposes of delivering the housing numbers required through the Neighbourhood Plan. This is given that the option previously sought to deliver smaller sites south of the A259, which lie within the Chichester Harbour AONB. CDC have rejected these sites because of their impact on the AONB. In this context, the combination of the remaining smaller sites proposed through the option would be unable to deliver the housing number required to be delivered through the Neighbourhood Plan. The combination of sites delivered through Option A would also not deliver the new infrastructure identified as being required to accompany new development, including a new primary school, community facilities and a new road bridge crossing over the rail line.

As such, the remaining two options, Options B and C, have been taken forward for further consideration for the purposes of the Neighbourhood Plan. The relative sustainability merits of each option have been appraised against the nine SA themes, with the results described in **Table 4.1** and **Table 4.2** within the main body of the SA report. In addition, mitigation measures are proposed which is anticipated would help limit the potential adverse effects identified of taking forward the development put forward through the options. A summary of the findings of the assessment are provided below.

### Option B

The delivery of new development areas through Option B has the potential to result in significant adverse impacts to the integrity of European and nationally designated sites in the absence of appropriate mitigation measures. The proposed level of development would exceed the SSSI IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will be required in this respect.

From a landscape perspective, the level of growth proposed through Option B will significantly reduce the green gap between the settlements of Southbourne and Westbourne, resulting in an expansion of the settlement boundary to the north west. It will also impact on the gap between Southbourne and Hermitage identified through the Chichester District Council Landscape Gap Assessment as contributing to the open setting of the AONB and as essential in preventing the coalescence of the two settlements and maintaining their separate identities. Areas of the best and most versatile agricultural land are also likely to be permanently lost through development proposals.

However, the level of growth proposed through Option B is likely to positively contribute to community and economic vitality. This is given the potential for delivering a mix of housing types and tenures within the proposals, alongside providing areas of new community infrastructure, open space and employment land. Option B will also lead to positive impacts with respect to the 'health and wellbeing' and 'transportation' SA themes. This is due to the potential to protect and enhance multi-functional green infrastructure networks and active travel through the design of new development areas. Furthermore, Option B is unlikely to significantly impact on the fabric and setting of designated and non-designated heritage assets.

With reference to responding to the climate crisis, Option B will bring positive effects in relation to the 'climate change' SA theme through locating development within proximity to existing services and facilities and public transport links (limiting the need to travel via car) and locating development away from areas at high risk from flooding. Nonetheless, the proposed level of growth will significantly increase the built footprint of the Neighbourhood Plan area, with associated impacts on greenhouse gas emissions.

### Option C

The delivery of new development areas through Option C has the potential to result in significant adverse impacts to the integrity of European and nationally designated sites in the absence of appropriate mitigation measures. The proposed level of development would exceed the SSSI IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will be required in this respect.

From a landscape perspective, the level of growth proposed through Option C will reduce the green gap between the settlements of Southbourne and Hambrook, resulting in an expansion of the settlement boundary to the north east, and the eastern 30% of the site is within the landscape gap identified in the Chichester District Council Landscape Gap Assessment. Areas of the best and most versatile agricultural land are also likely to be permanently lost through development proposals. However, there is the potential to promote the most efficient use of brownfield land at some locations within the PAG.

Furthermore, Option C is likely to impact the fabric and setting of designated heritage assets in the absence of sensitive design techniques.

The south eastern corner of the PAG is within a Waste Infrastructure Consultation Area, and the eastern edge of the PAG is within a Sharp Sand Resource Consultation Area.

The level of growth proposed through Option C is likely to positively contribute to community and economic vitality. This is given the potential for delivering a mix of housing types and tenures within the proposals, alongside providing areas of new community infrastructure, open space and employment land. Option C will also lead to positive impacts with respect to the 'health and wellbeing' and 'transportation' SA themes. This is due to the potential to protect and enhance multi-functional green infrastructure networks and active travel through the design and location of new development areas.

With reference to responding to the climate crisis, Option C will bring positive effects in relation to the 'climate change' SA theme through locating development within proximity to existing services and facilities (limiting the need to travel via car) and locating development away from areas at higher risk from flooding. Nonetheless, the proposed level of growth will significantly increase the built footprint of the Neighbourhood Plan area, with associated increases in greenhouse gas emissions.

### *Choice of sites taken forward for the purposes of the Neighbourhood Plan*

Following the consideration of the assessment of reasonable alternatives for development strategies, evidence base studies and the outcomes of community consultation, Option C has been taken forward through the Neighbourhood Plan. This seeks to deliver the housing target of at least 1,250 dwellings through a single allocation on 'Land East of Southbourne Village'. The Neighbourhood Plan Steering Group's justification for the proposed allocation is as follows:

*"This allocation will result in a step change for the village not dissimilar to the transition of a large village to a small town. This 'exemplary' scheme will deliver a new central focus to the village, the next phase of the 'Green Ring' as a central defining feature serving the new primary school, multifunctional community hub and other associated uses. However, within the parish there are also constraints to development which will require sensitive handling, not least the proximity to the Ham Brook Chalk Stream and the proposed wildlife corridor through which it flows, as well as the impact of development on the setting of the Chichester Harbour AONB and views from the South Downs National Park.*

*"The total amount of housing development over the plan period fits within the current range proposed in Policy AL13 of the emerging Chichester Local Plan. Although access to affordable housing will remain an issue for the long-term sustainability of the village, this provision will go a long way to providing a new stock of affordable homes and opportunities for people to build or commission their own home should they wish, and for the Parish Council to deliver community led housing. The evidence to demonstrate this level of need for new affordable homes is contained in the in the separate Housing Need Survey (CDC, April 2020) in the evidence base.*

*"The policy requirements have been derived from the supporting evidence gathered in the preparation of the plan, including the infrastructure requirements derived from the Local Plan evidence base and measures identified in the Draft Sustainability Appraisal report."*

## **Assessment of the Regulation 14 version of the Southbourne Neighbourhood Plan**

The Southbourne Neighbourhood Plan underwent Regulation 14 'pre-submission' consultation between August and October 2020. The draft Neighbourhood Plan was accompanied by an earlier version of this SA Report, which presented an appraisal of the Regulation 14 plan and reasonable alternatives.

In addition to presenting an appraisal of the pre-submission Neighbourhood Plan policies, the SA Report which accompanied Regulation 14 consultation made the following recommendations:

- Wording which specifically focuses on the protection and enhancement of designated heritage assets within the parish. In this respect, the design mitigation measures listed within Policy SB2 could be enhanced to include the following: *"ensuring that full heritage impact assessments are completed at the planning application stage to help to understand the significance of the heritage features."*
- Enhancing Policy SB2 to include the following sentence: "encouraging programmes of archaeological survey and investigation in locations with a potential archaeological resource, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance." This may include ensuring that an Archaeological Clerk of Works is on site, recording and documenting any finds during the construction of new development areas.

These recommendations were subsequently taken into account when making updates to the Neighbourhood Plan prior to submission.

## Assessment of the submission version of the Southbourne Neighbourhood Plan

Following Regulation 14 consultation, the Neighbourhood Plan was updated to reflect consultation responses, updates to the evidence base and the findings of the SA process.

The current submission version of the Southbourne Neighbourhood Plan presents 22 planning policies for guiding development in the Neighbourhood Plan area.

Utilising the SA Framework of objectives and assessment questions developed during the earlier scoping stage of the SA, the SA process assessed the policies put forward through the submission version of the Southbourne Neighbourhood Plan. The SA Report has presented the findings of the assessment under the following SA Themes:

- Air Quality
- Biodiversity and Geodiversity;
- Climate Change;
- Landscape
- Historic Environment;
- Land, Soil and Water Resources;
- Population and Community;
- Health and Wellbeing; and
- Transportation.

The assessment has concluded that the submission version of the Southbourne Neighbourhood Plan is likely to lead to significant long-term positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SA themes. These benefits largely relate to the Neighbourhood Plan's focus on providing new housing to meet local needs in accessible locations, the protection of existing (and provision of new) community facilities, its focus on sustainable transport use, its support for community vitality, the protection and enhancement of green infrastructure networks in the area and its focus on a high quality public realm and neighbourhood distinctiveness.

The assessment has also concluded that the Neighbourhood Plan will lead to positive effects in relation to the 'Landscape' and 'Historic Environment' SA themes. These benefits largely relate to the Neighbourhood Plan's emphasis on protecting and enhancing the special qualities of the parish, supporting the quality of the public realm, and through incorporating high-quality and sensitive design through new development proposals. It is important to acknowledge that the proposed site allocation does have the potential to negatively impact on the setting of nearby heritage assets in the absence of sensitive design. However, it is anticipated that the mitigation measures proposed through Neighbourhood Plan policies should facilitate the implementation of high-quality design techniques which respect and enhance the setting of heritage assets.

Additionally, the Neighbourhood Plan will bring positive effects in relation to the 'Biodiversity and Geodiversity' SA theme through safeguarding habitats and delivering net gains through proposals. However, given the approaches taken forward through the Neighbourhood Plan will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall. Nevertheless, the provision of the Green and Blue Infrastructure Network through Policy SB13, which includes establishing of a 'Green Ring' within and surrounding Southbourne, should enhance ecological networks within the Neighbourhood Plan area.

Regarding the 'Climate Change' SA theme, the Neighbourhood Plan will potentially lead to positive effects through supporting development proposals in accessible locations within proximity to services and facilities, promoting sustainable transport use, locating development in areas which have a low flood risk potential, and delivering energy efficient housing. However, this is dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design.

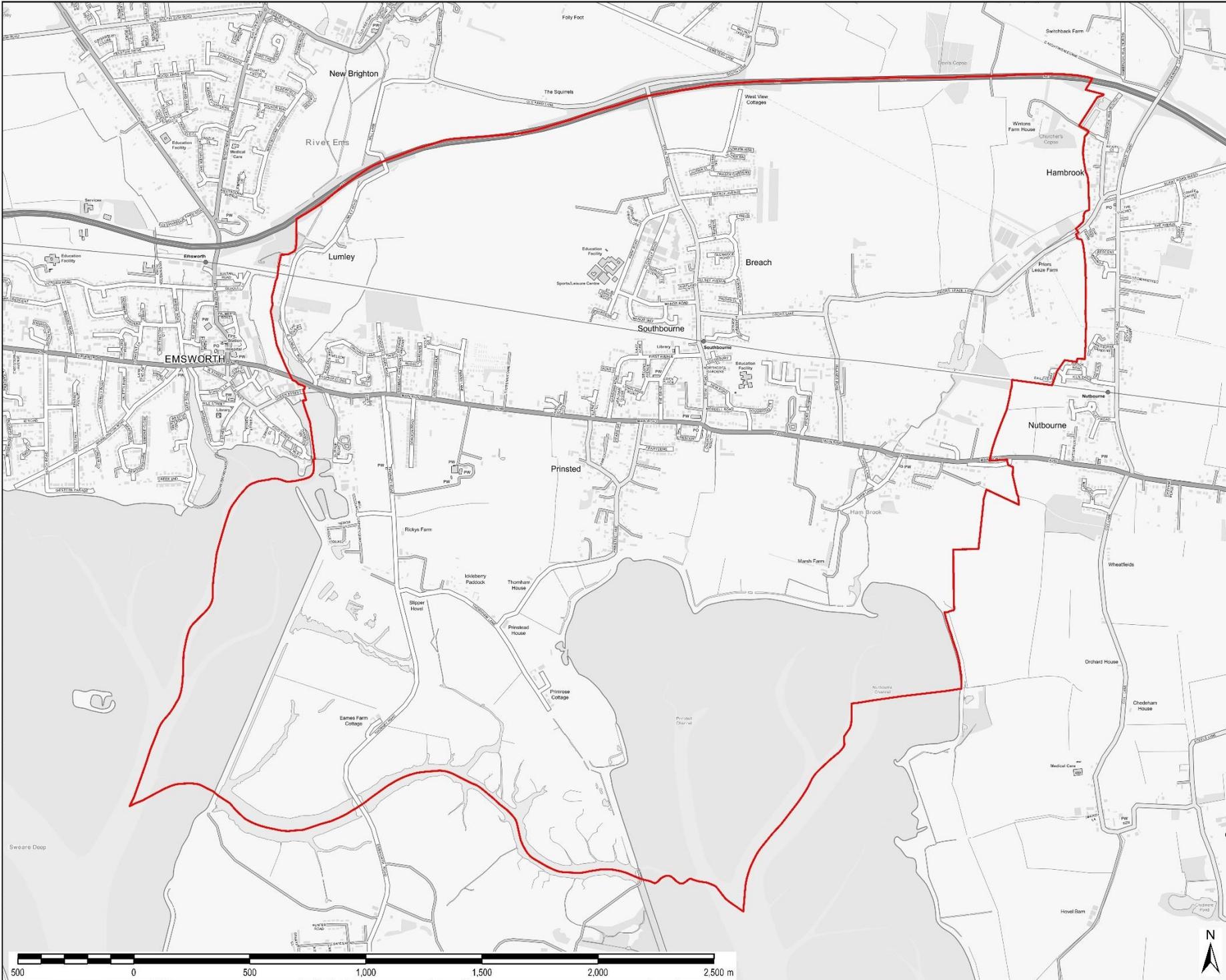
The Neighbourhood Plan will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' and 'Air Quality' SA themes through the implementation of objectives which seek to limit pollution and improve the environmental quality of the parish. However, the Neighbourhood Plan will facilitate a significant proportion of new development on greenfield land which has a likelihood of containing areas comprising the 'best and most versatile' agricultural land. This has the potential to lead to the permanent loss of productive agricultural land in the Neighbourhood Plan area, which cannot be mitigated. Nevertheless, the reuse of previously developed land in some areas of the proposed site allocation on 'Land East of Southbourne Village' will promote the most efficient use of land in these locations.

## Next steps

This SA Report accompanies the Neighbourhood Plan for submission to the Local Planning Authority, Chichester District Council, for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the 'Chichester Local Plan: Key Policies 2014-2029' and the emerging Local Plan Review.

If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Chichester District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Southbourne Neighbourhood Plan will become part of the development plan for Southbourne Parish.



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**LEGEND**  
 Southbourne Neighbourhood Plan Area

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Purpose of Issue: **FINAL**

Client: **SOUTHBOURNE PARISH COUNCIL**

Project Title: **SUSTAINABILITY APPRAISAL FOR THE SOUTHBOURNE NEIGHBOURHOOD PLAN**

Drawn Title: **SOUTHBOURNE NEIGHBOURHOOD PLAN AREA**

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Drawn/Issue: **FIGURE 1.1** Rev: **01**

# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent Sustainability Appraisal (incorporating Strategic Environmental Assessment) in support of Southbourne Parish's emerging Neighbourhood Plan.
- 1.2 The Southbourne Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Adopted Chichester Local Plan: Key Policies (2014-2019), with due regard given to the emerging Chichester Local Plan Review (2016-2035).
- 1.3 This SA Report accompanies the submission version of the Neighbourhood Plan, which was submitted to Chichester District Council in February 2021.
- 1.4 Key information relating to the Southbourne Neighbourhood Plan is presented in **Table 1.1**.

**Table 1.1: Key facts relating to the Southbourne Neighbourhood Plan**

Name of Responsible Authority	Southbourne Parish Council
Title of Plan	Southbourne Neighbourhood Plan
Subject	Neighbourhood Planning
Purpose	<p>The Southbourne Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Adopted Chichester Local Plan: Key Policies (2014-2029), with due regard given to the emerging Chichester Local Plan Review (2016-2035).</p> <p>The Southbourne Neighbourhood Plan will be used to guide and shape development within the Neighbourhood Plan area.</p>
Timescales	To 2037
Area covered by plan	The Southbourne Neighbourhood Plan covers the parish of Southbourne in West Sussex ( <b>Figure 1.1</b> ).
Summary of content	The Southbourne Neighbourhood Plan will identify potential development site(s) for new homes and employment land, and a strategy for improving community facilities and open space. Chichester Council is working with the Parish Council in the neighbourhood planning process <sup>3</sup> .
Plan contact point	Robin Davison, Clerk to the Council Southbourne Parish Council <a href="mailto:clerk@southbourne-pc.gov.uk">clerk@southbourne-pc.gov.uk</a>

<sup>3</sup> Chichester Local Plan: Key Policies 2014 – 2029 pg. 120

## SA screening for the Southbourne Neighbourhood Plan

- 1.5 The Southbourne Neighbourhood Plan was screened in by Chichester District Council as requiring a Sustainability Appraisal (incorporating Strategic Environmental Assessment).
- 1.6 A Neighbourhood Plan requires SA where it is likely to have significant environmental effects. In this respect, the Southbourne Neighbourhood Plan has been screened in as requiring an SA process for the following reasons:
- The Neighbourhood Plan will allocate new development in the parish. This includes potentially in environmentally sensitive locations, such as:
    - locations within sensitivity to the Chichester Harbour Area of Outstanding Natural Beauty (AONB)
    - locations with sensitivity for the historic environment; and
    - locations with sensitivity to European and nationally designated sites for biodiversity, including SSSI Impact Risk Zones.
- 1.7 In light of this screening outcome, an SA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

## SA explained

- 1.8 Sustainability Appraisal (SA) is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA for the Southbourne Neighbourhood Plan seeks to maximise the developing plan's contribution to sustainable development.
- 1.9 SA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive<sup>4</sup>. It also widens the scope of the assessment from focusing on environmental issues to further consider social and economic issues. SA is a legal requirement for Local Plans; however, a Neighbourhood Plan is not a Local Plan and SA is not therefore legally required.
- 1.10 The Southbourne Neighbourhood Plan has been screened in by Chichester District Council as requiring a Strategic Environmental Assessment (SEA). To meet this requirement, the Neighbourhood Plan is undergoing an SA process which incorporates the requirements of the SEA Directive. This mirrors the approach currently being taken for the emerging Chichester Local Plan.
- 1.11 The SA will be undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.12 Two key procedural requirements of the SEA Regulations are that:
- i. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  - ii. A report (the 'Environmental Report') is published for consultation alongside the Draft Plan (i.e. the draft Southbourne Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

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<sup>4</sup> Directive 2001/42/EC

## Structure of this SA report

1.13 This document is the SA Report for the Southbourne Neighbourhood Plan and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations. Each of the four questions is answered in turn within this report, as follows:

**Table 1.2: Questions that must be answered by the SA Report in order to meet the regulatory<sup>5</sup> requirements**

SA Report question	In line with the SEA Regulations, the report must include... <sup>6</sup>
What is the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes.</li> </ul>
What is the sustainability 'context'?	<ul style="list-style-type: none"> <li>The relevant environmental protection <b>objectives</b>, established at international or national level.</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
<b>What's the scope of the SA?</b>	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
What is the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
What are the key issues & objectives?	<ul style="list-style-type: none"> <li>Key <b>problems/issues</b> and <b>objectives</b> that should be a focus of (i.e. provide a 'framework' for) assessment.</li> </ul>
<b>What has plan-making/SA involved up to this point?</b>	<ul style="list-style-type: none"> <li>Outline reasons for selecting the <b>alternatives</b> dealt with (and thus an explanation of the 'reasonableness' of the approach).</li> <li>The likely significant effects associated with <b>alternatives</b>.</li> <li>Outline reasons for selecting the preferred approach in-light of <b>alternatives</b> appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.</li> </ul>
<b>What are the assessment findings at this stage?</b>	<ul style="list-style-type: none"> <li>The likely significant effects associated with <b>the submission version of the plan</b>.</li> <li>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing <b>the submission version of the plan</b>.</li> </ul>
<b>What happens next?</b>	<ul style="list-style-type: none"> <li>The next steps for plan making / SA process.</li> </ul>

<sup>5</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>6</sup> NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

## 2. Local Plan context and vision for the Southbourne Neighbourhood Plan

### Local Plan context for the Neighbourhood Plan

- 2.1 The Southbourne Neighbourhood Plan is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029'<sup>7</sup> (adopted in July 2015), with due regard given to the emerging Local Plan Review. The Local Plan provides the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District.
- 2.2 Neighbourhood plans, including Southbourne's, will form part of the development plan for Chichester, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. The Local Plan provides a clear overall strategic direction for development in Chichester, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.3 In this context, Southbourne is designated as a 'Settlement Hub' within Policy 2 'Development Strategy and Settlement Hierarchy' of the Local Plan. Policy 2 states that the Settlement Hubs will be the focus of new development and facilities. Provisions will be made for the following:
- a new range of homes, workplaces, social and community facilities; and
  - retail development of an appropriate scale to promote the vitality and viability of East Wittering and Selsey village and town centres and enhance provision at Southbourne and Tangmere centres.
- 2.4 A 'Site Allocations Development Plan Document' (DPD) was prepared to help deliver the housing and employment numbers within the Local Plan. Table 1.1 within the DPD confirms that the housing target of 50 dwellings will be achieved through extant planning permissions. Therefore, the DPD does not propose any additional allocations within the Neighbourhood Plan area.<sup>8</sup>
- 2.5 However, Chichester District Council are in the process of undertaking a review of the Local Plan. The Preferred Approach version of the Chichester Local Plan Review<sup>9</sup> (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy AL13 provides for 1,250 dwellings to come forward through the neighbourhood planning process. In accordance with Policy AL13, land should be allocated in the Neighbourhood Plan for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any amendments to the settlement boundary.<sup>10</sup> This housing figure was subsequently confirmed to Southbourne Parish Council by Chichester District Council in November 2020.
- 2.6 Elsewhere in the latest version of the Local Plan Review, Policy S2 'Settlement Hierarchy' lists Southbourne as a 'Settlement Hub'. Whilst Policy S5 'Parish Housing Requirements 2016-2035' does not provide a housing figure for Southbourne Parish, it instead indicates that a strategic allocation for development is made through the Neighbourhood Plan set out within Policy AL13 (Southbourne Parish).

<sup>7</sup> Chichester District Council (2014): 'Adopted Chichester Local Plan: Key Policies 2014-2029', [online] available to download via: <<http://chichester.gov.uk/newlocalplan>> last accessed [09/07/19]

<sup>8</sup> Chichester District Council (2019): 'Site Allocation DPD 2014-2029', [online] available to download via: <<http://chichester.gov.uk/siteallocation>> last accessed [09/07/19]

<sup>9</sup> Chichester District Council (2019): 'Chichester Local Plan Review: Preferred Approach (2016-2035)', [online] available to access via: <<http://chichester.gov.uk/article/30923/Preferred-approach---consultation-December-2018>> last accessed [09/07/19]

<sup>10</sup> Chichester Local Plan Review (2016-2035) [online] available to access via: <<https://www.chichester.gov.uk/chichesterlocalplan2035>> [accessed [27/08/2019]

## Vision, aims and objectives for the Neighbourhood Plan

2.7 The vision statement for the Southbourne Neighbourhood Plan, which was developed during the earlier stages of plan development, is as follows:

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“Southbourne will be a community as well as a place, recognised and admired as an exemplar of modern living in a rural Sussex setting.

It will be the focal point for the Bournes area, a valued harbour community within the Chichester Harbour Area of Outstanding Natural Beauty and a gateway to the South Downs National Park.

Southbourne will be an inclusive, mixed community, enjoying healthy, nature-loving, zero carbon living.”

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### Vision for the Southbourne Neighbourhood Plan

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2.8 The vision is underpinned by a series of objectives grouped under the following headings:

- A strong, integrated community that all residents will feel part of and be proud of;
- A great place to live and work;
- Sensitively planned, with our landscape and heritage protected and celebrated;
- A settlement that sits comfortably and sustainably in its Sussex landscape, applauded for its protection and management of its environmental assets, its promotion of the health and wellbeing of residents including its visionary green ring, and for its status as a haven for nature and wildlife; and
- Adapted and prepared for climate change and zero carbon living.

## 3. What is the scope for the SA?

### SA Scoping Report

- 3.1 The SEA Regulations require that: “*When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.<sup>11</sup> These authorities were consulted on the scope of the Southbourne Neighbourhood Plan SA in November 2019.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
  - Baseline data against which the Neighbourhood Plan can be assessed;
  - The key sustainability issues for the Neighbourhood Plan; and
  - An ‘SA Framework’ of objectives against which the Neighbourhood Plan can be assessed.
- 3.3 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

**Table 3.1: Consultation responses received on the SA Scoping Report**

Consultation response	How the response was considered and addressed
<p><b>Natural England</b>  <i>Alison Giacomelli, Sussex and Kent Area Team (email response received on 26<sup>th</sup> November 2019)</i></p>	
<p>Natural England’s remit extends to the chapters of the Scoping Report on Biodiversity and Geodiversity, Climate Change and Landscape. We do not have any particular comment to make on the sustainability objectives or appraisal questions set out in these chapters. However, we would like to raise two issues in relation to designated nature conservation sites, which we have been discussing with Chichester District Council (CDC) regarding their Local Plan Review, and which are relevant to Southbourne Neighbourhood Plan.</p>	<p>Comment noted.</p>

<sup>11</sup> In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because ‘*by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme*’.

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## Consultation response

## How the response was considered and addressed

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### Deterioration of the Water Environment

There is existing evidence of high levels of nitrogen and in some cases phosphorus in the Solent water environment with evidence of eutrophication at some designated sites including Chichester Harbour. The Partnership for Urban South Hampshire (PUSH), Natural England (NE), and Environment Agency (EA) have been jointly working to develop an Integrated Water Management Strategy (IWMS) and dialogue between the PUSH and Chichester Harbour Water Quality Group is ongoing. This examines the potential for the PUSH region to accommodate future housing growth without having a detrimental effect upon the water environment. A Water Quality Working Group has been set up to identify and analyse the existing evidence gaps and evaluate the need for strategic mitigation measures and Chichester District Council's inclusion in this assessment is under discussion. However, there is currently uncertainty as to whether there is sufficient capacity to accommodate new housing growth in areas served by wastewater treatment works (WwTW) that discharge to the European sites.

Comment noted.

Policy SB19 'Mitigating Effects on European Designated Sites' within the submission version of the Southbourne Neighbourhood Plan recognises and acknowledges the nitrates issues within the Solent water environment, and states the following:

"Proposals for development must demonstrate the effectiveness of their nitrate neutrality measures to ensure no adverse impact on the Chichester Harbour receiving waters in accordance with Natural England's latest guidance."

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### Deterioration of the Water Environment

As the proposal is for Southbourne NP to include housing allocations, this has inevitable wastewater implications. It is Natural England's view that these implications, and all other matters capable of having a significant effect on designated sites in the Solent including those in Chichester Harbour, must be addressed in the ways required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Comment noted. Policy SB22 'Adapting to Climate Change – Water Infrastructure and Flood Risk' within the submission version of the Southbourne Neighbourhood Plan seeks to ensure that development proposals appropriately consider the management of wastewater.

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### Deterioration of the Water Environment

Natural England has advised Chichester District Council that the wastewater implications of their Local Plan are examined under the Habitats Regulations, and that the existing nutrient and conservation status of the receiving waters be taken into account. We have recommended that a policy for the achievement of nutrient neutrality for housing allocations connecting to wastewater treatments works that discharge to Chichester Harbour, as this is a means of ensuring that development does not add to existing nutrient burdens. Natural England has prepared a methodology setting out how this can be achieved, which can be provided on request. We advise that Southbourne NP follow the same approach that we have advocated for Chichester District, and would be happy to work with the Parish Council on this if requested.

Comment noted.

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## Consultation response

## How the response was considered and addressed

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### Safeguarding Land for Climate Change Adaptation

Natural England have requested that Chichester District Council consider adding a policy to their Local Plan Review, which would sit below policy S25 (The Coast) and would safeguard all the low lying areas (outside Settlement Boundaries) around Chichester Harbour for climate change adaptation land. We would like to see the highest priority for this land to be restoration of saltmarsh habitats to address historic losses of protected habitats (and thereby contribute to legal requirements under the Conservation of Habitats and Species Regulations 2018 (as amended) and the Wildlife and Countryside Act 1981 as amended). This approach would also help deliver improved ecosystem services, enhancing natural capital and, if sufficient land is restored, may also contribute to an additional net gain in biodiversity. Ecosystem services provided by saltmarsh and some other seminatural coastal habitats include provision of biodiversity, reduced wave action on the coast behind providing flood defence benefits, sequestering of carbon, trapping of sediment and sequestering of nutrients- improving water quality, as well as opportunities for aesthetic improvements of landscape and all the health and wellbeing improvements provided by enjoyment of the coastal environment.

Comment noted.

The submission version of the Southbourne Neighbourhood Plan seeks to protect and enhance biodiversity within the parish, including through the delivery of ecological net gains through development proposals.

This is further discussed within the appraisal of the Neighbourhood Plan presented in Chapter 5 of this SA Report.

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### Safeguarding Land for Climate Change Adaptation

Whilst policy S25 contains support for adaptation to climate change, our view is that a more positive approach to safeguarding land is necessary to realise the ecosystem services set out above, and to address losses of saltmarsh habitat in the Harbour.

Natural England advises that this issue is included in the scope of the Sustainability Appraisal. We would also wish to see a policy in the Neighbourhood Plan safeguarding low lying land adjacent to the harbour (outside existing settlement boundaries) from development.

If you require further support in developing this policy, we are happy to work with you and provide further support as we see this policy as critical to the future conservation status of the European designated sites.

Comment noted. Relevant policies within the submission version of the Southbourne Neighbourhood Plan in this respect include:

Policy SB1 'Development Within and Outside the Settlement Boundaries';

Policy SB2 'Land East of Southbourne Village'; and

Policy SB14 'Biodiversity'.

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In addition, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Comment noted.

The Annex has been a useful source of reference for the preparation of the Neighbourhood Plan, and during the SA process.

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## Consultation response

## How the response was considered and addressed

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### Chichester District Council

*Valerie Dobson, Principal Planning Officer (email response received on 21<sup>st</sup> November 2019)*

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It is accepted that the SEA process is iterative. However, it is important to note that the revised Southbourne Neighbourhood Plan (NP) will be examined against policies in the Chichester Local Plan Review rather than the existing adopted Local Plan. The allocation of sites in the revised NP will need to be in conformity with the Local Plan Review as will other NP policies.

As currently written the emphasis in the scoping report appears to be on policies in the adopted Local Plan. CDC asks that this is revised to take account of policies in the Preferred Approach Local Plan Review, albeit it is agreed these are still emerging and subject to change. In order to ensure the draft neighbourhood plan accords with the policies and housing requirements of the Local Plan Review, the submission version of the draft NP should not be submitted to CDC until after the adoption of the Local Plan Review when the policies will be in their final format and at that stage will form part of the development plan.

Where changes are made to policies in the preferred approach version of the LPR prior to its submission to the Secretary of State, the SEA process for the Neighbourhood Plan will also need to be aware and take account of these changes.

Comment noted.

The submission version of the Southbourne Neighbourhood Plan has been prepared with due regard given to the policies within the emerging Chichester Local Plan Review, alongside the policies within the existing adopted Local Plan.

This is also highlighted within the SA Report, specifically within Chapter 2 and within the 'Housing Numbers to deliver through the Neighbourhood Plan' section of Chapter 4.

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#### Page 25:

Para 4.13 makes reference to the 2008 SFRA. This work has been updated in 2018 to form part of the evidence base for the Local Plan Review, and therefore relevant Neighbourhood Plans, and is available on the CDC website (item 009 on the Evidence list link below). This more up to date study should be used to inform the SEA work. You may also want to check with WSCC as there is ongoing work to update the 2014 West Sussex Local Flood Risk Management Strategy.

<https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review>

Comment noted. The updated documents (where available on the CDC website) have provided an essential point of reference during the SA process.

Relevant policies within the submission version of the Southbourne Neighbourhood Plan in this respect include:

Policy SB22 'Adapting to Climate Change – Water Infrastructure and Flood Risk'.

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Consultation response	How the response was considered and addressed
<p><u>Page 31:</u></p> <p>Although reference is made to the WSCC Landscape Character Assessment work no account appears to have been taken of the CDC Landscape Study work carried out and published in 2018 (item 007a and 034 may be of interest on the Evidence list link below). It is again suggested this information is used to inform the SEA process.</p> <p><a href="https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review">https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review</a></p>	<p>Comment noted. The updated CDC Landscape Study has provided an essential point of reference during the SA process. Relevant policies within the submission version of the Southbourne Neighbourhood Plan in this respect include:</p> <p>Policy SB1 'Development Within and Outside the Settlement Boundaries';</p> <p>Policy SB2 'Land East of Southbourne Village';</p> <p>Policy SB15 'Trees, Woodland and Hedgerows'; and</p> <p>Policy SB17 'Achieving Dark Skies'.</p>
<p><u>Page 35:</u></p> <p>The report correctly identifies the local and national policy framework relating to heritage management and protection. It correctly identifies the wide variety of heritage assets that are worthy of protection in the Southbourne area. It also identifies future heritage management good practice which is consistent with local and national policy.</p> <p>Para 6.25: The Historic Environment Record (HER) that covers this area is the Chichester District HER, so it is this that should have been accessed. For Southbourne parish it contains 131 monument records (including 40 listed buildings) and 20 event records.</p>	<p>Comment noted. The HER has provided an essential source of reference during the SA process.</p> <p>Relevant policies within the submission version of the Southbourne Neighbourhood Plan in this respect include:</p> <p>Policy SB2 'Land East of Southbourne Village'; and</p> <p>Policy SB12 'Protecting Local Heritage Assets'.</p>
<p><u>Page 65:</u></p> <p>Para 11.3 implies that: once the 'draft ('submission') plan has been prepared by the NP group that this will be subjected to SA. It is not clear from the text that the Parish Council's draft plan for the purpose of the PC's own public consultation at Regulation 14 consultation would be subject to SA? CDC assert that the NP should be assessed in its draft form for the PC consultation and then subsequently, if the plan is amended following that consultation and prior to it forming the submission version of the draft NP, the assessment will need to be updated again at that stage to take account of any changes.</p>	<p>An SA Report accompanied the Regulation 14 Consultation for the Southbourne Neighbourhood Plan.</p> <p>The SA Report has been updated to take account of the changes made to the plan following Regulation 14 consultation and accompanies the submission Version of the Southbourne Neighbourhood Plan.</p>

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## Consultation response

## How the response was considered and addressed

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### Historic England

*Robert Lloyd-Sweet, Historic Places Adviser (email response received on 26<sup>th</sup> November 2019)*

Thank you for consulting Historic England on the Scoping Report for SA/SEA of the Southbourne Neighbourhood Plan. I am happy to confirm that we do not have any comments to make on the Scoping report at this time.

Comment noted.

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### Environment Agency

*No response received*

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## Key Sustainability Issues

### Air Quality

- There are no AQMAs within the Neighbourhood Plan area. However, the Air Quality Status Report notes that the road network within the district is vulnerable to air pollution issues associated with congestion.
- There are three AQMAs within Chichester district, all of which are within the city of Chichester, approximately 10km to the east of the Southbourne Neighbourhood Plan area.
- Emissions associated with road transport (primarily NO<sub>2</sub>) are the main pollutant of concern.
- There are two European designated sites within and surrounding the Neighbourhood Plan area which are sensitive to air pollution issues associated with traffic emissions. This is further considered under the 'Biodiversity and Geodiversity' SA theme.

### Biodiversity and Geodiversity

- There are three European designated sites located within and surrounding the Neighbourhood Plan area; the Chichester and Langstone Harbours Ramsar Site and SPA, and the Solent Maritime SAC.
- The integrity of the European designated sites located within and surrounding the Neighbourhood Plan area are threatened by a variety of factors, including (but not limited to): air quality issues, water quality issues, coastal squeeze, loss of functionally linked supporting habitats for birds, and recreational pressures.
- There is one nationally designated site within the Neighbourhood Plan area, which is Chichester Harbour SSSI. The whole of the Neighbourhood Plan area overlaps with a SSSI IRZ for residential, rural residential and rural non-residential development types.
- At the local level, Slipper Mill Pond SNCI, Nutbourne Marshes SNCI and LNR, Brook Meadow (Emsworth) LNR, and Eames Farm LNR are also located within or within proximity to the Neighbourhood Plan area, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC).
- There are a variety of BAP Priority Habitats located within and/or adjacent to the Neighbourhood Plan area, primarily located within the marine environment.

### Climate Change

- Any increases in the built footprint of the Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions in Southbourne.
- Chichester has seen a 33.7% reduction in the percentage of total emissions per capita between 2005 and 2016, lower than the reductions for West Sussex (36.6%), the South East of England (36.7%) and England (37.6%).

- The SFRA for Chichester highlights that there are areas within Southbourne located in Flood Zone 3, which have a high flood risk potential.
- Southbourne is a 'Wet Spot' area, with an estimated 340 properties at risk from surface water and coastal flooding, which will rise in the next 100 years.
- Surface water flooding is an issue for parts of Southbourne, with areas of medium-to-high risk along Thorney Island and south Nutbourne where streams run parallel to the road.

## Landscapes

- The southern section of the Neighbourhood Plan area overlaps with the Chichester Harbour AONB, a nationally protected landscape comprising of ten special qualities documented within the 2014-2019 Management Plan.
- The Neighbourhood Plan area overlaps with the 'Southbourne Coastal Plain LCA' and the 'Chichester Harbour LCA', with a variety of landscape sensitivity issues identified for each LCA within land management guidelines prepared alongside the assessment for West Sussex.
- Chichester District Council have allocated several Tree Preservation Orders in the Neighbourhood Plan area in the interest of their amenity value.
- The views across the Neighbourhood Plan area are an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process.

## Historic Environment

- The Neighbourhood Plan area has a rich historic environment, including a variety of nationally designated heritage assets which are located within the parish, namely: 32 Grade II listed buildings and two Grade II\* listed buildings.
- It is currently not possible to determine whether the Grade II listed buildings within the Neighbourhood Plan area are 'at risk'.
- Designated in April 2005, the Southbourne Conservation Area is classified into four distinct character areas. The Character Area Appraisal outlines several significant features and management proposals to protect and enhance its special qualities,
- The HER for West Sussex contains 44 records for Southbourne Parish.

## Land, Soil and Water Resources

- In terms of the location of the 'best and most versatile' agricultural land, there is a large area of Grade 1 and 2 land within Southbourne village.
- However, there is a lack of evidence to ascertain agricultural land quality for the whole of the Neighbourhood Plan area. National provisional quality datasets indicate Grade 1, 2 and 3 land, and as part of a precautionary approach it is noted that there is the potential for loss of 'best and most versatile' agricultural land.
- There is a network of small streams and ditches which pass through Southbourne and form estuaries.
- The overall ecological quality for the Chichester Harbour is 'moderate'. The reasons for not achieving good status are primarily attributed to the following activities: sewage discharge, poor nutrient management and coastal background dissolved inorganic nitrogen.
- The Neighbourhood Plan area is within the 'Broad Rifer to Chichester Harbour' Surface Water Nitrate Vulnerable Zone.

## Population and Community

- The population of the Neighbourhood Plan area increased at a lower rate between 2001 and 2011 in comparison to the regional and national trends.

- Southbourne has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the parish’s sense of identity.
- Over 35% of residents within the Neighbourhood Plan area are within the 60+ age category, with fewer residents within the younger age categories (0-16 and 16-24) in Southbourne in comparison to the regional and national trends.

## Health and Wellbeing

- 80.2% of residents in the Neighbourhood Plan area consider themselves as having ‘very good health’ or ‘good health’, which is lower than the totals for Chichester (82.6%), the South East (83.6%) and England (81.4%).
- The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited ‘a lot’ is higher than the regional trend and lower than the national trends.
- The 2018 Public Health Profile for Chichester states that the rate of people killed or seriously injured on roads in the district is worse than average.
- The JSNA highlights that annual changes in the 65+ population averaged +2,500 per year between 2002 and 2017, projecting averages of +4,800 per year between 2017 and 2032.

## Transportation

- 84.6% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for the South East (81.4%) and England (74.0%) but broadly aligns to the total for Chichester (84.6%).
- A slightly higher percentage of economically active residents in the Neighbourhood Plan area choose to work from home in comparison to the regional and national trends.
- The total percentage of the working population in the Neighbourhood Plan area choosing to walk or catch a bus, coach or minibus to work (5.8%) is lower than the total for Chichester (10.0%), the South East (10.4%) and England (12.0%).
- The primary route into Southbourne via car (the A259 Main Road) is particularly sensitive to congestion issues during peak times of year (i.e. holiday seasons) and at weekends.
- The nearest train station is in the centre of Southbourne which runs directly to many city networks including Portsmouth, Chichester and Brighton.

## SA Framework

3.4 The SA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard ‘tests’. Each proposal within the Southbourne Neighbourhood Plan will be assessed consistently using the framework.

SA Objective	Assessment questions
<b>Air Quality</b>	
Improve air quality in the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>• Implement measures (such as appropriate planting and provision of Green Infrastructure) which will help support air quality in the Neighbourhood Plan area?</li> </ul>

### Biodiversity and Geodiversity

<p>Protect and enhance all biodiversity and geodiversity</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support the integrity of the European designated sites located within and surrounding the Neighbourhood Plan area boundary, including Chichester and Langstone Harbours Ramsar Site and SPA, and Solent Maritime SAC?</li> <li>• Support the status of the nationally designated sites within and surrounding the Neighbourhood Plan area boundary, including Chichester Harbour SSSI?</li> <li>• Protect and enhance priority habitats and species, including those listed in the annexes of the European Habitats Directive and the European Birds Directive?</li> <li>• Protect and enhance locally designated sites?</li> <li>• Achieve a net gain in biodiversity?</li> <li>• Support enhancements to multifunctional green infrastructure networks?</li> <li>• Support access to, interpretation and understanding of biodiversity and geodiversity?</li> </ul>
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### Climate change

<p>Reduce the contribution to climate change made by activities within the Neighbourhood Plan area</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Reduce the number of journeys made?</li> <li>• Reduce the need to travel?</li> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>• Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce energy consumption from non-renewable resources?</li> </ul>
<p>Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change?</li> <li>• Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change?</li> <li>• Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)?</li> <li>• Ensure the potential risks associated with climate change are considered through new development in the Neighbourhood Plan area?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> </ul>

<b>Landscape</b>	
Protect and enhance the character and quality of landscapes and villagescapes.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Conserve and enhance the natural beauty and special qualities of the Chichester Harbour AONB, in line with the Management Plan?</li> <li>• Conserve and enhance locally important landscape and villagescape features within the Neighbourhood Plan area?</li> <li>• Conserve and enhance local diversity and character?</li> <li>• Protect locally important viewpoints contributing to the sense of place and visual amenity of the Neighbourhood Plan area?</li> </ul>
<b>Historic Environment</b>	
Protect, conserve and enhance heritage assets within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting?</li> <li>• Conserve and enhance the special interest, character and appearance of locally important features and their settings?</li> <li>• Support the integrity of the historic setting of key buildings of cultural heritage interest as listed on the West Sussex HER?</li> <li>• Support access to, interpretation and understanding of the historic evolution and character of the environment?</li> <li>• Conserve and enhance archaeological remains, including historic landscapes?</li> <li>• Support the undertaking of archaeological investigations and, where appropriate, recommend mitigation strategies?</li> </ul>
<b>Land, Soil and Water Resources</b>	
Ensure the efficient and effective use of land.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Promote the use of previously developed land?</li> <li>• Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 1 to 3a agricultural land?</li> <li>• Protect the integrity of mineral safeguarding areas?</li> </ul>
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Reduce the amount of waste produced?</li> <li>• Support the minimisation, reuse and recycling of waste?</li> <li>• Maximise opportunities for local management of waste to minimise export of waste to areas outside?</li> <li>• Encourage recycling of materials and minimise consumption of resources during construction?</li> </ul>
Use and manage water resources in a sustainable manner.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support improvements to water quality?</li> <li>• Minimise water consumption?</li> <li>• Protect surface water resources?</li> </ul>

## Population and Community

<p>Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> <li>• Minimise fuel poverty?</li> <li>• Maintain or enhance the quality of life of existing residents?</li> <li>• Improve the availability and accessibility of key local facilities?</li> </ul>
<p>Reduce deprivation and promote a more inclusive and self-contained community.</p>	
<p>Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Support the provision of a range of house types and sizes?</li> <li>• Support enhancements to the current housing stock?</li> <li>• Meet the needs of all sectors of the community?</li> <li>• Provide quality and flexible homes that meet people's needs?</li> <li>• Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li> <li>• Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>

## Health and Wellbeing

<p>Improve the health and wellbeing residents within the Neighbourhood Plan area.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>• Address the key challenges identified in the JSNA for West Sussex?</li> <li>• Provide and enhance the provision of community access to green infrastructure in accordance with Accessible Natural Greenspace Standards?</li> <li>• Protect and enhance access to nature via greenspace and footpaths and improve access to the countryside for recreational use?</li> <li>• Promote the use of healthier modes of travel?</li> <li>• Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?</li> </ul>
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## Transportation

<p>Promote sustainable transport use and reduce the need to travel.</p>	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"> <li>• Support the key objectives within the LTP for West Sussex?</li> <li>• Reduce the need to travel through sustainable patterns of land use and development?</li> <li>• Enable sustainable transport infrastructure enhancements?</li> <li>• Facilitate working from home and remote working?</li> <li>• Improve road safety?</li> <li>• Reduce the impact on residents from the road network?</li> </ul>
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## 4. What has plan making / SA involved up to this point?

### Introduction

- 4.1 In accordance with the SEA Regulations the SA Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SA up to this point is told within this part of the SA Report. Specifically, this section explains how preparation of the submission version of the Southbourne Neighbourhood Plan has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.
- 4.3 The following sections therefore describe how the SA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for development. Specifically, this chapter explains how the Southbourne Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of housing and community infrastructure in the Neighbourhood Plan area.

### Overview of plan making / SA work undertaken since 2016

- 4.4 Southbourne Neighbourhood Plan's development has been led by the Neighbourhood Plan Steering Group, which includes representatives of the Parish Council and volunteers from the local community.
- 4.5 The Southbourne Neighbourhood Plan was 'made' in December 2015 following a successful referendum. However, the 'made' Neighbourhood Plan is now being reviewed in order to align itself with the emerging Chichester Local Plan Review.
- 4.6 Significant public consultation has been carried out to date to support the review of the 'made' Neighbourhood Plan. This has gathered local views and opinions, with a view to engaging local people throughout the Neighbourhood Plan's development process. This has included events, household questionnaires, meetings, open days, community surveys, and engagement through the Neighbourhood Plan website.
- 4.7 Regulation 14 consultation on the pre-submission version of the Neighbourhood Plan was also undertaken in August 2020.

### Assessment of reasonable alternatives for development strategies

#### *Housing Numbers to deliver through the Neighbourhood Plan*

- 4.8 The Neighbourhood Plan is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029'<sup>12</sup>, with due regard given to the emerging Local Plan Review.
- 4.9 The Preferred Approach version of the Chichester Local Plan Review<sup>13</sup> (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy AL13 provides for 1,250 dwellings to come forward through the

<sup>12</sup> Chichester District Council (2014): 'Adopted Chichester Local Plan: Key Policies 2014-2029', [online] available to download via: <<http://chichester.gov.uk/newlocalplan>> last accessed [09/07/19]

<sup>13</sup> Chichester District Council (2019): 'Chichester Local Plan Review: Preferred Approach (2016-2035)', [online] available to access via: <<http://chichester.gov.uk/article/30923/Preferred-approach---consultation-December-2018>> last accessed [09/07/19]

neighbourhood planning process. In accordance with Policy AL13, land should be allocated in the Neighbourhood Plan for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any settlement boundary amendments.<sup>14</sup>

- 4.10 The housing number of 1,250 homes was subsequently confirmed to Southbourne Parish Council by Chichester District Council in November 2020.

#### *Options for delivering Southbourne's requirement*

- 4.11 In response to this, the Neighbourhood Plan Steering Group has sought to explore different ways of delivering the 1,250 homes required by CDC through a mixed use development incorporating residential, employment and community uses.
- 4.12 A key objective of the Neighbourhood Plan is to deliver new infrastructure in the parish to meet the requirements of existing and future residents. A central element of this would be the delivery of a new road bridge crossing the railway line. This has been identified as a key infrastructure requirement to enable the parish to deliver in the region of 1,250 homes and employment and community uses. In addition to limiting congestion in the parish, this would reduce the reliance on the Stein Road level crossing, which has impacts on road safety for vulnerable road users such as pedestrians and cyclists.
- 4.13 In early 2019, three options were formulated for delivering this scale of mixed use development with associated infrastructure. These are as follows:
- **Option A:** Deliver growth on smaller sites to the south of the railway line and to the east of Southbourne Parish. This would comprise multiple smaller sites under several landowners.
  - **Option B:** Deliver growth to the west of Southbourne. Under this option, development would come forward through one landowner under a single masterplan.
  - **Option C:** Deliver growth to the east of Southbourne. Under this option, development would come forward through a number of landowners under a single masterplan.
- 4.14 An appraisal of these options was presented in the SA Report accompanying the pre-submission version of the Neighbourhood Plan for Regulation 14 consultation (August 2020). However, in September 2020 during Regulation 14 consultation, an updated Housing and Economic Land Availability Assessment (HELAA) was published by Chichester District Council.<sup>15</sup> The purpose of the HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development over the Local Plan period up to 2037. The HELAA replaces the Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Reviews previously undertaken for the Local Plan by Chichester District Council.
- 4.15 Two additional sites located to the south of the railway line<sup>16</sup> were identified by the HELAA as being potentially suitable for development. In light of this, these sites, which had previously not been identified by the SHLAA as suitable for development, have been included in an updated Option A, and considered in the latest version of the options appraisal presented below.
- 4.16 The location of the land to be taken forward under each option is presented in **Figure 4.1**.

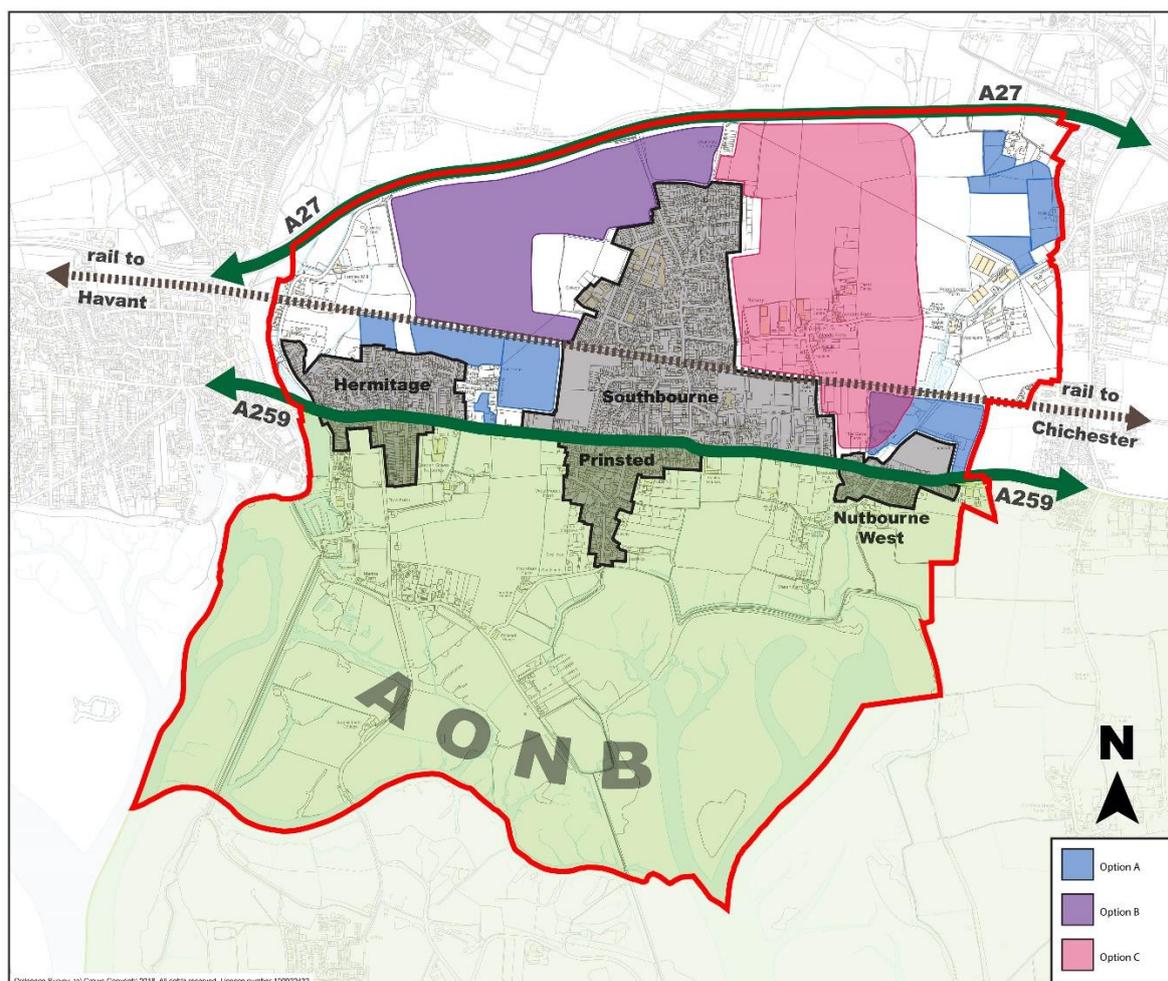
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<sup>14</sup> Chichester Local Plan Review (2016-2035) [online] available to access via:

<<https://www.chichester.gov.uk/chichesterlocalplan2035>> [accessed [27/08/2019]

<sup>15</sup> Chichester District Council (September 2020) Housing and Economic Land Availability Assessment 2020 Report, available to access via: <https://www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment>

<sup>16</sup> Sites HSB0006a and HSB0022a



**Figure 4.1: Location of land to be taken forward through Options A, B and C**

- 4.17 Following further consideration of the practicalities of taking these options forward, it was established that Option A is not an option which merits further consideration for the purposes of delivering the housing numbers required through the Neighbourhood Plan. This is given that the option previously sought to deliver smaller sites south of the A259, which lie within the Chichester Harbour AONB. CDC have rejected these sites because of their impact on the AONB. In this context, the combination of the remaining smaller sites proposed through the option would be unable to deliver the housing number required to be delivered through the Neighbourhood Plan. The combination of sites delivered through Option A would also not deliver the new infrastructure identified as being required to accompany new development, including a new primary school, community facilities and a new road bridge crossing over the rail line.
- 4.18 As such, the remaining two options, Options B and C have been taken forward for further consideration for the purposes of the Neighbourhood Plan. The relative sustainability merits of each option have been appraised against the nine SA themes, with the results described in **Table 4.1** and **Table 4.2** (overleaf). In addition, mitigation measures are proposed which is anticipated would help limit the potential adverse effects identified of taking forward the development put forward through the options.

**Table 4.1: Option B, Deliver growth on Land to the West of Southbourne**

SA theme	Commentary, Option B, Deliver growth on Land to the West of Southbourne	Mitigation measures
Air Quality	<p>The most recently completed air quality Annual Status Report for West Sussex confirms that the road network within the district is vulnerable to air pollution issues associated with congestion. Emissions associated with road transport (primarily NO<sub>2</sub>) are the main pollutant of concern. In this context, the delivery of 1,250 new dwellings within the Potential Area of Growth (PAG) has the potential to exacerbate air quality issues through increasing the number of vehicles on the local road network. However, it is important to note that air quality baselines are relatively low and there are no air quality management areas (AQMAs) within or adjacent to the Neighbourhood Plan area.</p>	<p>Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to the public transport network.</p> <p>Including natural features (trees and open spaces) within new development areas to minimise the dispersal of pollutants, particularly in the most sensitive locations (i.e. adjacent to the existing road network and any new roads which would provide access to new development areas).</p>
Biodiversity and Geodiversity	<p>There are no European or nationally designated sites for biodiversity located within the PAG. However, the whole of the PAG overlaps with Site of Special Scientific Interest Impact Risk Zones (SSSI IRZs) for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). Specifically, the proposed level of development in the PAG will exceed the IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will therefore be required prior to development.</p> <p>With reference to the European designated sites, the Solent Waders and Brent Goose Strategy is a conservation partnership project which aims to conserve the internationally important Brent goose (<i>Branta bernicla</i>) and wading bird populations within and around the Special Protection Areas and Ramsar wetlands of the Solent coast. In this respect, Secondary Support Area C45 for Brent Geese covers most of the PAG. Furthermore, there are hedgerows and trees located along the boundaries and field margins of the PAG.</p>	<p>Implementation of any suggested mitigation measures as recommended by Natural England to minimise impacts to the integrity of European and nationally designated sites. This might include targets for delivering biodiversity net-gains (both on-site and off-site), bolstering ecological corridors and providing suitable accessible natural green space (SANGS). Published in October 2018 by the Solent Waders and Brent Goose Strategy Steering Group, the guidance on mitigation and off-setting requirements report outlines several measures to protect the network of non-designated terrestrial sites that support the European designated sites around the Solent coast. In this regard, a Secondary Support Area has recorded populations of at least 100 birds for any species. Whilst these areas support the function to the Core and Primary Support ecological network, they are generally used less frequently by significant numbers of SPA geese and waders. Nonetheless, the mitigation and off-setting requirements listed on pages 8-10 within the strategy should be applied.</p> <p>Hedgerows and trees located along boundaries and field margins of the PAG should be retained and enhanced (where appropriate) through development proposals.</p>

SA theme	Commentary, Option B, Deliver growth on Land to the West of Southbourne	Mitigation measures
Climate Change	<p>Development of the PAG will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the Neighbourhood Plan area and an intensification of uses at this location. However, with regard to per capita emissions, the PAG is within proximity to the services and facilities in Southbourne, which will help to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the whole of the PAG is within Flood Zone 1.</p> <p>In terms of the surface water flood risk potential, most of the PAG has a 'very low' risk. However, the area of land in the south eastern corner of the PAG has a medium to high risk. Similarly, there is a corridor of land adjacent to the railway line (southern PAG boundary) which has a medium to high risk. This does not significantly encroach into the PAG.</p>	<p><u>Mitigation</u></p> <p>Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to public transport networks.</p> <p>Providing renewable energy and energy efficient materials through the design of the development.</p> <p><u>Adaptation</u></p> <p>Including Sustainable Urban Drainage Systems (SuDS) within the design of development proposals to minimise the risk of surface water run-off.</p> <p>Including permeable materials and natural features within the design to appropriately respond to the potential impacts from more frequent extreme weather events.</p> <p>Ensuring that new development areas are located away from areas at the highest risk from all types of flooding.</p>

SA theme	Commentary, Option B, Deliver growth on Land to the West of Southbourne	Mitigation measures
Landscape	<p>From a landscape perspective, the PAG is not within or within proximity to the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Therefore, an allocation at this location is not likely to have any significant impacts on the special qualities of this nationally designated landscape. At the local level, the results of the West Sussex Landscape Character Assessment indicate that the PAG is within the Southbourne Coastal Plain Character Area. One of the key issues for the character area is from urban development pressures (especially within the gaps between settlements). Development within the PAG would reduce the green gap between the settlements of Southbourne and Westbourne, whilst also significantly expanding the settlement boundary of Southbourne to the north west.</p> <p>This is further reinforced by the findings of the Chichester District Council Landscape Gap Assessment<sup>17</sup>. This has identified the western half of the land covered by the PAG as part of the gap between Hermitage and Southbourne. In this respect the assessment highlights that <i>“The gap to the north of the A259 can be appreciated in views from the AONB to the south. The openness of the gap contributes to the open landscape setting of the AONB.”</i> It also highlights under its recommendations that <i>“It is important that the area between Hermitage and Southbourne is retained as open countryside. The gap is essential in preventing the coalescence of the settlements and maintaining their separate identities.”</i></p> <p>Designated in the interest of their amenity value, Tree Preservation Order (TPO) area 18/00065/TPO is located within the north eastern section of the PAG.</p>	<p>Maintaining the integrity of the gap between the settlements of Southbourne and Westbourne through including the integration of suitable open spaces and landscaping through development proposals.</p> <p>Protecting and safeguarding landscape features and designations which contribute to visual amenity and local distinctiveness, including TPOs.</p> <p>Have regard to the key sensitivities for the Southbourne Coastal Plain Character Area (as identified through the West Sussex Landscape Character Assessment), delivering a high-quality design which positively contributes and responds to the sense of place and the setting of the surrounding landscape.</p>

<sup>17</sup> Terrafirma, on behalf of Chichester District Council (May 2019) Chichester Local Plan Review 2035, Landscape Gap Assessment for Chichester District Council, May 2019

SA theme	Commentary, Option B, Deliver growth on Land to the West of Southbourne	Mitigation measures
Historic Environment	<p>Regarding the historic environment, the PAG does not contain any nationally or locally designated heritage assets or features. The nearest listed buildings are located approximately 350m to the west of the PAG, in the neighbouring settlement of Lumley. This includes the Grade II* listed 'Lumley Mill' along with two Grade II listed buildings. These are potentially visible from the western section of the PAG, given the relatively flat topography and openness of the landscape at this location. However, views are likely to be screened by existing vegetation. The nearest conservation areas are located to the south of the A259, in Prinsted (approximately 500m to the south of the PAG), and to the north of the A27 in Westbourne (approximately 400m to the north west of the PAG). Both conservation areas are screened from view from the existing built-up areas and the relatively flat topography.</p> <p>Following a high-level review of the Historic Environmental Record (HER) for West Sussex, there are 44 records within Southbourne Parish including several Neolithic sites surrounding Chichester Harbour, Roman artefacts and roads, iron age pottery and locally distinctive buildings. Additionally, the Chichester District HER contains 131 monument records (including 40 listed buildings) and 20 event records within Southbourne. Whilst the PAG has the potential to contain non-designated heritage features, it is important to note that detailed information is not readily available as to the location of these features.</p>	<p>Development proposals should be accompanied by a masterplan which appropriately considers the design to respect the local vernacular and the historic character of the existing settlement, retaining any views to the listed buildings in Lumley.</p> <p>Consultation with Historic England to facilitate the implementation of high-quality design techniques which respect and enhance the setting of heritage assets.</p> <p>Archaeological Clerk of Works on site, recording and documenting any finds during the construction of new development areas.</p>
Land, Soil and Water Resources	<p>The whole of the PAG is an area of greenfield, agricultural land. A detailed (ALC) assessment has not been completed in the PAG. However, Natural England's provisional ALC mapping for London and the South East confirms that the whole of the PAG is underlain by Grade 1 (excellent) and Grade 2 (very good) agricultural land. Furthermore, Natural England's predictive ALC mapping for London and the South East indicates that that the PAG has a &gt;60% likelihood of containing best and most versatile (BMV) land for agricultural purposes, aligning to the results of the provisional dataset.</p> <p>The PAG is not within a Minerals or Waste Consultation Area.</p> <p>The whole of the PAG is within the 'Broad Rifer to Chichester Harbour' Surface Water Nitrate Vulnerable Zone (NVZ).</p>	<p>Permanent loss of BMV agricultural land cannot be readily mitigated.</p> <p>Measures to support the productivity of land, including the incorporation of allotments within development areas.</p> <p>Indirectly safeguarding the integrity of land, soil and water resources through the application SuDS, permeable materials and natural features within new development areas.</p>

SA theme	Commentary, Option B, Deliver growth on Land to the West of Southbourne	Mitigation measures
Population and Community	<p>The PAG has the potential to deliver the entirety of the local housing requirement for Southbourne. The PAG is located adjacent to the existing settlement boundary, within proximity to the services, facilities and amenities in Southbourne (along Stein Road).</p> <p>Development within the PAG will facilitate the delivery of 1,250 dwellings of a mix of types and tenures, including areas of new community infrastructure, open space and employment land. This will positively contribute to the community and economic vitality of the Neighbourhood Plan area.</p> <p>Policy 8 'Education' within the currently adopted Southbourne Neighbourhood Plan allocates land to the west of Bourne Community College (eastern section of the PAG) for outdoor educational and recreational uses, and for any ancillary buildings related to the recreation use.</p>	<p>Development proposals must have regard to the provisions of Policy 8 'Education' within the currently adopted Southbourne Neighbourhood Plan.</p> <p>Ensuring that new development areas are located within proximity to and provide connectivity (via safe footpaths and/or cycle routes) to local services, facilities and amenities.</p>
Health and Wellbeing	<p>The PAG is located adjacent to the existing settlement boundary, within proximity to the services, facilities and amenities in Southbourne (along Stein Road).</p> <p>Policy 3 within the currently adopted Southbourne Neighbourhood Plan establishes a Green Ring around the village of Southbourne, comprising a variety of green infrastructure assets including informal open space, allotments, a playing field and a footpath / cycle network. In this respect, the Green Ring overlaps with the eastern section of the PAG.</p> <p>Noise and air pollution issues are a potential concern given the A27 is located directly to the north of the PAG.</p>	<p>In line with Policy 3 of the Neighbourhood Plan, development proposals that lie within the broad location of the Green Ring can be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features or that will prejudice the completion of the Green Ring should be resisted.</p> <p>Ensuring open space provision within the PAG is delivered in conjunction with the development of a comprehensive multifunctional green infrastructure network for the parish.</p> <p>Locating new development areas at an appropriate distance from the A27 to minimise air and noise pollution issues.</p> <p>Ensuring that new development areas are located within proximity to and provide connectivity (via footpaths and/or cycle routes) to local services, facilities and amenities.</p>

SA theme	Commentary, Option B, Deliver growth on Land to the West of Southbourne	Mitigation measures
Transportation	<p>There is a public right of way (PRoW) passing through the central section (north to south) of the PAG, and alongside the northern boundary of the PAG. The PRoWs provide connectivity to the neighbouring settlements of Westbourne (to the north west of the PAG), Hermitage (south west of the PAG) and Southbourne (south east of the PAG). The PRoWs provide pedestrian access and connectivity to local services, facilities and amenities in the parish, including along Stein Road in Southbourne.</p> <p>The PAG is within proximity to local public transport networks, with Southbourne railway station located along Stein Road, and bus services located to the south on the A259. This will help reduce the need to travel and support accessibility to key services and facilities.</p>	<p>Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to local public transport networks.</p> <p>Implementing traffic calming measures to minimise congestion at the most sensitive locations.</p> <p>Considering the inclusion of a new junction to improve the capacity of the local road network to accommodate additional traffic, whilst also preventing any increases in congestion along key routes through the Neighbourhood Plan area (particularly Stein Road).</p>

### Summary

The delivery of new development areas through Option B has the potential to result in significant adverse impacts to the integrity of European and nationally designated sites in the absence of appropriate mitigation measures. The proposed level of development would exceed the SSSI IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will be required in this respect.

From a landscape perspective, the level of growth proposed through Option B will significantly reduce the green gap between the settlements of Southbourne and Westbourne, resulting in an expansion of the settlement boundary to the north west. It will also impact on the gap between Southbourne and Hermitage identified through the Chichester District Council Landscape Gap Assessment as contributing to the open setting of the AONB and as essential in preventing the coalescence of the two settlements and maintaining their separate identities. Areas of the best and most versatile agricultural land are also likely to be permanently lost through development proposals.

However, the level of growth proposed through Option B is likely to positively contribute to community and economic vitality. This is given the potential for delivering a mix of housing types and tenures within the proposals, alongside providing areas of new community infrastructure, open space and employment land. Option B will also lead to positive impacts with respect to the ‘health and wellbeing’ and ‘transportation’ SA themes. This is due to the potential to protect and enhance multi-functional green infrastructure networks and active travel through the design of new development areas. Furthermore, Option B is unlikely to significantly impact on the fabric and setting of designated and non-designated heritage assets.

With reference to responding to the climate crisis, Option B will bring positive effects in relation to the ‘climate change’ SA theme through locating development within proximity to existing services and facilities and public transport links (limiting the need to travel via car) and locating development away from areas at high risk from flooding. Nonetheless, the proposed level of growth will significantly increase the built footprint of the Neighbourhood Plan area, with associated impacts on greenhouse gas emissions.

Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effect	

**Table 2: Option C, Deliver growth on Land to the East of Southbourne**

SA theme	Commentary, Option C, Deliver growth on Land to the East of Southbourne	Mitigation measures
Air Quality	<p>The most recently completed air quality Annual Status Report for West Sussex confirms that the road network within the district is vulnerable to air pollution issues associated with congestion. Emissions associated with road transport (primarily NO<sub>2</sub>) are the main pollutant of concern. In this context, the delivery of 1,250 new dwellings within the PAG has the potential to exacerbate air quality issues through increasing the number of vehicles on the local road network. However, it is important to note that air quality baselines are relatively low and there are no air quality management areas (AQMA) within or adjacent to the Neighbourhood Plan area.</p>	<p>Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to the public transport network.</p> <p>Including natural features (trees and open spaces) within new development areas to minimise the dispersal of pollutants, particularly in the most sensitive locations (i.e. adjacent to the existing road network and any new roads which would provide access to new development areas).</p>
Biodiversity and Geodiversity	<p>There are no European or nationally designated sites for biodiversity located within the PAG. However, the whole of the PAG overlaps with Site of Special Scientific Interest Impact Risk Zones (SSSI IRZs) for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). Specifically, the proposed level of development in the PAG will exceed the IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will be required prior to development.</p> <p>At the local level, there are areas of Coastal Saltmarsh Biodiversity Action Plan (BAP) Priority Habitat located towards the western boundary of the PAG, specifically within the central western section and south western section. Furthermore, there are hedgerows located along the field margins, with some trees surrounding the existing built-up sections of the PAG.</p>	<p>Implementation of any suggested mitigation measures as recommended by Natural England to minimise impacts to the integrity of European and nationally designated sites. This might include targets for delivering biodiversity net-gains (both on-site and off-site), bolstering ecological corridors and providing suitable accessible natural green space (SANGS). Hedgerows and trees within the PAG should be retained and enhanced (where appropriate) through development proposals.</p>

SA theme	Commentary, Option C, Deliver growth on Land to the East of Southbourne	Mitigation measures
Climate Change	<p>Development of the PAG will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the Neighbourhood Plan area and an intensification of uses at this location. However, with regard to per capita emissions, the PAG is in proximity to the services and facilities in Southbourne, which will help to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, areas of land within Flood Zone 3 located directly to the south east of the PAG (adjacent to Ham Brook). Otherwise, the PAG is wholly located within Flood Zone 1.</p> <p>Most of the PAG has a 'very low' surface water flood risk potential. However, there are areas along Cook Lane, Inlands Road and Priors Leaze Lane (corridor of land in the central section of the PAG) which have a medium to high risk. There are also two small areas of land in the north western section of the PAG which have a medium to high surface water flood risk.</p>	<p><u>Mitigation</u></p> <p>Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to the public transport network.</p> <p>Providing renewable energy and energy efficient materials through the design of the development.</p> <p><u>Adaptation</u></p> <p>Including Sustainable Urban Drainage Systems (SuDS) within the design of development proposals to minimise the risk of surface water run-off.</p> <p>Including permeable materials and natural features within the design to appropriately respond to the potential impacts from more frequent extreme weather events.</p> <p>Ensuring that new development areas are located away from areas at the highest risk from all types of flooding.</p>

SA theme	Commentary, Option C, Deliver growth on Land to the East of Southbourne	Mitigation measures
Landscape	<p>From a landscape perspective, the PAG is not within or within proximity to the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Therefore, an allocation at this location is not likely to have any significant impacts on the special qualities of this nationally designated landscape. At the local level, the results of the West Sussex Landscape Character Assessment indicate that the PAG is within the Southbourne Coastal Plain Character Area. One of the key issues for the character area is from urban development pressures (especially within the gaps between settlements). In this respect, development within the PAG would reduce the green gap between the settlements of Southbourne and Hambrook, whilst also significantly expanding the settlement boundary of Southbourne to the north east.</p> <p>The Chichester District Council Landscape Gap Assessment<sup>18</sup> has identified the eastern 30% of the land covered under Option C (i.e. to the north of the railway line) as part of the landscape gap identified between Southbourne and Hambrook. Whilst, in terms of potential impacts on the AONB, the assessment identifies that the most sensitive parts of the Southbourne and Hambrook gap are located in the areas to the south of the railway line (and as such outside of the development areas that would potentially be taken forward under Option C), the study notes that the northern part of the gap provides open views across fields within the area (more open in winter months) towards the hills within the South Downs National Park. It also highlights that in overall terms the open character of the landscape provides positive views between the settlements across open countryside including across the AONB and to the National Park.</p> <p>Designated in the interest of their amenity, there are two Tree Preservation Order (TPO) designations within the PAG boundary, both within proximity to Penn Farm (central eastern section), namely: TPO 77/00872/TPO/T1 (Willow) and TPO 77/00872/TPO/T2 (Willow).</p>	<p>Maintaining the integrity of the gap between the settlements of Southbourne and Hambrook through including the integration of suitable open spaces and landscaping through development proposals.</p> <p>Protecting and safeguarding landscape features and designations which contribute to visual amenity and local distinctiveness, including TPOs.</p> <p>Have regard to the key sensitivities for the Southbourne Coastal Plain Character Area (as identified through the West Sussex Landscape Character Assessment), delivering a high-quality design which positively contributes and responds to the sense of place and the setting of the surrounding landscape.</p>

<sup>18</sup> Terraforma, on behalf of Chichester District Council (May 2019) Chichester Local Plan Review 2035, Landscape Gap Assessment for Chichester District Council, May 2019

SA theme	Commentary, Option C, Deliver growth on Land to the East of Southbourne	Mitigation measures
Historic Environment	<p>Regarding the historic environment, there are two Grade II listed buildings within the southern section of the PAG, specifically: 'Thatchways' (adjacent to Inlands Road) and 'Loveders Farmhouse' (adjacent to Priors Leaze Lane). Therefore, development has the potential to impact upon the integrity and setting of these nationally designated heritage assets.</p> <p>At the local level, the PAG does not contain and is not within the setting of a conservation area. The nearest Conservation Area is located to the south of the A259, in Prinsted (approximately 500m to the south west of the PAG) and is screened from view from existing built-up area of Southbourne and the relatively flat topography.</p> <p>Following a high-level review of the Historic Environmental Record (HER) for West Sussex, there are 44 records within Southbourne Parish including several Neolithic sites surrounding Chichester Harbour, Roman artefacts and roads, iron age pottery and locally distinctive buildings. Additionally, the Chichester District HER contains 131 monument records (including 40 listed buildings) and 20 event records within Southbourne. Whilst the PAG has the potential to contain non-designated heritage features, it is important to note that detailed information is not readily available as to the location of these features.</p>	<p>Development proposals should be accompanied by a masterplan which appropriately considers the design to respect the local vernacular and the historic character of the existing settlement and protecting and enhancing the setting of the listed buildings.</p> <p>Consultation with Historic England to facilitate the implementation of high-quality design techniques which respect and enhance the setting of heritage assets.</p> <p>Archaeological Clerk of Works on site, recording and documenting any finds during the construction of new development areas.</p>

SA theme	Commentary, Option C, Deliver growth on Land to the East of Southbourne	Mitigation measures
Land, Soil and Water Resources	<p>A detailed ALC assessment has not been completed in the PAG. However, Natural England's provisional ALC mapping for London and the South East confirms that the whole of the PAG is underlain by Grade 1 (excellent), Grade 2 (very good) and Grade 3 (good) agricultural land. Furthermore, Natural England's predictive ALC mapping for London and the South East indicates that the PAG has a &gt;60% likelihood of containing BMV land for agricultural purposes, aligning to results of the provisional dataset.</p> <p>However, the PAG does contain some areas of previously developed land, including farm buildings (Penn Farm, Loveders Farm, Cooks Farm, and Inlands Farm) and some residential dwellings (Copperfield), which occupy the central and south western sections of the PAG. This will promote the efficient use of land at these locations.</p> <p>The south eastern corner of the PAG is within a Waste Infrastructure Consultation Area, and the eastern edge of the PAG is within a Sharp Sand Resource Consultation Area. These have been defined by West Sussex County Council, which is the minerals and waste planning authority for the area. Safeguarding will automatically be taken into consideration when making decisions on planning applications in these areas; as such, West Sussex County Council would be required to be consulted on all planning applications that fall within these areas.</p> <p>The whole of the PAG is within the 'Broad Rifer to Chichester Harbour' Surface Water Nitrate Vulnerable Zone (NVZ).</p>	<p>Permanent loss of BMV agricultural land cannot be readily mitigated.</p> <p>Measures to support the productivity of land, including the incorporation of allotments within development areas.</p> <p>Indirectly safeguarding the integrity of land, soil and water resources through the application SuDS, permeable materials and natural features within new development areas.</p>
Population and Community	<p>The PAG is located adjacent to the existing settlement boundary, within proximity to the services, facilities and amenities in Southbourne (along Stein Road).</p> <p>Development within the PAG will facilitate the delivery of 1,250 dwellings of a mix of types and tenures, including areas of new community infrastructure, open space and employment land. This will positively contribute to the community and economic vitality of the Neighbourhood Plan area.</p>	<p>Ensuring that new development areas are located within proximity to and provide connectivity (via safe footpaths and/or cycle routes) to local services, facilities and amenities.</p>

SA theme	Commentary, Option C, Deliver growth on Land to the East of Southbourne	Mitigation measures
Health and Wellbeing	<p>The PAG is located adjacent to the existing settlement boundary, within proximity to the services, facilities and amenities in Southbourne (along Stein Road).</p> <p>Policy 3 within the currently adopted Southbourne Neighbourhood Plan establishes a Green Ring around the village of Southbourne, comprising a variety of green infrastructure assets including informal open space, allotments, a playing field and a footpath / cycle network. In this respect, the Green Ring overlaps with the eastern section of the PAG.</p> <p>Noise and air pollution issues are a potential concern given the A27 is located directly to the north of the PAG.</p>	<p>In line with Policy 3 of the Neighbourhood Plan, development proposals that lie within the broad location of the Green Ring can be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features or that will prejudice the completion of the Green Ring should be resisted.</p> <p>Ensuring open space provision within the PAG is delivered in conjunction with the development of a comprehensive multifunctional green infrastructure network for the parish.</p> <p>Locating new development areas at an appropriate distance from the A27 to minimise air and noise pollution issues.</p> <p>Ensuring that new development areas are located within proximity to and provide connectivity (via footpaths and/or cycle routes) to local services, facilities and amenities.</p>
Transportation	<p>There is a public right of way (PRoW) passing through the central section (north to south) of the PAG. Whilst the PRoW connects to Cooks Lane (which is approximately 600m to the east of the services and facilities along Stein Road), there is no pedestrian access along Cook Road. Nonetheless, the PAG is within proximity to local public transport networks, with Southbourne railway station located along Stein Road. The PAG is also readily accessible to the A259, where frequent bus routes to Chichester, Portsmouth and intermediate locations can be accessed. This will help reduce the need to travel and support accessibility to key services and facilities.</p>	<p>Facilitating active travel through design by maintaining and enhancing the local footpath / cycle network and providing accessible links to local public transport networks.</p> <p>Implementing traffic calming measures to minimise congestion at the most sensitive locations.</p> <p>Considering the inclusion of a new junction to improve the capacity of the local road network to accommodate additional traffic, whilst also preventing any increases in congestion along key routes through the Neighbourhood Plan area (particularly Stein Road).</p>

<b>SA theme</b>	<b>Commentary, Option C, Deliver growth on Land to the East of Southbourne</b>	<b>Mitigation measures</b>
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**Summary**

The delivery of new development areas through Option C has the potential to result in significant adverse impacts to the integrity of European and nationally designated sites in the absence of appropriate mitigation measures. The proposed level of development would exceed the SSSI IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will be required in this respect.

From a landscape perspective, the level of growth proposed through Option C will significantly reduce the green gap between the settlements of Southbourne and Hambrook, resulting in an expansion of the settlement boundary to the north east, and the eastern 30% of the site is within the landscape gap identified in the Chichester District Council Landscape Gap Assessment. Areas of the best and most versatile agricultural land are also likely to be permanently lost through development proposals. However, there is the potential to promote the most efficient use of brownfield land at some locations within the PAG.

Furthermore, Option C is likely to impact the fabric and setting of designated heritage assets in the absence of sensitive design techniques.

The south eastern corner of the PAG is within a Waste Infrastructure Consultation Area, and the eastern edge of the PAG is within a Sharp Sand Resource Consultation Area.

The level of growth proposed through Option C is likely to positively contribute to community and economic vitality. This is given the potential for delivering a mix of housing types and tenures within the proposals, alongside providing areas of new community infrastructure, open space and employment land. Option C will also lead to positive impacts with respect to the 'health and wellbeing' and 'transportation' SA themes. This is due to the potential to protect and enhance multi-functional green infrastructure networks and active travel through the design and location of new development areas.

With reference to responding to the climate crisis, Option C will bring positive effects in relation to the 'climate change' SA theme through locating development within proximity to existing services and facilities (limiting the need to travel via car) and locating development away from areas at higher risk from flooding. Nonetheless, the proposed level of growth will significantly increase the built footprint of the Neighbourhood Plan area, with associated increases in greenhouse gas emissions.

<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

## Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies

### Choice of sites taken forward for the purposes of the Neighbourhood Plan

4.19 Following the consideration of the assessment of reasonable alternatives for development strategies, Option C has been taken forward through the Neighbourhood Plan. This seeks to deliver the housing target of at least 1,250 dwellings through a single allocation on 'Land East of Southbourne Village'. The Neighbourhood Plan Steering Group's justification for the proposed allocation is as follows:

*"This allocation will result in a step change for the village not dissimilar to the transition of a large village to a small town. This 'exemplary' scheme will deliver a new central focus to the village, the next phase of the 'Green Ring' as a central defining feature serving the new primary school, multifunctional community hub and other associated uses. However, within the parish there are also constraints to development which will require sensitive handling, not least the proximity to the Ham Brook Chalk Stream and the proposed wildlife corridor through which it flows, as well as the impact of development on the setting of the Chichester Harbour AONB and views from the South Downs National Park.*

*"The total amount of housing development over the plan period fits within the current range proposed in Policy AL13 of the emerging Chichester Local Plan. Although access to affordable housing will remain an issue for the long-term sustainability of the village, this provision will go a long way to providing a new stock of affordable homes and opportunities for people to build or commission their own home should they wish, and for the Parish Council to deliver community led housing. The evidence to demonstrate this level of need for new affordable homes is contained in the in the separate Housing Need Survey (CDC, April 2020) in the evidence base.*

*"The policy requirements have been derived from the supporting evidence gathered in the preparation of the plan, including the infrastructure requirements derived from the Local Plan evidence base and measures identified in the Draft Sustainability Appraisal report."*

### Neighbourhood Plan policies

4.20 To support the implementation of the vision statement for the Neighbourhood Plan, the submission version of the Southbourne Neighbourhood Plan puts forward 22 policies to guide new development within the Neighbourhood Plan area.

4.21 The revised Plan comprises some of the saved policies from the 'made' Southbourne Neighbourhood Plan along with several new and amended policies. In this respect, amendments to policy wording in places has reflected the latest available studies and baseline information available. Policies were developed following extensive community consultation and evidence gathering.

4.22 An earlier version of these policies was consulted on through Regulation 14 'pre-submission' consultation undertaken on the Neighbourhood Plan between August and October 2020. These were assessed through the SA process prior to Regulation 14 consultation, with the assessment findings presented in the SA Report which accompanied the consultation. At this stage a number of recommendations were included in the SA Report for consideration by Plan makers. These included as follows:

- Wording which specifically focuses on the protection and enhancement of designated heritage assets within the parish. In this respect, the design mitigation measures listed within Policy SB2 could be enhanced to include the following: *"ensuring that full heritage impact assessments are completed at the planning application stage to help to understand the significance of the heritage features."*
- Enhancing Policy SB2 to include the following sentence: *"encouraging programmes of archaeological survey and investigation in locations with a potential archaeological resource, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance."* This may include ensuring that an Archaeological

Clerk of Works is on site, recording and documenting any finds during the construction of new development areas.

4.23 These recommendations were then taken into account, alongside consultation responses when making updates to the Neighbourhood Plan prior to submission.

4.24 The policies presented in the submission version of the Neighbourhood Plan are listed below in **Table 4.3**.

**Table 4.3: Neighbourhood Plan policies**

<b>Reference</b>	<b>Policy Name</b>
<b>A strong, integrated community that all residents will feel part of and be proud of...</b>	
Policy SB1	Development Within and Outside the Settlement Boundaries
Policy SB2	Land East of Southbourne Village
Policy SB3	Protecting and Supporting Community Facilities and Local Shops
<b>A great place to live and work...</b>	
Policy SB4	Meeting Local Housing Needs
Policy SB5	Self-Build and Custom Build Housing
Policy SB6	Using Scarce Employment Land Efficiently
<b>Sensitively planned, with our landscape and heritage protected and celebrated...</b>	
Policy SB7	Managing Design in Southbourne Parish
Policy SB8	Managing Design and Heritage in Lumley
Policy SB9	Managing Design and Heritage in Hermitage
Policy SB10	Managing Design and Heritage in the Prinsted Conservation Area
Policy SB11	Managing Design and Heritage in Nutbourne West
Policy SB12	Protecting Local Heritage Assets
<b>A settlement that sits comfortably and sustainably in its Sussex landscape, applauded for its protection and management of its environmental assets, its promotion of the health and wellbeing of residents including its visionary green ring, and for its status as a haven for nature and wildlife...</b>	
Policy SB13	Green and Blue Infrastructure Network
Policy SB14	Biodiversity
Policy SB15	Trees, Woodland and Hedgerows
Policy SB16	Local Green Spaces
Policy SB17	Achieving Dark Skies
Policy SB18	Sustainable Accessibility and Mobility
Policy SB19	Mitigating Effects on European Designated Sites
<b>Adapted and prepared for climate change and zero carbon living...</b>	
Policy SB20	Mitigating Climate Change – New Buildings
Policy SB21	Mitigating Climate Change – Carbon Sinking
Policy SB22	Adapting to Climate Change – Water Infrastructure and Flood Risk

## 5. What are the appraisal findings at this current stage?

### Introduction

- 5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the submission version of the Southbourne Neighbourhood Plan. This chapter presents:
- An appraisal of the submission version of the Neighbourhood Plan under the nine SA theme headings; and
  - The overall conclusions at this current stage.

### Approach to this appraisal

- 5.2 The appraisal is structured under the nine SA themes taken forward for the purposes of the SA.
- 5.3 For each theme, 'significant effects' of the submission version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.
- 5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.
- 5.5 Assessments of earlier versions of the Neighbourhood Plan policies were presented in the SA Report accompanying Regulation 14 consultation.

### Air Quality

- 5.6 The most recently completed air quality Annual Status Report for West Sussex confirms that the road network is vulnerable to air pollution issues associated with congestion. Nitrogen dioxide (NO<sub>2</sub>) is the main pollutant of concern. In this context, the delivery of 1,250 new dwellings on Land East of Southbourne Village (delivered through Policy SB2) has the potential to exacerbate air quality issues through increasing the number of vehicles on the local road network.
- 5.7 In this respect, policies which set out provisions for encouraging the use of sustainable modes of transport, including walking and cycling and public transport use, will support air quality in the Neighbourhood Plan area through promoting non-car use and encouraging lower emission forms of transport. For example, the following conditions through Policy SB2 'Land East of Southbourne Village' directly and indirectly seek to deliver air quality benefits:
- Condition D: safe walking and cycling access from the village and new development;
  - Condition F: a multifunctional 'Green Ring' forming a central feature incorporating play, sports pitches and pavilion, allotments, green space and fully accessible walking and cycle routes;
  - Condition G: provision for, and contribute to delivering as soon as possible during the construction period, a new road and cycle bridge over the railway line and a separate footbridge to connect to safeguarded land at Priors Orchard;
  - Condition K: the layout and location maximise the opportunities to connect the scheme into the existing fabric of the village by walking and cycling;

- Condition N: a green travel plan is submitted setting out how the scheme will encourage and enable non-car trips within and beyond the village for education, commuting, shopping and leisure; and
  - Condition O: A full transport assessment is submitted to demonstrate the capacity of the local highway network to accommodate the scale of development proposed, having particular regard to the capacity of the Stein Road and Inlands Road level crossings.
- 5.8 Active travel will also be supported through policies which seek to enhance and extend multi-functional green infrastructure networks and corridors in Southbourne. Key policies in this regard include Policy SB1 'Development Within and Outside the Settlement Boundaries', which states that all development proposals will be expected to support the delivery of the Green Infrastructure Network and 'Green Ring'. Additionally, Policy SB18 'Sustainable Accessibility and Mobility' highlights that applications for major development must demonstrate through an effective travel plan how new residents will be encouraged to make the fullest possible use of active travel measures.
- 5.9 Alongside policies which seek to protect and enhance the quality of the public realm, Policy SB13 'Green and Blue Infrastructure Network', Policy SB14 'Biodiversity', Policy SB15 'Trees, Woodland and Hedgerows' and Policy SB16 'Local Green Spaces' will promote good air quality through increasing the attractiveness of walking and cycling in the Neighbourhood Plan area. These policies will also positively contribute to air quality enhancements through supporting the ability of natural processes to dissipate pollutants. This includes through the dispersion and the limiting of deposition of air pollutants such as oxides of nitrogen and particulates.
- 5.10 Overall, whilst new development areas in the Neighbourhood Plan area have the potential to lead to increased inputs of the pollutants which affect air quality, the Neighbourhood Plan will help limit potential effects through policies which will protect and enhance green infrastructure networks and support the use of sustainable modes of transport. These policies are further discussed within the appraisals for the 'Biodiversity and Geodiversity', 'Climate Change', 'Health and Wellbeing' and 'Transportation' SA themes (below).

## Biodiversity and Geodiversity

- 5.11 There are no European or nationally designated sites for biodiversity located within the proposed site allocation on 'Land East of Southbourne Village' (see Policy SB2). However, the whole of the site overlaps with Site of Special Scientific Interest Impact Risk Zones (SSSI IRZs) for the types of development potentially to be taken forward at this location (i.e. residential, rural residential and rural non-residential). Specifically, the proposed level of development will exceed the IRZ thresholds for the Chichester and Langstone Harbours Ramsar and SPA and the Chichester Harbour SSSI. Consultation with Natural England will be required prior to development. At the local level, there are areas of Coastal Saltmarsh Biodiversity Action Plan (BAP) Priority Habitat located towards the western boundary of the site. There are also hedgerows located along the field margins, with some trees surrounding the existing built-up sections of the site.
- 5.12 In this respect, the following conditions outlined through Policy SB2 'Land East of Southbourne Village' will 1) help limit potential effects from new development on features and areas of biodiversity interest and 2) support the resilience of ecological networks:
- Condition L: the layout of the green infrastructure network contributes to the continued delivery of the 'Green Ring', enhancements to the Public Rights of Way (PRoW) network and the Ham Brook Wildlife Corridor, and the policy area comprises at least 60% wildlife friendly green and blue space (excluding residential gardens) including significant new woodland creation;
  - Condition M: a biodiversity strategy is submitted that demonstrates how at least a 10% biodiversity net gain will be achieved and how existing environmental assets will be protected and enhanced and integrated within the scheme; and
  - Condition Q: a comprehensive drainage masterplan and sustainable drainage (SuDS) strategy is submitted to reduce the potential for surface water run-off impacts on the maritime environment, and which demonstrates how 4 Ha of natural flood management features will

enhance the Ham Brook Wildlife Corridor and improve water quality in the Ham Brook Chalk Stream and Chichester Harbour.

- 5.13 The submission version of the Southbourne Neighbourhood Plan has been accompanied by a Habitats Regulations Assessment (HRA) to ascertain the potential for likely significant effects (LSE) on the integrity of the European sites, either alone or in combination with other plans or projects. In this respect, the Neighbourhood Plan has considered the findings and recommendations of the HRA, including suggested mitigation measures to minimise impacts to the integrity of European and nationally designated sites from new development proposals. A key policy in this regard is Policy SB19 'Mitigating Effects on European Designated Sites', which requires residential schemes to include proposals for avoiding/mitigating their effects on European designated sites. The policy suggests that measures should be in accordance with the requirements of the mitigation strategy outlined in the Bird Aware Solent Strategy and the Solent Recreation Mitigation Strategy, aim to avoid recreational disturbance on the Chichester Harbour SPA and avoid the loss of functionally linked land. Additionally, all residential development within 5.6km of the Solent's European sites shall be required to pay an appropriate financial tariff (reviewed annually) based on the number of bedrooms in the development. Furthermore, proposals for development must also demonstrate the effectiveness of their nutrient neutrality measures to ensure no adverse impact on the Chichester Harbour receiving waters in accordance with Natural England's latest guidance<sup>19</sup>.
- 5.14 Published in June 2019, paragraph 170 (d) within the revised NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks', with paragraph 32 outlining that spatial development strategies should demonstrate how opportunities for net gains have been addressed. An environmental net gain principle for development is also embedded within the goals and policies of the UK Government's 25-Year Environment Plan which was published in January 2018.
- 5.15 In this respect, Policy SB14 'Biodiversity' suggests that development proposals should take account of the natural assets, protected and other notable biodiversity species in Southbourne (as set out in Appendix C accompanying the Neighbourhood Plan). Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity.
- 5.16 The Neighbourhood Plan designates a Green Infrastructure Network through Policy SB13 for the purpose of promoting ecological connectivity. The Network aims to establish the 'Green Ring' around and through the village of Southbourne, safeguarding a variety of green spaces, ancient woodland, trees and hedgerows, water bodies, and assets of biodiversity value including Chichester Harbour, Lumley Chalk Stream and the Ham Brook Chalk Stream. Specifically, development proposals that lie within or adjoining the Network will be expected to have full regard to creating, maintaining and improving these assets, including delivering biodiversity net gains.
- 5.17 Further supporting ecological networks, Policy SB15 'Trees, Woodland and Hedgerows' states that development proposals will, wherever possible, ensure the retention of trees, woodland and hedgerows. Where the loss of mature trees or hedgerows is proven to be unavoidable, the proposals must make provision on site for like for like replacements and of similar ecological function, to avoid biodiversity net loss. This will support the integrity of protected species by maintaining corridors and connectivity within and between habitats and reducing fragmentation. This is important in the local context, given the proposed site allocation through Policy SB2 contains trees and hedgerows along field boundaries which have some biodiversity value. Additionally, Policy SB17 'Achieving Dark Skies' affirms that proposals for all development will be expected to demonstrate how it is intended to prevent and light pollution, through design. This includes reducing light scatter and complying with the current guidelines established for rural areas, which will indirectly benefit nocturnal species using these environments.

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<sup>19</sup> Natural England (June 2020): 'Advice on achieving nutrient neutrality for new development in the Solent Region'

- 5.18 The provision of these policies will ensure that ecological sensitivities are appropriately considered during the planning, construction and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains. As such, the Neighbourhood Plan sets out a range of provisions which will support and enhance habitats, species and ecological networks in the Neighbourhood Plan area.

## Climate Change

- 5.19 Several policies within the Neighbourhood Plan emphasise the importance of mitigating and adapting to the climate crisis, seeking to embed environmentally sustainable practices in response to the challenges faced. For example, the proposed allocation of 1,250 dwellings on 'Land East of Southbourne Village' (see Policy SB2) will be subject to the following conditions which directly and indirectly seek to mitigate and adapt to the impacts of climate change:
- Condition D: safe walking and cycling access from the village and new development;
  - Condition F: a multifunctional 'Green Ring' forming a central feature incorporating play, sports, allotments, green space and fully accessible walking and cycle routes;
  - Condition I: a passive design capacity assessment is prepared to demonstrate how opportunities to reduce the energy use intensity of buildings to secure 'zero carbon ready' development over the plan period have been maximised in accordance with the energy hierarchy;
  - Condition K: the layout and location maximise the opportunities to connect the scheme into the existing fabric of the village by walking and cycling;
  - Condition L: the site includes significant new woodland creation of a type that meets the Woodland Carbon Code for carbon sequestration; and
  - Condition N: a green travel plan is submitted setting out how the scheme will encourage and enable non-car trips within and beyond the village for education, commuting, shopping and leisure which contribute to the 'net' zero carbon vision.
- 5.20 In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the Neighbourhood Plan area. Based on the 2011 Census data, the most regularly used method of travelling to work in the parish is via driving, with 84.6% of households having access to at least one car or van. This is higher than the regional and national averages. In this respect, active travel within the Neighbourhood Plan area is supported through the provisions of Policy SB18 'Sustainable Accessibility and Mobility' which states that the layout and design of new development areas will be expected to create a permeable network of streets and spaces. This will encourage a limitation of emissions through protecting and enhancing local walking and cycle routes in the parish. These aspects are further discussed within the appraisal presented under the 'Transportation' theme.
- 5.21 Development of at least 1,250 dwellings on the proposed site allocation (see Policy SB2) will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the Neighbourhood Plan area and an intensification of uses at this location. However, regarding per capita emissions, the site is in proximity to the services and facilities in Southbourne, which will help to limit the need to travel to local facilities (and associated greenhouse gas emissions). Additionally, Policy SB1 'Development Within and Outside the Settlement Boundaries' supports proposals for sustainable development located inside the settlement boundaries of Southbourne / Prinsted, Nutbourne West, and Hermitage / Lumley / Thornham. Proposals located outside of these boundaries will be strictly controlled.
- 5.22 Further contributing to climate change mitigation efforts, energy generating infrastructure using renewable or low carbon energy sources and materials in the design of new developments will be encouraged through several policies. Specifically, Policy SB17 'Achieving Dark Skies', stipulates that the Parish Council will expect development proposals to include energy efficient forms of lighting. Policy SB20 'Mitigating Climate Change – New Buildings' seeks to improve the energy and carbon performance of new and existing buildings by encouraging and

incentivising the use of the Passivhaus standard of building design<sup>20</sup>. The policy outlines several provisions with the aim of being 'Zero Carbon Ready', aligning to one of the key objectives within the UK Governments' Planning<sup>21</sup> and Energy<sup>22</sup> White Papers and seeking to positively respond to and tackle the climate crisis (in the wider context of CDC's declaration of a climate emergency). Policy SB21 'Mitigating Climate Change – Carbon Sinking' outlines that development proposals of a gross site area of more than 2 ha will be required to incorporate woodland planting within their onsite proposals to a standard verified by the Woodland Carbon Code<sup>23</sup>. Specifically, for developments less than 2 ha (or where on-site provision is not practical), proposals will be required to make a financial contribution to the Southbourne Area Carbon Sink Fund which will be used to invest in the improvement, extension and maintenance of those existing and new woodlands.

- 5.23 In relation to adapting to the effects of climate change, whilst most of the proposed site allocation through Policy SB2 is within Flood Zone 1, there is an area of land located directly to the south east of the site (adjacent to Ham Brook) located in Flood Zone 3. Whilst it is anticipated that the provisions of the NPPF will help to ensure that developments are located away from the areas at highest risk of flooding, Policy SB22 'Adapting to Climate Change – Water Infrastructure and Flood Risk' supports development providing that proposals in Flood Zone 2, Flood Zone 3, or on sites over 1 ha in Flood Zone 1, are accompanied by a site specific flood risk assessment which demonstrates how the proposal will not increase flood risk from fluvial flooding or any other form of flooding, and takes opportunities to reduce flood risks.
- 5.24 Most of the site allocation taken forward through Policy SB2 has a 'very low' surface water flood risk potential. However, there are areas along Cook Lane, Inlands Road and Priors Leaze Lane which have a medium to high risk. There are also two small areas of land in the north western section of the site which have a medium to high surface water flood risk. In this regard, Policy SB22 also states that new development within or adjacent to Lumley Stream (Lumley) or the Ham Brook (Nutbourne) Chalk Streams must not direct surface water towards these waterbodies at rates exceeding greenfield run-off as they are already subject to fluvial flooding.
- 5.25 Additionally, protecting and enhancing open spaces and habitats within the Neighbourhood Plan area through Policy SB13 'Green and Blue Infrastructure Network', Policy SB14 'Biodiversity', Policy SB15 'Trees, Woodland and Hedgerows' and Policy SB16 'Local Green Spaces' will safeguard natural carbon sequesters located within the landscape (i.e. trees and hedgerows). This will positively respond to the potential effects of climate change (particularly from extreme weather events) through providing summer shading and reducing surface water run-off.

## Landscape

- 5.26 'Planning sensitively to protect and enhance the landscape' is a key objective of the Southbourne Neighbourhood Plan. In this respect, policies within the Neighbourhood Plan have a strong focus on protecting the sense of place and special qualities of Southbourne which contribute to its local character, distinctiveness and sense of place.
- 5.27 The proposed site allocation on 'Land East of Southbourne Village' (see Policy SB2) is not within or within proximity to the Chichester Harbour AONB. Therefore, an allocation at this location is not likely to have any significant impacts on the special qualities of this nationally designated landscape. However, several Neighbourhood Plan policies seek to protect the integrity of the AONB. For example, Policy SB1 states that development proposals should not undermine the distinctive character or qualities of the Chichester Harbour AONB. Policy SB7

<sup>20</sup> Passivhaus Trust (2020): 'What is Passivhaus?', [online] available to access via:

<[https://www.passivhaustrust.org.uk/what\\_is\\_passivhaus.php](https://www.passivhaustrust.org.uk/what_is_passivhaus.php)> last accessed [03/08/20]

<sup>21</sup> GOV.UK (2020): 'Planning for the Future: Consultation', [online] available to access via:

<<https://www.gov.uk/government/consultations/planning-for-the-future>> last accessed [12/02/20]

<sup>22</sup> GOV.UK (2020): 'Energy White Paper', [online] available to access via: <<https://www.gov.uk/government/publications/energy-white-paper-powering-our-net-zero-future/energy-white-paper-powering-our-net-zero-future-accessible-html-version>> last accessed [12/02/20]

<sup>23</sup> Woodland Carbon Code (2019): 'About the UK Woodland Carbon Code', [online] available to access via: <<https://www.woodlandcarboncode.org.uk/>> last accessed [03/08/20]

'Managing Design in Southbourne Parish' goes on to state that within the Chichester Harbour AONB and its setting, detailed consideration should be given to the distinctive character and qualities of the AONB consistent with aims of the AONB Management Plan. Proposals will be expected to demonstrate how their individual or cumulative effect has avoided significant harm to the AONB or to the long views from the South Downs National Park. Furthermore, Policy SB10 'Managing Design and Heritage in the Prinsted Conservation Area' requires development proposals to sustain and enhance the area and its setting within the Chichester Harbour AONB. Proposals must have regard to the design guidance set out in the Chichester Harbour AONB Joint Supplementary Planning Document.

- 5.28 At the local level, one of the key issues for the Southbourne Coastal Plain Character Area is from urban development pressures (especially within the gaps between settlements). In this respect, development of 1,250 dwellings through the proposed site allocation would noticeably reduce the green gap between the settlements of Southbourne and Hambrook, whilst also significantly expanding the settlement boundary of Southbourne to the north east. In this regard, Policy SB1 'Development Within and Outside the Settlement Boundaries' seeks to ensure that new development is located within and adjacent to existing built-up areas within the Neighbourhood Plan area. Development proposals located outside of the existing boundaries will be expected to avoid the actual or perceived coalescence of settlements.
- 5.29 Regarding landscape character, the results of Chichester District Council's Landscape Capacity Study indicates that the proposed site allocation through Policy SB2 is sensitive to development. Notably, the site is located within LCA 81 'Southbourne North Eastern Coastal Plain' and LCA 82 'Southbourne Eastern Settlement Edge', both of which have a 'medium' capacity for change<sup>24</sup>. As such, several Neighbourhood Plan policies focus on delivering high quality design through development proposals. For example, Policy SB7 'Managing Design in Southbourne Parish' affirms that all proposals should be in keeping with design and nature of dwellings already prevalent in the surrounding area. Development that fails to take the opportunities available to enhance the local character and quality of the area will not be supported. The Neighbourhood Plan also designates a Green Infrastructure Network through Policy SB13 to establish a 'Green Ring' around and through the village of Southbourne, safeguarding a variety of green spaces, ancient woodland, trees and hedgerows, water bodies, and assets of biodiversity value. The Green Ring will form a central linear park and define a multi-functional landscape feature of the new development proposed through Policy SB2.
- 5.30 Elsewhere within the Neighbourhood Plan area, Policy SB8 'Managing Design and Heritage in Lumley' assures that development proposals in Lumley will only be supported if the nature and location of the proposal has regard to the following essential characteristics of the area: i) the loose knit rural nature; ii) its predominantly farmland setting; and iii) the importance of the established trees and hedgerows in forming enclosure in the south west of the area and in the wider landscape. Policy SB9 'Managing Design and Heritage in Hermitage' supports development proposals providing they have regard to the following essential characteristics of the area: i) the significance of Slipper Mill Pond and Peter Pond in providing visual amenity on the western edge of the area; iii) the importance of retaining established trees and public open spaces at Mill End and vi) the openness of the south of the area and the uninterrupted views towards the harbour. Policy SB11 'Managing Design and Heritage in Nutbourne West' also states that development proposals should have regard to i) the separate identity and setting of Nutbourne West and Nutbourne East and ii) the enclosure created by the hedgerows and treelines on the northern edge of the settlement. Additionally, proposals will be expected to safeguard several important views across the Neighbourhood Plan area, including towards Chichester Harbour, Bosham Church, the spire of St John's Church, the South Downs National Park, and Nutbourne Marshes. Therefore, the provisions of these policies will protect these valuable landscape and visual features.
- 5.31 Chichester District Council have also allocated several Tree Preservation Orders (TPO) within the Neighbourhood Plan area. Designated in the interest of their amenity, there are two TPO designations within the boundary of the proposed site allocation through Policy SB2, both within

<sup>24</sup> Chichester District Council (2019): 'Landscape Capacity Study: Section B – East to West Corridor Reports (Revised)', [online] available to access via: <<https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review>> last accessed [24/07/20]

proximity to Penn Farm (central eastern section), namely: TPO 77/00872/TPO/T1 (Willow) and TPO 77/00872/TPO/T2 (Willow). Policy SB15 'Trees, Woodland and Hedgerows' seeks to safeguard these assets within the Neighbourhood Plan area, particularly ancient woodland and historic hedgerows which contribute to the amenity value within the built-up areas. The policy also states that landscaping schemes and tree and hedgerow planting schemes will be required to accompany proposals where it is appropriate to the development and its setting.

- 5.32 The views across the Neighbourhood Plan area are an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process. Regarding the proposed site allocation through Policy SB2, Condition J within the policy affirms that a landscape and visual impact assessment should be submitted alongside the proposal. The assessment should set out how impacts on key views from the South Downs National Park and Chichester Harbour AONB have been protected and enhanced, and how coalescence with the settlement of Nutbourne West has been avoided.
- 5.33 With reference to the rural areas of the parish, development proposals that detract from the unlit environments of the parish will not be supported, as stated within Policy SB17 'Achieving Dark Skies'. Specifically, proposals for all development will be expected to demonstrate how it is intended to prevent and light pollution, through design. An appropriate lighting scheme will be secured by planning conditions attached to development proposals, with emphasis on minimising light pollution impacts on the Chichester Harbour AONB and the South Downs National Park. This will protect the integrity of the rural areas of the parish and enable residents to experience the full night sky.

## Historic Environment

- 5.34 Regarding the proposed site allocation on 'Land East of Southbourne Village' (see Policy SB2), there are two Grade II listed buildings within the southern section of the site: 'Thatchways' (adjacent to Inlands Road) and 'Loveders Farmhouse' (adjacent to Priors Leaze Lane). Therefore, development has the potential to impact upon the integrity and setting of these nationally designated heritage assets. In this respect, the design mitigation measures listed within Policy SB2 (specifically, condition P) states that full heritage impact assessments should accompany planning proposals which identify and assess the significance of heritage and archaeological assets. Consultation with Historic England is likely to be required in order to facilitate the implementation of high-quality design techniques which respect and enhance the setting of heritage assets.
- 5.35 Following a high-level review of the Historic Environmental Record (HER) for West Sussex, there are 44 records within Southbourne Parish including several Neolithic sites surrounding Chichester Harbour, Roman artefacts and roads, iron age pottery and locally distinctive buildings. Additionally, the Chichester District HER contains 131 monument records (including 40 listed buildings) and 20 event records within Southbourne. Whilst the proposed site allocation has the potential to contain non-designated heritage features, it is important to note that detailed information is not readily available as to the location of these features. In this respect, Policy SB2 recommends that field evaluations are completed to establish the significance of potential archaeological assets and, where necessary, mitigation measures adopted to conserve them in a manner appropriate to their significance. This may include ensuring that an Archaeological Clerk of Works is on site, recording and documenting any finds during the construction of new development areas.
- 5.36 At the local level, the proposed site allocation does not contain and is not within the setting of a conservation area. The nearest conservation area is located to the south of the A259, in Prinsted (approximately 500m to the south west of the site) and is screened from view from existing built-up area of Southbourne and the relatively flat topography. Nevertheless, Policy SB10 'Managing Design and Heritage in the Prinsted Conservation Area' requires development proposals to sustain and enhance the special architectural and historic interest of the area (and its setting) in line with the key characteristics and recommendations within the Prinsted Conservation Area Character Appraisal and Management Plan. Policy SB15 'Trees, Woodland and Hedgerows' also confirms that proposals will not be supported if they would result in the

loss of trees which have visual and/or amenity value in the Prinsted Conservation Area, or any mature trees and historic hedgerows located elsewhere in the Neighbourhood Plan area.

- 5.37 Historic environment sensitivities in the Neighbourhood Plan area are further reflected by several Neighbourhood Plan policies which have a focus on conserving and enhancing the significance of buildings and structures of architectural or historic interest. For example, Policy SB7 'Managing Design in Southbourne Parish' supports development proposals providing their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, demonstrate high quality design and reflect and enhance the architectural and historic character of the area. Policy SB12 'Protecting Local Heritage Assets' seeks to safeguard a total of 23 non-designated heritage assets within Southbourne (as listed within Appendix B accompanying the Neighbourhood Plan).
- 5.38 Elsewhere in the Neighbourhood Plan area, Policy SB8 'Managing Design and Heritage in Lumley' assures that development proposals in Lumley will only be supported if the nature and location of the proposal has regard to the following essential characteristics of the area: iv) the significance of well-established trees that provide a setting to Lumley Terrace and Flint Cottages; and v) the regular plot sizes of the Grade II Lumley Terrace and Flint Cottages and their regular two-storey brick under tile pitched roof form and vernacular features. Policy SB9 'Managing Design and Heritage in Hermitage' supports development proposals providing they have regard to the following essential characteristics of the area: ii) the views south and north from Hermitage Bridge and the views westward from Slipper Road towards the Emsworth Conservation Area; and v) the use of brick, flint and clay tiles in the early cottages and terraces either side of Main Road. These policies are likely to provide opportunities for new development to positively contribute to the fabric and setting of heritage assets through incorporating high-quality design which reflects the historic character and special qualities of the Neighbourhood Plan area.

## Land, Soil and Water Resources

- 5.39 Although a detailed agricultural land classification assessment has not been undertaken for most of the parish, it is noted in the predictive land quality assessment that the proposed allocation taken forward through Policy SB2 has a potential likelihood of containing land which is classified as 'best and most versatile' land for agricultural purposes. This broadly aligns with the national dataset provided by Natural England which indicates that most of the undeveloped land within the Neighbourhood Plan area is underlain by areas of Grade 1, Grade 2 and Grade 3 land. New development therefore has the potential to result in the permanent loss of the best and most versatile agricultural land at these locations. However, it is difficult to be certain in the absence of a detailed assessment. Whilst this cannot be mitigated, the reuse of previously developed land in some areas of the proposed site allocation on Land East of Southbourne Village (see Policy SB2) will promote the most efficient use of land in these locations. This includes farm buildings (Penn Farm, Loveders Farm, Cooks Farm, and Inlands Farm) and some residential dwellings (Copperfield), which occupy the central and south western sections of the proposed site allocation.
- 5.40 Further supporting the efficient use of land in the Neighbourhood Plan area, Policy SB1 'Development Within and Outside the Settlement Boundaries' affirms that development proposals located outside of the settlement boundaries will be required to confirm to development plan policies in respect to the control of development within the countryside. Additionally, Policy SB6 'Using Scarce Employment Land Efficiently' supports proposals for new employment uses on brownfield land within the settlement boundaries. This will protect the countryside from inappropriate development.
- 5.41 The south eastern corner of the proposed development area at the Land East of Southbourne Village (Policy SB2) is within a Waste Infrastructure Consultation Area, and the eastern edge of the proposed development area is within a Sharp Sand Resource Consultation Area. These have been defined by West Sussex County Council, which is the minerals and waste planning authority for the area. Safeguarding will automatically be taken into consideration when making decisions on planning applications in these areas; as such, West Sussex County Council will be required to be consulted on all planning applications that fall within these areas.

- 5.42 Wastewater and the impact of nitrates / phosphorous into the Solent is a key concern for the Neighbourhood Plan area, particularly in the context of the level of development likely to come forward during the plan period (a minimum of 1,250 dwellings). The whole of the proposed site allocation (see Policy SB2) is within the 'Broad Rifer to Chichester Harbour' Surface Water Nitrate Vulnerable Zone (NVZ). The Neighbourhood Plan has sought to positively respond in this regard, with the following conditions through Policy SB2 'Land East of Southbourne Village' directly and indirectly protecting water resources:
- Condition Q: a comprehensive drainage masterplan and sustainable drainage strategy is submitted to reduce the potential for surface water run-off impacts on the maritime environment, which demonstrates how 4 Ha of natural flood management features will enhance the Ham Brook Wildlife Corridor and improve water quality in the Ham Brook Chalk Stream and Chichester Harbour;
  - Condition R: A nitrate neutrality strategy is submitted in accordance with latest Natural England guidance and the phasing of capacity improvements to the sewerage network and wastewater treatment capacity; and
  - Condition S: A Waste Infrastructure Statement and a Mineral Resources Assessment is submitted with has regard to the latest Minerals and Waste Safeguarding Guidance.
- 5.43 Furthermore, Policy SB19 'Mitigating Effects on European Designated Sites' goes on to state that development proposals must also demonstrate the effectiveness of their nitrate neutrality measures to ensure no adverse impact on the Chichester Harbour receiving waters in accordance with Natural England's latest guidance.
- 5.44 Policy SB22 'Adapting to Climate Change – Water Infrastructure and Flood Risk' supports development proposals providing it can be demonstrated that i) the sewer network can accommodate the additional demand for sewerage disposal either in its existing form or through planned improvements to the system to ensure sufficient wastewater treatment is in place in advance of the construction of the development, and ii) the Water Efficiency Standard of 110 litres per person per day as set out in the National Technical Standards will be achieved in new development to reduce the volume of wastewater entering the foul sewer. Additionally, the policy affirms that new development within or adjacent to the Lumley and Ham Brook Chalk Streams must demonstrate the measures that will be taken to ensure that polluted runoff (including suspended sediment) does not enter the surrounding waterbodies during either the construction or operation development phase. This will minimise the risk of excessive surface water entering the watercourses, indirectly contribute to water quality improvements through limiting suspended solids entering watercourses from surface water run-off.
- 5.45 More broadly, Neighbourhood Plan policies also seek to protect key features of landscape and biodiversity interest and promote green space and open space. Key policies in this regard include Policy SB13 'Green and Blue Infrastructure Network', Policy SB14 'Biodiversity', Policy SB15 'Trees, Woodland and Hedgerows' and Policy SB16 'Local Green Spaces'. While these policies do not specifically seek to address land, soil and water resources, the policies will indirectly help promote and protect these resources, including the promotion of high-quality green networks in the Neighbourhood Plan area and the protection and enhancement of key landscape features. This will help support the capacity of the landscape and villagescape to regulate soil and water quality.

## Population and Community

- 5.46 The policies of the Southbourne Neighbourhood Plan set out a range of provisions which will support and enhance the quality of life of the Neighbourhood Plan area's residents.
- 5.47 In terms of the delivery of the 1,250 homes required by Chichester District Council, the Neighbourhood Plan seeks to deliver this provision through an allocation located to the Land East of Southbourne Village. Given this number of homes is anticipated to meet objectively assessed housing need, it is assumed that this growth quantum will help meet housing needs arising locally. The Neighbourhood Plan also has a close focus on delivering housing of a type and tenure which meets the requirements of the local community. In this context, Policy SB4 'Meeting House Local Needs' seeks to draw on the qualifying criteria set out by the

- Southbourne Local Lettings Plan to deliver discounted market sales homes and other affordable routes to home ownership and affordable housing for rent to provide homes for newly forming households in the parish. The policy also supports the delivery of 2-3 bedroom homes and accessible purpose-designed C3 dwellings to enable people to downsize and remain in the parish. This recognises the housing needs of the parish in terms of the needs of younger people and families, and the requirements of the older population, whilst recognising the opportunities for the parish's housing stock linked to downsizing. In addition to supporting the needs of younger and older people, this will help support a balanced community in the parish.
- 5.48 The delivery of housing to meet local needs will also be supported by Policy SB5 'Self Build and Custom Build Housing', which facilitates the provision of self-build and custom build housing at the allocation at Land East of Southbourne Village (see Policy SB2). This will provide opportunities for self-builders to build the type of home they require on an affordable basis. These provisions will be supported by the housing allocation which seeks to provide serviced plots for self-build/custom build homes, subject to the identified size and type needed.
- 5.49 The quality of housing will be further supported by the Neighbourhood Plan's focus on delivering energy efficiency housing. In this respect Policy SB20 'Mitigating Climate Change – New Buildings' sets out a range of provisions for enhancing the energy efficiency of new buildings, including through stipulating that building units are certified to a Passivhaus standard and outlining provisions with the aim of being 'Zero Carbon Ready'. This will help deliver high quality and energy efficient housing, lower energy costs, and help reduce issues such as fuel poverty.
- 5.50 Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In this respect Policy SB3 'Protecting and Supporting Community Facilities and Local Shops' identifies amenities in Southbourne and Prinsted as key community facilities and sets out provisions for their protection which precludes their loss or significant harm. It also supports these amenities' expansion, subject to the policies of the Neighbourhood Plan. The availability of community facilities will also be supported by the allocation policy (Policy SB2), which seeks to deliver alongside housing and employment uses a two-form entry (FE) primary school (expandable to a 3FE primary school) with early years provision and a centrally located community facility. The community facility should include health facilities, retail, and an enterprise hub including flexible workspace, which together will complement and support the facilities in other parts of Southbourne.
- 5.51 In relation to the proposed allocation taken forward through the Neighbourhood Plan, the allocation at the Land East of Southbourne Village site is located in proximity to existing services and facilities in Southbourne. The location of the proposed development area is also accessible to key public transport links, with bus stops and Southbourne railway station located along Stein Road. Further supporting accessibility, the Neighbourhood Plan has a close focus on enhancing pedestrian and cycle networks in the parish and supporting public transport links. This has been discussed in more detail under the 'Transportation' SA theme below.
- 5.52 The Neighbourhood Plan has a close focus on protecting and enhancing the quality of the public realm and living environment. As set out by Policy SB2, the development at the Land East of Southbourne Village will be delivered through a single comprehensive masterplan and delivery framework which incorporates the highest standards of 'place making' and covering all of the policy area comprising a land budget, infrastructure strategy and phasing plan and which is prepared with full local community engagement.
- 5.53 The quality of neighbourhoods will be reinforced by the Neighbourhood Plan's close focus on green infrastructure enhancements in the parish. A key policy in this regard is Policy SB13 'Green and Blue Infrastructure Network' which designates a parish-wide Green Infrastructure Network. This will incorporate a continued establishment of the 'Green Ring' around and through the village of Southbourne, and a variety of green spaces, ancient woodland, trees and hedgerow, water bodies including the Lumley Stream and Ham Brook, off-street footpaths and cycleways, children's play areas and areas of biodiversity value. It also seeks to ensure that new development contributes to the enhancement of the network and preclude development which undermines the Green Ring. This will be further reinforced by the biodiversity policies of

the plan (SB14 and SB15) and the designation of 17 Local Green Spaces through Policy SB16. The quality of the parish's neighbourhoods will be further supported by Policies SB7 to SB11, which set out a range of provisions relating to the design of development in Southbourne, Lumley, Hermitage, the Prinsted Conservation Area and Nutbourne West. Through delivering high quality neighbourhoods, these policies will therefore support the quality of life of residents and help increase the satisfaction of residents with their neighbourhoods as places to live.

- 5.54 The Neighbourhood Plan also seeks to promote the economic vitality of the Neighbourhood Plan area and support employment opportunities. In this context Policy SB6 'Using Scarce Employment Land Efficiently' supports proposals to intensify sites within the settlement boundaries in established employment (E, B2, B8) use, including Clovelly Road/Park Road Industrial Estate. It also supports proposals for new employment (E and/or B2) uses on brownfield land within settlement boundaries provided it can be demonstrated they will achieve a minimum employment density of one full time equivalent job per 40 sq.m. net internal area. Enhancements to employment space offer in the parish will also be supported by the allocation taken forward through Policy SB2 (Land East of Southbourne Village), which incorporates an enterprise hub including flexible workspace. This will help the parish adapt to new working practices, including through responding to the increasing trend for home and flexible working accelerated by the Covid-19 pandemic. More broadly, the economic vitality of the parish will be further supported by the Neighbourhood Plan's focus on retaining and improving community offer and securing social inclusion.
- 5.55 Overall therefore, the Neighbourhood Plan has the potential to have significant positive effects in relation to the Population and Communities SA theme through delivering housing which meets local needs, protecting and enhancing community facilities, promoting accessibility, supporting community and economic vitality and the delivery of high quality and inclusive neighbourhoods.

## Health and Wellbeing

- 5.56 In relation to the proposed allocation taken forward through the Neighbourhood Plan, the allocation at the Land East of Southbourne Village site is located in proximity to existing services and facilities in Southbourne, including health services such as the doctors' surgery, dentist and chemist. The location of the allocation is also accessible to key footpaths, cycle links and public transport links, and green infrastructure networks.
- 5.57 More broadly, the Neighbourhood Plan policies will bring a range of further benefits for health and wellbeing. The main impacts of the Neighbourhood Plan's policies on health and wellbeing will be through protecting and enhancing the Neighbourhood Plan area's high-quality environment and public realm and green infrastructure provision. Green infrastructure provides space – including natural green space – for recreation and relaxation, and access to nature has been evidenced to improve people's health and wellbeing, through encouraging healthy outdoor recreation and relaxation<sup>25</sup>. This will support physical and mental health and wellbeing.
- 5.58 A key policy in this regard is Policy SB13 'Green and Blue Infrastructure Network', which designates a parish-wide Green Infrastructure Network. This will incorporate a continued establishment of the 'Green Ring' around and through the village of Southbourne, and a variety of green spaces, ancient woodland, trees and hedgerow, water bodies including the Lumley Stream and Ham Brook, off-street footpaths and cycleways, children's play areas and areas of biodiversity value. It also seeks to ensure that new development contributes to the enhancement of the network and preclude development which undermines the Green Ring. This will be further reinforced by the biodiversity policies of the plan (SB14 and SB15) and the designation of 17 Local Green Spaces through Policy SB16.
- 5.59 The quality of housing is also a key contributor to residents' health and wellbeing. In this respect Policy SB20 'Mitigating Climate Change – New Buildings' sets out a range of provisions for enhancing the energy efficiency of new buildings, including through stipulating that building units are certified to a Passivhaus standard, which has the potential to have significant effects for health and wellbeing of residents. This is linked to the delivery of energy efficient housing,

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<sup>25</sup> Public Health England (2017)

which will support good physical and mental health through creating healthy indoor living environments with healthy air temperatures, humidity levels, noise levels, and improved air quality. This has particular potential to benefit the health and wellbeing of groups with poor health, including older people or disabled people.

- 5.60 More broadly, and as discussed under the Population and Communities SA theme, the Neighbourhood Plan has a close focus on delivering high quality and inclusive housing and neighbourhoods. This will support the physical and mental health and wellbeing of residents. In addition, and supporting healthier lifestyles, the Neighbourhood Plan has a close focus on enhancing pedestrian and cycle networks in the parish. This has been discussed in more detail under the 'Transportation' SA theme below.

## Transportation

- 5.61 With regard to the proposed Neighbourhood Plan allocation at the Land East of Southbourne Village (see Policy SB2), the proposed development areas are located in good proximity to existing services and facilities in Southbourne. The location of the allocation is also accessible to key public transport links, with bus stops and Southbourne railway station located along Stein Road. This will help promote the use of sustainable modes of transport including walking, cycling and public transport use.
- 5.62 However, the delivery of 1,250 homes, community uses and new employment space at this location has the potential to contribute to existing traffic and congestion issues in the parish. In response, these issues are fully recognised by the Neighbourhood Plan's allocation policy (Policy SB2 'Land East of Southbourne Village'), which sets out a comprehensive approach to promoting sustainable transport use, as well as measures to limit congestion issues in the area.
- 5.63 A central facet of Policy SB2 is to deliver significant pedestrian and cycle enhancements, including through the incorporation of fully accessible walking and cycle routes around the village as part of the multifunctional "Green Ring". The policy also seeks to ensure that the layout and location of uses maximise opportunities to connect the relevant scheme into the existing fabric of the village by walking and cycling.
- 5.64 The policy also seeks to deliver a new road and cycle bridge over the railway lines as soon as possible during the construction period, and in the first phase of development, a new station car park and cycle racks with a separate footbridge to connect to safeguarded land at Priors Orchard. This recognises the existing role of the railway as a barrier to interconnectivity in the parish for all road users, and its impact on local traffic and congestion.
- 5.65 These provisions will be supported by further measures promoted by Policy SB2 which support sustainable transport use. These include through seeking to ensure that a green travel plan is developed which sets out how the development will encourage and enable non-car trips and implementing a requirement for a full transport assessment to be submitted to demonstrate that the capacity of the local highway network can accommodate the scale of development proposed. The transport assessment should also have particular regard to the capacity of the Stein Road and Inlands Road level crossings.
- 5.66 These specific provisions relating to the allocation at the Land East of Southbourne Village will be reinforced by the other policies of the Neighbourhood Plan. In particular, Policy SB18 'Sustainable Accessibility and Mobility' sets out a number of provisions which will encourage sustainable transport use in the parish. This includes through the following provisions: the application of Manual for Streets principles for major development which places pedestrians and cyclists at the top of the user hierarchy; the creation of a permeable network of streets and spaces that connect to key destinations such as the Primary School, Bourne College, the community hub, other community facilities and the railway station; the application of Travel Plans for major development; and enhancements in accessibility to Southbourne railway station via walking and cycling.
- 5.67 Walking and cycling will also be supported by the Neighbourhood Plan's close focus on enhancing multifunctional green infrastructure networks in the parish, and its impetus on the

delivery of high-quality neighbourhoods. These elements are discussed in more detail under the Population and Communities SA theme above.

## Conclusions at this current stage

- 5.68 The assessment has concluded that the submission version of the Southbourne Neighbourhood Plan is likely to lead to significant long-term positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SA themes. These benefits largely relate to the Neighbourhood Plan's focus on providing new housing to meet local needs in accessible locations, the protection of existing (and provision of new) community facilities, its focus on sustainable transport use, its support for community vitality, the protection and enhancement of green infrastructure networks in the area and its focus on a high quality public realm and neighbourhood distinctiveness.
- 5.69 The assessment has also concluded that the Neighbourhood Plan will lead to positive effects in relation to the 'Landscape' and 'Historic Environment' SA themes. These benefits largely relate to the Neighbourhood Plan's emphasis on protecting and enhancing the special qualities of the parish, supporting the quality of the public realm, and through incorporating high-quality and sensitive design through new development proposals. It is important to acknowledge that the proposed site allocation does have the potential to negatively impact on the setting of nearby heritage assets in the absence of sensitive design. However, it is anticipated that the mitigation measures proposed through Neighbourhood Plan policies should facilitate the implementation of high-quality design techniques which respect and enhance the setting of heritage assets.
- 5.70 Additionally, the Neighbourhood Plan will bring positive effects in relation to the 'Biodiversity and Geodiversity' SA theme through safeguarding habitats and delivering net gains through proposals. However, given the approaches taken forward through the Neighbourhood Plan will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall. Nevertheless, the provision of the Green and Blue Infrastructure Network through Policy SB13, which includes establishing of a 'Green Ring' within and surrounding Southbourne, should enhance ecological networks within the Neighbourhood Plan area.
- 5.71 Regarding the 'Climate Change' SA theme, the Neighbourhood Plan will potentially lead to positive effects through supporting development proposals in accessible locations within proximity to services and facilities, promoting sustainable transport use, locating development in areas which have a low flood risk potential, and delivering energy efficient housing. However, this is dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design.
- 5.72 The Neighbourhood Plan will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' and 'Air Quality' SA themes through the implementation of objectives which seek to limit pollution and improve the environmental quality of the parish. However, the Neighbourhood Plan will facilitate a significant proportion of new development on greenfield land which has a likelihood of containing areas comprising the 'best and most versatile' agricultural land. This has the potential to lead to the permanent loss of productive agricultural land in the Neighbourhood Plan area, which cannot be mitigated. Nevertheless, the reuse of previously developed land in some areas of the proposed site allocation on 'Land East of Southbourne Village' will promote the most efficient use of land in these locations.

## 6. What are the next steps?

- 6.1 This SA Report accompanies the Neighbourhood Plan for submission to the Local Planning Authority, Chichester District Council, for subsequent Independent Examination.
- 6.2 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the 'Chichester Local Plan: Key Policies 2014-2029' and the emerging Local Plan Review.
- 6.3 If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Chichester District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Southbourne Neighbourhood Plan will become part of the development plan for Southbourne Parish.

# Appendix A Context Review and Baseline

## A1 - Air Quality

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- 'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.'
- 'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.'
- New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.

Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>26</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 'Clean Air' and the policies contained within 'Chapter 4: Increasing resource efficiency and reducing pollution and waste' within the 25-year plan directly relate to the air quality SA theme.

At the local level, Policy 39 'Transport, Accessibility and Parking' within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the air quality SA theme.

Implemented in 2015, the Air Quality Action Plan (AQAP) for Chichester District 'Towards Better Air Quality'<sup>27</sup> outlines five priority actions for improving air quality across the district, including:

- Priority 1: Measure, model, and report on air quality;
- Priority 2: Strengthen partnerships, seek funds, pool resources and exploit synergies;
- Priority 3: Encourage low emission technology;
- Priority 4: Encourage and foster behavioural change/modal shift; and
- Priority 5: Be innovative, capitalise on opportunities and reduce emissions by 1%.

### Summary of Current Baseline

Chichester District Council is required to monitor air quality across the district under Section 82 of the Environment Act (1995), report regularly to DEFRA and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide (NO<sub>2</sub>), sulphur dioxide, ozone, benzene and particulates. Where exceedances exist, areas are declared as Air Quality Management Areas (AQMAs) and local authorities are required to produce an Air Quality Action Plan (AQAP) to improve air quality in the area.

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<sup>26</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 11/07/19]

<sup>27</sup> Chichester District Council (2015): 'Towards Better Air Quality: An AQAP for Chichester District (2015-2020)' [online] available to access via: <<http://chichester.gov.uk/pollutioncontrolairquality>> last accessed [11/07/19]

The 2018 Air Quality Annual Status Report (ASR)<sup>28</sup> for Chichester confirms that there are three AQMAs within the district, designated primarily for exceedances in the national air quality objectives for nitrogen dioxide (NO<sub>2</sub>). All three AQMAs are within the city of Chichester, approximately 10km to the east of the Southbourne Neighbourhood Plan area. These are:

- Stockbridge roundabout at the junction with the A27 and A286
- Orchard Street (A286), Chichester; and
- St Pancras (A286), Chichester

There are no AQMAs within the Neighbourhood Plan area itself. However, the ASR notes that the road network within the district is vulnerable to air pollution issues associated with congestion. The main route of congestion running through Southbourne is the A259 Main Road to the south of the neighbourhood, caused in part by commuters between Portsmouth and Chichester. Likewise, Stein Road (particularly at the level crossing) is a particular area of congestion.

There are two European designated sites within and surrounding the Neighbourhood Plan area which are sensitive to air pollution issues associated with traffic emissions. This is further considered under the 'biodiversity and geodiversity' SA theme'

## Summary of Future Baseline

New housing and employment provision within the parish has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO<sub>2</sub>, particularly along the main routes through the Neighbourhood Plan area.

Implementation of the aims, objectives and policies contained in the AQAP and the Local Transport Plan (further discussed in Chapter 10), along with the broad air quality mitigation measures for the European designated sites contained with the Habitats Regulation Assessment (HRA)<sup>29</sup> for the Chichester Local Plan Review, present opportunities to continue to improve air quality within both the Neighbourhood Plan area and the wider district.

## A2 – Biodiversity and Geodiversity

### Context Review

The Fourth Ramsar Strategic Plan<sup>30</sup> (2016-2024) aims to be congruent with the 2015 Sustainable Development Goals (SDGs) implemented by the United Nations, since wetlands contribute towards a very broad range of the aspirations set out in the SDGs. The vision for the plan is as follows, with three strategic goals and one operational goal seeking to achieve this vision: *'Wetlands are conserved, widely used, restored and their benefits are recognised and valued by all'*

- Goal 1 (Strategic): Addressing the drivers of wetland loss and degradation;
- Goal 2 (Strategic): Effectively conserving and managing the Ramsar Site network;
- Goal 3 (Strategic): Wisely using all wetlands; and
- Goal 4 (Operational): Enhancing implementation.

At the European level, the EU Biodiversity Strategy<sup>31</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to *'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'*.

Key messages from the National Planning Policy Framework (NPPF) include:

<sup>28</sup> Chichester District Council (2018): 'Air Quality ASR for Chichester District', [online] available to access via: <<http://chichester.gov.uk/pollutioncontrolairquality>> last accessed [11/07/19]

<sup>29</sup> Chichester District Council (2018): 'Habitat Regulations Assessment: Chichester Local Plan Review', [online] available to access via: <<http://chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review>> last accessed [11/07/19]

<sup>30</sup> Ramsar Convention (2016): 'The Fourth Ramsar Strategic Plan 2016-2024', [online] available to download via: <<http://www.ramsar.org/about/the-ramsar-convention-and-its-mission>> last accessed [11/07/19]

<sup>31</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <[http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP\\_resolution\\_april2012.pdf](http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf)> last accessed [11/07/18]

- One of the three overarching objectives of the NPPF is an environmental objective to ‘contribute to protecting and enhancing our natural, built and historic environment’ including by ‘helping to improve biodiversity.’
- ‘Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value [...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.’
- ‘Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.’
- ‘To protect and enhance biodiversity and geodiversity, plans should:
  - a) *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
  - b) *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.*

The Natural Environment White Paper (NEWP)<sup>32</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK’s failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ aims to ‘*halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people*’<sup>33</sup>.

The 25 Year Environment Plan<sup>34</sup> sets out the Government’s environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the

<sup>32</sup> Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>> last accessed [11/07/19]

<sup>33</sup> DEFRA (2011): ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’, [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> last accessed [11/07/19]

<sup>34</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 11/07/19]

effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

- Using and managing land sustainably;
- Recovering nature and enhancing the beauty of landscapes;
- Connecting people with the environment to improve health and wellbeing;
- Increasing resource efficiency, and reducing pollution and waste;
- Securing clean, productive and biologically diverse seas and oceans; and
- Protecting and improving the global environment.

In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Chapter 5 'Securing clean, productive and biologically diverse seas and oceans' directly relate to the biodiversity and geodiversity SA theme.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the biodiversity and geodiversity SA theme:

- Policy 48 'Natural Environment';
- Policy 49 'Biodiversity'; and
- Policy 50 'Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas.

Adopted by Southbourne Parish Council in September 2015 after a successful referendum, Policy 7 'Environment' within the current 'made' Southbourne Neighbourhood Plan (2014-2029) directly relates to the biodiversity and geodiversity SA theme.

## Summary of Current Baseline

There are three European designated sites which partly overlap with the Neighbourhood Plan area: the Chichester and Langstone Harbours Ramsar Site and Special Protection Area (SPA), and the Solent Maritime Special Area of Conservation (SAC). The Chichester Harbour Site of Special Scientific Interest (SSSI), and Sites of Nature Conservation Interest (SNCI) are also located within the Neighbourhood Plan area, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC). There are also two Local Nature Reserves (LNR) located within proximity to Southbourne. Additionally, the Neighbourhood Plan area contains a variety of ecologically important drainage ditches and Biodiversity Action Plan (BAP) Priority Habitats and Species, discussed below.

## European Designated Sites

### Chichester and Langstone Harbours Ramsar Site and SPA

The Convention on Wetlands of International Importance (the Ramsar Convention) is the intergovernmental treaty that provides the framework for the conservation and wise use of wetlands and their resources. The convention was adopted in 1971 and came into force in 1975, with the Chichester and Langstone Harbours Ramsar Site designated in January 1996. In the UK, the initial emphasis was on selecting sites of importance to waterbirds, and consequently, many Ramsar Sites were also designated as Special Protection Areas (SPA) under the European Birds Directive (79/409/EEC). The citation for the Chichester and Langstone Harbours<sup>35</sup> Ramsar Site and SPA lists the following species of international importance, many of which are listed within Article 4 of the European Birds Directive (79/409/EEC) and listed in Annex II of the European Habitats Directive (92/43/EEC). These species are the qualifying features for designating the site:

- Bar-tailed Godwit (*Limosa lapponica*)
- Redshank (*Tringa totanus*)

<sup>35</sup> Natural England (2014): 'Chichester and Langstone Harbours SPA Citation', [online] available to download via: <<http://publications.naturalengland.org.uk/publication/5789102905491456>> last accessed [11/07/19]

- Brent Goose (*Branta bernicla*)
- Common Tern (*Sterna hirundo*)
- Curlew (*Numeris arquata*)
- Dunlin (*Calidris alpina*)
- Grey Plover (*Pluvialis squatarola*)
- Little Tern (*Sterna albifrons*)
- Pintail (*Anas acuta*)
- Red-breasted Merganser (*Mergus serrator*)
- Ringed Plover (*Charadrius hiaticula*)
- Sanderling (*Calidris alba*)
- Sandwich Tern (*Sterna sandvicensis*)
- Shelduck (*Tadorna tadorna*)
- Shoveler (*Anas clypeata*)
- Teal (*Anas crecca*)
- Turnstone (*Arenaria interpres*)
- Wigeon (*Anas penelope*)

The European Site Conservation Objectives for the Chichester and Langstone Harbours Ramsar Site and SPA seek to maintain or restore<sup>36</sup>:

- The extent and distribution of the habitats of the qualifying features;
- The structure and function of the habitats of the qualifying features;
- The supporting processes on which the habitats of the qualifying features rely;
- The population of each of the qualifying features; and
- The distribution of the qualifying features within the site.

Chichester and Langstone Harbours SPA covers two large, estuarine basins. Urban development surrounds the west of Langstone Harbour, whereas farmland surrounds the majority of Chichester Harbour. Together, with neighbouring Portsmouth Harbour, the area forms one of the most sheltered intertidal areas on the South Coast of England.

Both Chichester and Langstone Harbours contain extensive intertidal mudflats and sandflats with areas of seagrass beds, saltmarsh, shallow coastal waters, coastal lagoons, coastal grazing marsh and shingle ridges and islands. These habitats support internationally and nationally important numbers of overwintering and breeding bird species.

At low tide the mudflats are exposed, the water is drained by channels and creeks which meet to form narrow exits into the Solent. The sediments support rich populations of intertidal invertebrates, which provide an important food source for overwintering birds. Several small freshwater streams flow into the harbours; however, these contribute relatively little freshwater input compared to the tidal flows.

### Solent Maritime SAC

The Solent Maritime SAC was designated in April 2005 and is approximately 11,300 ha in size. The SAC encompasses a major estuarine system on the south coast of England, with four coastal plan estuaries (Yar, Medina, King's Quay Shore and Hamble) and four bar-built estuaries (Newton Harbour, Beaulieu, Langstone Harbour and Chichester Harbour), with Chichester Harbour partly within the boundary of the Neighbourhood Plan area. The citation for the SAC lists the following habitats and species as the qualifying features for designation<sup>37</sup>:

Habitats:

- Annual vegetation of drift lines;
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*);
- Coastal lagoons;

<sup>36</sup> Natural England (2014): Chichester and Langstone Harbours SPA Conservation Objectives [online] available to download via: <<http://publications.naturalengland.org.uk/publication/5789102905491456>> last accessed [06/08/19]

<sup>37</sup> Natural England (2014): Solent Maritime SAC Citation', [online] available to download via: <<http://publications.naturalengland.org.uk/publication/5762436174970880>> last accessed [06/08/19]

- Spartina swards (*Spartinion maritimae*) (Cord-grass swards);
- Estuaries;
- Mudflats and sandflats not covered by seawater at low tide. (Intertidal mudflats and sandflats);
- Perennial vegetation of stony banks. (Coastal shingle vegetation outside the reach of waves);
- *Salicornia* and other annuals colonising mud and sand. (Glasswort and other annuals colonising mud and sand);
- Sandbanks which are slightly covered by sea water all the time. (Subtidal sandbanks); and
- Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes). (Shifting dunes with marram)

Species:

- Desmoulin's whorl snail (*Vertigo moulinsiana*)

The European Site Conservation Objectives for the Solent Maritime SAC aim to ensure that the integrity of the site is maintained or restored as appropriate, and the site contributes to achieving the favourable conservation status of its qualifying features (listed above). These objectives are to maintain and restore the following<sup>38</sup>:

- Extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) or qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; and
- The populations and distributions of qualifying species within the site.

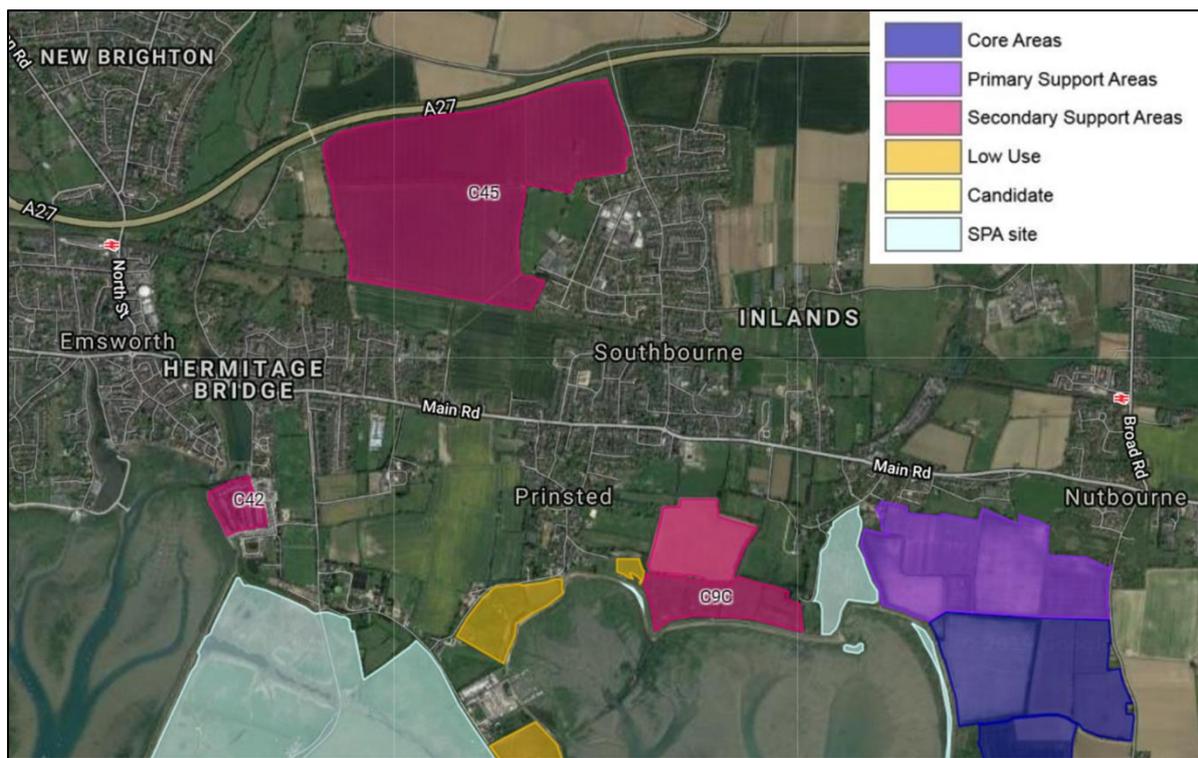
Site Improvement Plans (SIPs) have been developed for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS). Although the IPENS project closed in 2015, the Solent SIP<sup>39</sup> provides a high-level overview of the issues (both current and predicted) affecting the condition of the Natura 2000 sites within the Solent SIP boundary (covering four sites including the Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC). Additionally, the Solent SIP outlines the priority actions required to improve the condition of the sites, with timescales for a number of actions ongoing until 2020. Priority actions are grouped into seventeen categories, reflecting the issues faced by the Natura 2000 sites including (but not limited to): public disturbance, invasive species, water pollution and air pollution.

The Solent Waders and Brent Goose Strategy<sup>40</sup> is a conservation partnership project, which aims to conserve the internationally important Brent goose (*Branta bernicla*) and wading bird populations within and around the Special Protection Areas and Ramsar wetlands of the Solent coast. The first Strategy was published in 2002 and focused on Brent geese in the eastern Solent harbours; in 2010 a new Solent-wide Strategy was published, covering both wading birds and Brent Geese. A new strategy is currently being created and will be published in 2019. The new strategy is focused on understanding bird movements from the SPA to inland sites and between inland sites. Three years of survey are planned, the results from the 2016-17 and 2017-18 winter surveys have been analysed and used to update the current use mapping. As shown in Figure 3.0 below, the results from the surveys indicate that Southbourne contains support areas for Brent geese, particularly 'Secondary Support Area C45'.

<sup>38</sup> Natural England (2014): 'Solent Maritime SAC Conservation Objectives', [online] available to download via: <<http://publications.naturalengland.org.uk/publication/5762436174970880>> last accessed [06/08/19]

<sup>39</sup> Natural England (2014): 'Site Improvement Plan: Solent (SIP043)', [online] available to download via: <<http://publications.naturalengland.org.uk/publication/4692013588938752>> last accessed [06/08/19]

<sup>40</sup> Solent Waders and Brent Goose Strategy (2019): 'Overview', [online] available to access via: <<https://solentwbgs.wordpress.com/>> last accessed [21/10/19]



**Figure A2.0: Support Areas for Brent Geese within and surrounding Southbourne<sup>41</sup>**

### Nationally Designated Sites

#### Chichester Harbour SSSI

Designated in July 1985, Chichester Harbour SSSI is approximately 3733.5 ha and shares overlapping designations with the Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The citation for the SSSI states<sup>42</sup>:

*“Chichester Harbour is a large estuarine basin in which at low water extensive mud and sandflats are exposed, drained by channels which unite to make a common exit to the sea. The site is of particular significance for wintering wildfowl and waders and also breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. There is a wide range of habitats which have important plant communities.”*

A number of condition assessments have been completed between 2009 and 2019, with 15.26% classified as ‘favourable’, 8.09% classified as ‘unfavourable – recovering’ and 76.64% classified as ‘unfavourable – no change’.

SSSI Impact Risk Zones (IRZ) are a GIS tool/dataset which maps zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location, including residential, rural-residential and rural non-residential. Natural England is a statutory consultee on development proposals that might impact on SSSIs. The whole of the Neighbourhood Plan area overlaps with a SSSI IRZ for residential development of around 50 units, rural residential and rural non-residential development types.

<sup>41</sup> Solent Waders and Brent Goose Strategy (2019): ‘Strategy, Maps and Data’, [online] available to access via: <<https://solentwbgs.wordpress.com/page-2/>> last accessed [21/10/19]

<sup>42</sup> Natural England (no date): ‘Chichester Harbour SSSI’, [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003245>> last accessed [08/08/19]

## Locally Designated Sites

### Local Nature Reserves

Local Nature Reserves (LNRs) may be established by Local Authorities in consultation with English Nature under Section 21 of the National Parks and Access to the Countryside Act 1949 and are habitats of local importance. There are three LNRs located within the Neighbourhood Plan area, namely:

- Brook Meadow<sup>43</sup> (Emsworth) LNR was designated November 2007 and is primarily an area of grassland, surrounded by woodlands and flanked by two streams. Brook Meadow is full of birds, insects and wild flowers and supports populations of Water Vole (*Arvicola amphibius*);
- Nutbourne Marshes<sup>44</sup> LNR was designated in January 1976 and is an area of saltmarsh and mudflats which provide habitats for migrating and breeding birds; and
- Eames Farm LNR designated in 2000 and is a 132.5-hectare (327-acre) LNR on Thorney Island. This area of grazing marsh, wetland and reedbed is managed as an organic farm. It has many rare plants and insects and a diverse variety of migrating waders and wildfowl<sup>45</sup>.

### Sites of Nature Conservation Interest (SNCI)

There are two Sites of Nature Conservation Interest (SNCI) within the Neighbourhood Plan area, namely:

- 'Nutbourne Marshes'<sup>46</sup>, which is also classified as a LNR shown above; and
- Slipper Mill Pond (SNCI), which sits on the boundary of Southbourne Neighbourhood. The pond is 7 acres of a saline lagoon, a very rare wildlife habitat, and was registered as an SNCI in 1998.

There are a variety of Biodiversity Action Plan (BAP) Priority Habitats located within and/or adjacent to the Neighbourhood Plan area, including areas of coastal and floodplain grazing marsh, coastal saltmarsh, deciduous woodland located around the mudflats, good quality semi-improved grassland, lowland dry acid grassland, lowland meadows, mudflats, reedbeds, purple moor grass and rush pasture, saline lagoons and traditional orchard.

Ancient woodland and replanted woodland are located approximately 400m west of Nutbourne train station and immediately north of the rail line, and also in the north-east corner of the Southbourne neighbourhood boundary, west of Hambrook.

**Figure A2.1** below shows the designated wildlife sites and BAP priority habitats located within and adjacent to the Neighbourhood Plan area.

## Summary of Future Baseline

Habitats and species will potentially face increasing pressures from future development within the Neighbourhood Plan area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition of habitats.

The Neighbourhood Plan presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species and designated sites at an early stage of planning for future growth. To maintain and improve the condition of biodiversity in the future, it will be important to not only protect and enhance important habitats but the connections between them. It will be crucial to effectively coordinate the delivery of housing, employment and infrastructure to ensure that

<sup>43</sup> Natural England (no date): 'Brook Meadow (Emsworth) LNR', [online] available to access via:

<<https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1457113>> last accessed [21/10/19]

<sup>44</sup> Natural England (no date): 'Nutbourne Marshes LNR' [online] available to access via:

<<https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1009054>> last accessed [14/08/19]

<sup>45</sup> 'Our land'. Chichester Harbour Trust. Retrieved 1 April 2019. [available to access via:

<<https://www.chichesterharbourtrust.co.uk/copy-of-about-us>> last accessed [11/08/19]

<sup>46</sup> Natural England (no date): 'Nutbourne Marshes LNR' [online] available to access via:

<<https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1009054>> last accessed [14/08/19]

opportunities to improve green infrastructure and ecological corridors are maximised both within the Neighbourhood Plan area and in the surrounding areas.

The European protected sites are particularly sensitive to air quality issues, water quality issues, coastal squeeze, loss of functionally linked supporting habitats for birds, and recreational pressures. In regards to air quality, exceeding critical values for air pollutants may result in changes to the chemical status of habitat substrate, accelerating or damaging plant growth, altering vegetation structure and composition and thereby affecting the quality and availability of nesting, feeding or roosting habitats. Additionally, the nature, scale, timing and duration of some human activities can result in the disturbance of birds (i.e. – the notifying features of the European protected sites within the Neighbourhood Plan area) at a level that may substantially affect their behaviour, and consequently affect the long-term viability of their populations.



## A3 – Climate Change

### Context Review

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below<sup>47</sup> :

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, well-being and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

The UK Climate Change Act<sup>48</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

The Climate Change Act includes the following:

- 2050 Target. The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.
- The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same. For more detail, visit the UK adaptation policy page 49.

Key messages from the National Planning Policy Framework (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'mitigating and adapting to climate change' and 'moving to a low carbon economy.' 'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;

<sup>47</sup> GOV.UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from:

<<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>> last accessed [20/08/19]

<sup>48</sup> GOV.UK (2008): 'Climate Change Act 2008', [online] accessible via <<http://www.legislation.gov.uk/ukpga/2008/27/contents>> last accessed [20/08/19]

<sup>49</sup> Committee on Climate Change (2017): 'UK Adaptation Policy' [online] accessible via <<https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-adaptation-policy/>> last accessed [20/08/19]

encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.’

- ‘Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.’
- ‘Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.’
- Direct development away from areas at highest risk of flooding (whether existing or future). ‘Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.’

The Flood and Water Management Act<sup>50</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS).<sup>51</sup>

Further guidance is provided in the document ‘Planning for SuDS’.<sup>52</sup> This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of ‘contributing to local quality of life and green infrastructure’.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the climate change SA theme:

- Policy 40 ‘Sustainable Design and Construction’;
- Policy 41 ‘Off-site Renewable Energy’; and
- Policy 42 ‘Flood and Water Management’

## Summary of Current Baseline

### Contribution to Climate Change

In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that Chichester has higher per capita emissions than West Sussex but is broadly in line with per capita emissions covering the South East of England and England since 2005.

<sup>50</sup> Flood and Water Management Act (2010) [online] available at: <<http://www.legislation.gov.uk/ukpga/2010/29/contents>> last accessed [20/08/19]

<sup>51</sup> N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS.

<sup>52</sup> CIRIA (2010) ‘Planning for SuDS – making it happen’ [online] available to access via <[http://www.ciria.org/Resources/Free\\_publications/Planning\\_for\\_SuDS\\_ma.aspx](http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx)> last accessed [20/08/19]

Chichester has seen a 33.7% reduction in the percentage of total emissions per capita between 2005 and 2016, lower than the reductions for West Sussex (36.6%), the South East of England (36.7%) and England (37.6%)<sup>53</sup>.

## Potential Effects of Climate Change

The outcome of research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team<sup>54</sup>. UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change (under medium emissions scenarios 50<sup>th</sup> percentile) for South East England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows<sup>55</sup>:

- The central estimate of increase in annual mean temperatures of between 2°C and 3°C; and
- The central estimate of change in annual mean precipitation of +20 to +30% in winter and -20% to -30% in summer.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area, including:

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100-year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;

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<sup>53</sup> Department of Energy and Climate Change (2018) 2005 to 2016 UK local and regional CO2 emissions – data tables [online] available at: < <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017> > [accessed 20/08/19]

<sup>54</sup> The data was released on 26<sup>th</sup> November 2018: [online map] available to access via: <<http://ukclimateprojections.metoffice.gov.uk/>> last accessed [26/07/19]

<sup>55</sup> Met Office (2018): 'Land Projection Maps: Probabilistic Projections', [online map] available to access via: <<https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps>> last accessed [26/07/19]

- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

### Flood risk

The areas at highest risk of flooding in the Neighbourhood Plan area are beaches, mudflats and sandflats, saltmarsh, shallow coastal waters, coastal lagoons, coastal grazing marsh, islands and dunes. These habitats are in close proximity to Chichester Harbour and the areas surrounding streams that feed into the Harbour, including;

- Nutbourne Marshes and Eames Farm which sit in the surrounding area along the coastline of Thorney Island; and
- Slipper Mill Pond which sits on the mouth of the River Ems along the north edge of Chichester Harbour.

These areas are in Flood Zone 3, representing areas that have a 1% (1 in 100) or greater annual flood risk<sup>56</sup>. Completed in 2008, the Strategic Flood Risk Assessment (SFRA) for Chichester highlights that a large groundwater emergence zone (Defra, 2004) stretches across along the approximate route of the A27, including the towns of Southbourne, Bosham, Runcton and Chichester<sup>57</sup>.

The West Sussex Local Flood Risk Management Strategy gives an overview of sources of flooding in the West Sussex area<sup>58</sup>. In the Chichester District the sources of flood risk are surface water and coastal flooding. Southbourne is a 'Wet Spot' area, with an estimated 340 properties at risk from surface water or coastal flooding.

Surface water flooding is a risk within the Neighbourhood Plan area<sup>59</sup>, with a low-to-medium risk of flooding surrounding the east and west coast of Thorney Island and a medium-to-high risk along the Great Deep which separates Thorney Island from the mainland, as well as Farm Lane (east of Southbourne, south of Nutbourne), where streams run parallel to the road.

### Summary of Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change, with an increased need for resilience and adaptation.

In terms of climate change contribution, per capita greenhouse gas emissions generated in the Neighbourhood Plan area may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies, including electric cars. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions.

## A4 – Landscape

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

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<sup>56</sup> GOV UK (2019): 'Flood Map for Planning', [online] available at: <<https://flood-map-for-planning.service.gov.uk/>> [accessed 26/07/19]

<sup>57</sup> Chichester District Council (2008): 'SFRA Volume II: Technical Report', [online] available to access via: <<http://chichester.gov.uk/studies>> [accessed 26/07/19]

<sup>58</sup> West Sussex County Council (2014) 'West Sussex Local Flood Risk Management Strategy (2013-2018)', [online] available at: <[https://www.westsussex.gov.uk/media/1595/local\\_flood\\_risk\\_management\\_strategy.pdf](https://www.westsussex.gov.uk/media/1595/local_flood_risk_management_strategy.pdf)> [accessed 26/07/19]

<sup>59</sup> Environment Agency (Long term flood risk map (2019) accessed online [30/08/19] at: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>>

- ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.’
- Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.’
- Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).’
- ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - i. *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
  - ii. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
  - iii. *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*’

The policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the landscape SA theme.

Chichester Harbour Conservancy and its partners have, since 1971, evolved a series of concepts to guide their management of Chichester Harbour Area of Outstanding Natural Beauty (AONB). The key concepts listed below provide a framework to underpin the policies and actions contained within the Chichester Harbour AONB Management Plan Third Review 2019<sup>60</sup>:

- Conserving and enhancing the special qualities of the AONB;
- Sustainability and wise use;
- Increasing knowledge and understanding;
- Helping people to enjoy the AONB;
- Supporting sustainable development; and
- Working in partnership.

It is important to note that these principles are from the Third Review of the management plan, after public consultation.

Adopted in May 2017, the Joint Chichester Harbour AONB Supplementary Planning Document provides guidance for development proposals in the AONB and is a material consideration when assessing planning applications. Southbourne is classed as being within the Chichester District in Chapter 3 of the SPD, which notes any development proposed in the AONB should be guided by these four principles:<sup>61</sup>:

- To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.

<sup>60</sup> Chichester Harbour Conservancy (2014): ‘Chichester Harbour AONB Management Plan’, [online] available to access via: <<https://www.conservancy.co.uk/page/management-plan/307>> last accessed [26/07/19]

<sup>61</sup> Chichester District Council (2017): ‘Adopted Joint Chichester Harbour AONB SPD’, [online] available to access via: <<http://chichester.gov.uk/article/29757/Supplementary-planning-documents-and-policy-guidance>> last accessed [22/0819]

- To stimulate the highest standards of design, conservation and development.
- To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB; and
- To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purposes of the SPD.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the landscape SA theme:

- Policy 43 'Chichester Harbour AONB';
- Policy 44 'Development around the Coast'; and
- Policy 45 'Development in the Countryside'.

Adopted by Southbourne Parish Council in September 2015 after a successful referendum, Policy 7 'Environment' within the current 'made' Southbourne Neighbourhood Plan (2014-2029) directly relates to the landscape SA theme.

## Summary of Current Baseline

### National Character Areas

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to its character. The Neighbourhood Plan area is located within the 'South Coast Plain' NCA, a narrow strip running along the Hampshire and Sussex coast from the edge of Southampton in the west to Brighton and Hove in the east. The NCA profile for the 'South Coast Plain'<sup>62</sup> lists several key characteristics, with the following of particular relevance to the Neighbourhood Plan area:

- The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight and beyond;
- The underlying geology of flinty marine and valley gravels extends for several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils;
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone and Portsmouth Harbour;
- Sand dune grasses and intertidal marsh communities are characteristic of the coastline, while small areas of species-rich meadow remain inland;
- The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation; and
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.

### Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Chichester Harbour Area of Outstanding Natural Beauty (AONB) covers the whole of the southern part of the Neighbourhood Plan area, south of the A259.

An AONB is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty. The Chichester Harbour AONB was designated

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<sup>62</sup> Natural England (2014): 'NCA Profile: 126 South Coast Plain (NE525)', [online] available to download via: <http://publications.naturalengland.org.uk/publication/4923911250640896?category=587130> last accessed [22/08/19]

in 1964 in recognition of its beautiful land and seascape. Chichester Harbour Conservancy describe the AONB as follows<sup>63</sup>:

*“The Harbour’s coastline is characterised by distinctive tidal channels leading to a maze of inlets and rithes that criss-cross expanses of saltmarsh and mudflats. The shoreline is fringed by wind-sculpted oaks and scrub, with open agricultural fields bounded by hedgerows. Historic coastal villages are defined by centuries of maritime association, and in the flat landscape, the vertical elements of church spires and old mills are an important part of its character.”*

*“The landscape character is shaped by the patterns of sea and land changing with the tide, weather and seasons. The dynamic landscape is constantly changing in response to natural processes and human activities. Agriculture has developed; settlements have changed in both their appearance and extent; roads and traffic have increased, and the industries associated with the Harbour have changed.”*

The AONB Management Plan (2014-2019) outlines the following ten special qualities of Chichester Harbour:

- The unique blend of land and sea – especially the combination of large open water areas, narrow inlets and intimate creeks;
- The frequently wooded shoreline;
- The flatness of the landform, unusual amongst AONBs, accentuates the significance of sea and tide and of distant landmarks across land and water;
- The open water of the central area of the Harbour;
- An overall sense of wilderness within the seascape;
- Particularly strong historic character and associations;
- Picturesque harbourside settlements;
- Wealth of flora and fauna, notably the vast flocks of wading birds, adds to the richness and diversity of the landscape;
- The unspoilt character and unobtrusive beauty; and
- The Harbour offers a very special sense of peace and tranquillity; largely endangered by the gentle way it is used and the closeness to nature that is experienced.

### Landscape Character

The West Sussex Landscape Character Assessment (LCA)<sup>64</sup> describes the variations in character between different areas and types of landscape in the county. It provides an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Chichester. Additionally, it also sets out strategies and guidelines for the protection, management and planning of the landscape. The Neighbourhood Plan area contains two LCAs, described below:

**SC3 Chichester Harbour and Pagham Harbour LCA** encompasses the south-east of Chichester; in particular, the marsh and wetlands surrounding Thorney island which are part of the Southbourne Neighbourhood Plan. It is a low-lying flood plain. Chichester Harbour is large and has a great volume of diversity, with numerous inlets and its more wooded shoreline and clusters of harbour side settlement, boatyards, marinas and yachts. Whilst traffic and recreational activities reduce tranquillity in some parts, there are also significant areas of the LCA which have tranquil character, retaining a sense of remoteness. Settlement character of the area is mixed, with both traditional harbourside settlements and villages contrasting with more recently developed holiday and residential estates.

<sup>63</sup> Chichester Harbour Conservancy (2019): ‘Landscape of the Chichester Harbour AONB’. [online] available to access via: <<https://www.conservancy.co.uk/page/landscape>> last accessed [22/08/19]

<sup>64</sup> West Sussex County Council (2003): ‘Landscape Character Assessment of West Sussex’, [online] available to access via: <<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>> last accessed [22/08/19]

The land management guidelines for this LCA goes onto list the following key landscape sensitivities<sup>65</sup>:

- Increasing noise due to traffic and recreational activity eroding tranquillity;
- Inappropriate harbourside development;
- Coastal strand line litter;
- Seasonal and weekend visitor pressure;
- Relationship of views between the harbour and surrounding hinterland;
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats, and could result in a more naturally functioning landscape; and
- Management and possible realignment of sea defences due to predicted sea level rises will have significant implications for landscape over the coming decades.

**SC5 Southbourne Coastal Plain LCA** is located along the north of the coastal marshes between Emsworth and the west side of Chichester. It lies below high spring tide and is an, open and exposed landscape which has an overriding visual and physical association with the sea.

Its key characteristics are long views to Chichester Harbour and the distinctive spire of Chichester Cathedral, and a landscape which has strategic value and has great potential to improve the setting of the surrounding urban areas. Key sensitivities include<sup>66</sup>:

- Farm diversification and garden centres leading to introduction of signs and fencing;
- Derelict glasshouses and agricultural holdings;
- Changes in transport infrastructure;
- Proximity to Chichester Harbour Area of Outstanding Natural Beauty;
- Development at the top of waterways and inlets feeding in to Chichester Harbour;
- Key views to Cathedral and Chichester Harbour; and
- Managed retreat of the coastline may be particularly influential in the future, providing opportunities for creation of new coastal and inter-tidal habitats and could result in a more naturally functioning landscape.

### Tree Preservation Orders

Implemented by local planning authorities, Tree Preservation Orders (TPOs) are designated to protect specific trees, groups of trees or woodlands in the interests of their amenity value. When considering 'amenity; the local planning authority will likely take into consideration the following criteria<sup>67</sup>:

- Visibility: the extent to which the trees or woodlands can be seen by the public; and
- Individual, collective and wider impact: considering the importance of the trees or woodlands in relation to their cultural or historic value, contribution to and relationship with the landscape and/or their contribution to the character or appearance of a conservation area.

In this context, Chichester District Council have allocated a number of TPOs within the Neighbourhood Plan area<sup>68</sup>.

<sup>65</sup> West Sussex County Council (2003): 'Land Management Guidelines for SD3: Chichester Harbour LCA', [online] available to access via: <<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>> last accessed [22/08/19]

<sup>66</sup> West Sussex County Council (2003): 'Land Management Guidelines for SD1: South Coast Shoreline LCA', [online] available to access via: <<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>> last accessed [22/08/19]

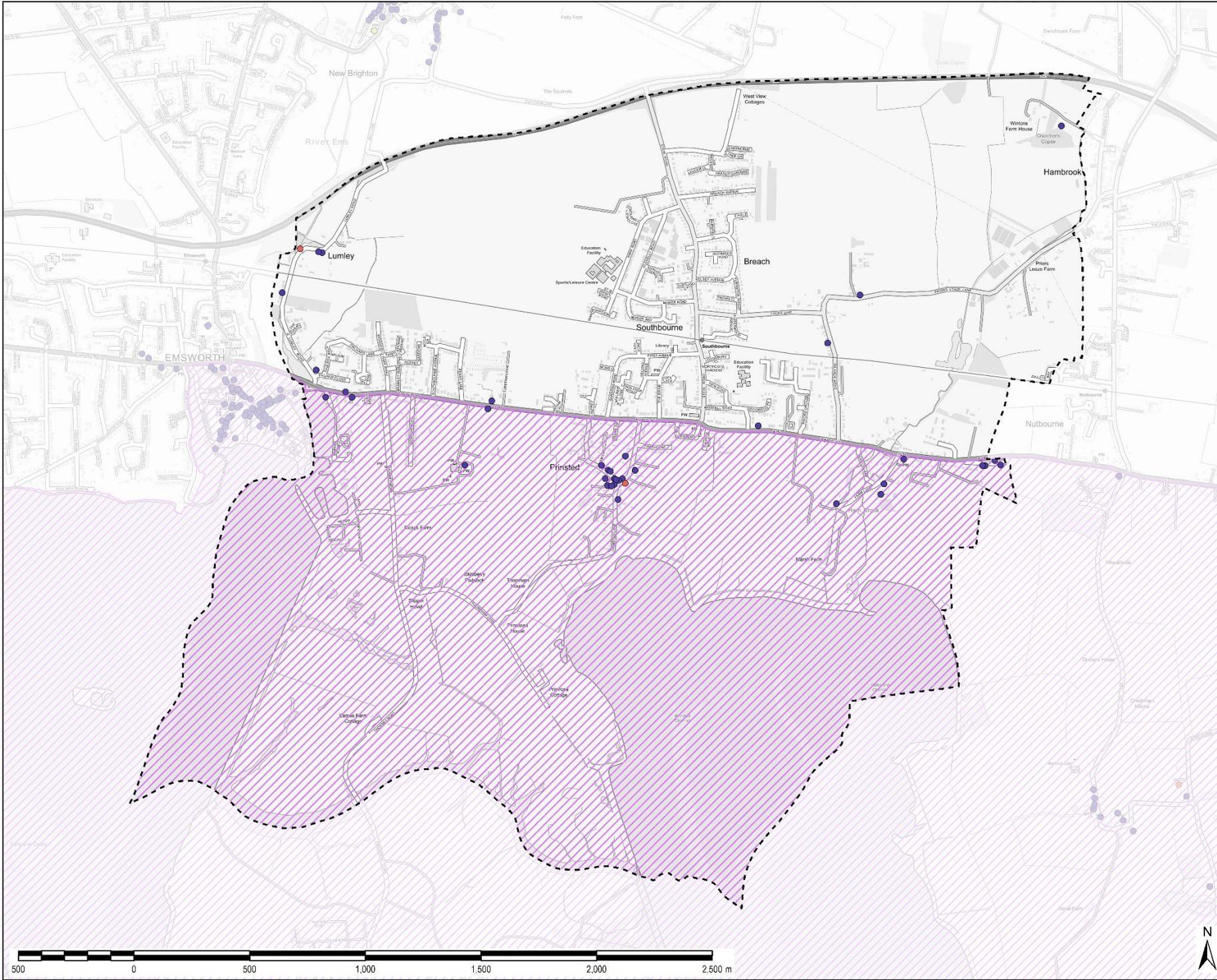
<sup>67</sup> GOV.UK (2014): 'Tree Preservation Orders – General', [online] available to access via: <<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>> last accessed [22/08/19]

<sup>68</sup> Chichester District Council (2018): 'My Chichester District Mapping', [online] available to access via: <<http://mydistrict.chichester.gov.uk/mycdc.aspx>> last accessed [22/08/19]

## Summary of Future Baseline

New development has the potential to lead to incremental but small changes in landscape and villagescape character and quality in and around the Neighbourhood Plan area. This includes from the loss of landscape features and areas with an important visual amenity value.

In the absence of the plan, inappropriate levels of development within the open countryside could negatively impact upon the landscape features which contribute to the distinctive character and setting of the Neighbourhood Plan area, along with the special qualities of the AONB.



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**LEGEND**

- Southbourne Neighbourhood Plan Area
- Chichester Harbour Area of Outstanding Natural Beauty
- Listed Building**
  - Grade I
  - Grade II\*
  - Grade II

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Purpose of Issue **FINAL**

Client **SOUTHBOURNE PARISH COUNCIL**

Project Title **SUSTAINABILITY APPRAISAL FOR THE SOUTHBOURNE NEIGHBOURHOOD PLAN**

Drawing Title **HISTORIC ENVIRONMENT AND LANDSCAPE DESIGNATIONS**

Drawn	Checked	Approved	Date
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## A5 – Historic Environment

### Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk.
- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance.’

The policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the historic environment SA theme.

The Government’s Statement on the Historic Environment for England<sup>69</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

Historic England is the statutory body that helps people care for, enjoy and celebrate England’s spectacular historic environment. Guidance and advice notes provide essential information for local planning authorities, neighbourhood groups, developers, consultants, landowners and other interested parties on historic environment considerations, and are regularly reviewed and updated in light of legislative changes. The following guidance and advice notes are particularly relevant and should be read in conjunction with the others.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)<sup>70</sup> outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

- Understanding the different types of special architectural and historic interest which underpin the designations; and
- Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)<sup>71</sup> provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

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<sup>69</sup> HM Government (2010) The Government’s Statement on the Historic Environment for England [online] available at: <[http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx)> last accessed [22/0819]

<sup>70</sup> Historic England (2016): ‘Conservation Area Designation, Appraisal and Management: Advice Note 1’, [online] available to download via: <<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> last accessed [22/0819]

<sup>71</sup> Historic England (2016): ‘SA and SEA: Advice Note 8’ [online] available to download via: <<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>> last accessed [22/0819]

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2<sup>nd</sup> Edition) (December 2017)<sup>72</sup> provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)<sup>73</sup> outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the historic environment SA theme:

- Policy 46 'Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside; and
- Policy 47 'Heritage and Design'.

## Summary of Current Baseline

### Historic Evolution of Southbourne

In terms of the historic evolution of Southbourne Parish, the Parish Council have produced the 'History of Southbourne'<sup>74</sup>, which is summarised below:

*“Southbourne’ did not exist until 1876 when the church of St John the Evangelist was built on the corner of the Main Road. The whole area, with the exception of Nutbourne, comprised the Manor of Prinsted until the sixteenth century, and stretched from Nutbourne to Emsworth. Until 1894, Southbourne was a part of the Parish of Westbourne when, as a result of the coming of the railway in 1847 (which precipitated the building of Southbourne Church), the land to the south separated and became the Southbourne ward of Westbourne.”*

*“The area now known as ‘Southbourne’, largely developed since the Second World War, remained within Westbourne until 1958 when, in 1967, new boundaries were drawn, and Southbourne became the civil parish it is today. As far as Nutbourne was concerned it too was a separate ward of Westbourne until becoming part of Southbourne Parish. Thorney Island, although now part of the Church of England Parish of Southbourne and West Thorney, has otherwise always been a parish in its own right and, in secular terms remains one today.”*

*“At the turn of the last century, employment in Southbourne was almost exclusively agricultural with market gardens, orchards, and cattle predominating. Since 1900, however, it can be seen from the steady increase in housing that the professions were taking over as people increasingly earned their living outside Southbourne; and so, agriculture became much less important to the economy of the area.”*

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<sup>72</sup> Historic England (2017): 'Setting of Heritage Assets: 2<sup>nd</sup> Edition', [online] available to download via:

<<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>> last accessed [22/0819]

<sup>73</sup> Historic England (2018): 'Neighbourhood Planning and the Historic Environment', [online] available to download via: <<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>> last accessed [22/0819]

<sup>74</sup> Southbourne Parish Council. History of Southbourne [online] available at <[https://www.southbourne-pc.gov.uk/History\\_of\\_Southbourne\\_15144.aspx](https://www.southbourne-pc.gov.uk/History_of_Southbourne_15144.aspx)> last accessed [01-08-19]

*“Since Roman times, the main artery of the Parish has been the present Main Road, the A259 and formerly the A27. The road was used extensively for driving cattle and taking produce to the markets in Chichester and Portsmouth. Cattle were still being moved along the road from field to field as late as the 1950s. Since the Second World War the road has been steadily improved; in places it has been widened and straightened, main drainage incorporated, and a pre-war innovation was the regular bus service between Portsmouth and Brighton”.*

*“Today, the village is surrounded by modern development which is relatively unobtrusive. Southbourne is lively with a dentist and doctors’ surgeries, chemists, two pubs, a takeaway and a Post Office amongst other commercial facilities along Main Road, together with small industrial units in Southbourne Village. Chichester District Council has proposed further development in Southbourne to accommodate the growing population and commuting routes out to Chichester, Portsmouth and Brighton.”*

## Designated Heritage Assets

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. The Neighbourhood Plan area contains two Grade II\* and 32 Grade II nationally designated listed buildings which are protected through the Listed Buildings and Conservation Areas Act 1990. The Grade II\* listed buildings are as follows:

- Lumley Mill on Lumley Lane; and
- The Old House on Prinsted Lane

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England<sup>75</sup>, there are no scheduled monuments within the Neighbourhood Plan area.

Conservation areas are designated because of their special architectural and historic interest. Conservation area appraisals are a tool to demonstrate the area’s special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the ‘Conservation Area Designation, Appraisal and Management’ advice note by Historic England<sup>76</sup>. Ideally, appraisals should be regularly reviewed as part of the management of the conservation area and can be developed into a management plan.

In this context, the Prinsted Conservation Area covers the village to the south of the rail line. encompasses a major estuarine system along the south coast and was designated in April 2005<sup>77</sup>. The appraisal states that the key characteristics within the Neighbourhood Plan are Character Area H1 (Havant to Chichester Coastal Plain) and Character Area C3 (Thorney Channel Head).

The conservation area appraisal also outlines several significant features and management proposals to protect and enhance its special qualities, outlined below:

Significant features:

- Pretty, rural village with several old farmhouses and barns;
- A high concentration of listed buildings, all in residential uses;
- Several timber-framed buildings, one of which (The Old House) is the oldest and appears to date to the 14th century;

<sup>75</sup> Historic England: National Heritage List for England: [online] available at <<http://list.historicengland.org.uk>> last accessed [22/0819]

<sup>76</sup> Historic England (2016): ‘Conservation Area Designation, Appraisal and Management Advice Note 1’, [online] available to download from: <<https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> last accessed [22/0819]

<sup>77</sup> Natural England: Designated Sites View [online] available at <<https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK0030059&SiteName=solent&countyCode=&responsiblePerson=>>> last accessed [22/0819]

- Two substantial 17th century brick and flint gentry houses: The Manor House and Apple Tree Farmhouse;
- Conservation area is enhanced by approach roads with buildings of the appropriate scale, density and massing;
- Roofs are mainly thatched or covered in handmade clay peg tiles;
- Use of flint, stone and brick for the walls; and
- Quiet location close to the head of the Thorney Channel.

#### Management Proposals

- Applications for change to all of the “Positive” buildings in the conservation area, as identified on the Townscape Appraisal map, will be assessed in the light of the “Good Practice Guidance” enclosed at Appendix 3;
- All new development should follow the “Good Practice Guidance” included at Appendix 3;
- Any changes to the existing boundaries of the buildings in the conservation area should follow the “Good Practice Guidance” enclosed at Appendix 3; and
- West Sussex County Council, Chichester District Council and Southbourne Parish Council could consider the installation of more traditional streetlights in Prinsted village centre, as and when funds permit.
- Retain the existing conservation area boundary

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II\* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck sites and conservation areas deemed to be ‘at risk’. According to the 2018 Heritage at Risk Register for the South East, none of the designated heritage assets in the Neighbourhood Plan area are at risk<sup>78</sup>.

However, it is important to recognise that the Heritage at Risk Registers for areas outside of London do not contain information about the status of Grade II listed buildings. As such, it is currently not possible to determine whether the 32 Grade II listed buildings within the Neighbourhood Plan are at risk.

**Figure A4.1** (above) shows the location of the scheduled monuments, listed buildings and conservation area within the Neighbourhood Plan area.

#### Locally important Heritage Features

It should be noted that not all of the area’s historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by local communities. For example, open spaces and key distinctive buildings in the area are likely to be of value for local people.

Following a high-level review of the Historic Environmental Record (HER) for West Sussex (accessed via the Heritage Gateway)<sup>79</sup>, there are 44 records within Southbourne Parish including a number of Neolithic sites surrounding Chichester Harbour, Roman artefacts and roads, iron age pottery and the following distinctive buildings:

- Lumley Mill;
- South Mill, south of Marsh Farm;
- Southbourne Aerodrome;
- Nutbourne Mill;

<sup>78</sup> Historic England (2018): ‘Heritage at Risk Register for the South East’ [online] available to download via: <<https://historicengland.org.uk/images-books/publications/har-2018-registers/>> last accessed [22/0819]

<sup>79</sup> Heritage Gateway (2019): ‘Historic Environmental Record for West Sussex’, [online] available to access via: <<http://www.heritagegateway.org.uk/gateway/>> last accessed [22/0819]

- Slipper Mill;
- Ice House, Nutbourne;
- Turnpike House; and
- Mill, south-east of Marsh Farm.

## Summary of Future Baseline

New development areas in the Neighbourhood Plan area have the potential to impact on the fabric and setting of heritage assets; for example, through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to heritage assets and their settings.

Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the village and better reveal assets' heritage significance.

## A6 – Land, Soil and Water Resources

### Context Review

The EU's Soil Thematic Strategy<sup>80</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

Adopted in October 2000, the purpose of the EU Water Framework Directive (WFD) is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, driving a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention is to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances;
- Ensure the progressive reduction of groundwater pollution; and
- Contribute to achieving 'good' water quality status for as many waterbodies as possible by 2027.

Completed in December 2015, the updated South East River Basin District Management Plan<sup>81</sup> sets out the current state of the water environment, the pressures facing the water environment, the environmental objectives for protecting and improving the waters, a programme of measures and actions needs to achieve the objectives, and the progress since the 2009 plan.

Key messages from the NPPF include:

- 'Planning policies and decisions should contribute to and enhance the natural and local environment by:
  - protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and

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<sup>80</sup> European Commission (2006) Soil Thematic Policy [online] available at: <[http://ec.europa.eu/environment/soil/index\\_en.htm](http://ec.europa.eu/environment/soil/index_en.htm)> last accessed [22/08/19]

<sup>81</sup> DEFRA & Environment Agency (2015): 'South East River Basin Management Plan (Part 1)', [online] available to access via: <<https://www.gov.uk/government/publications/south-east-river-basin-district-river-basin-management-plan>> last accessed [22/08/19]

- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.’
- Prevent new or existing development from being ‘adversely affected’ by the presence of ‘unacceptable levels’ of soil pollution or land instability and be willing to remediate and mitigate ‘despoiled, degraded, derelict, contaminated and unstable land, where appropriate’.
- ‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.’
- ‘Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.’
- Planning policies and decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs’, and ‘promote and support the development of under-utilised land and buildings.’
- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

Along with the policies contained within Chapter 1 ‘Using and managing land sustainably’ and Chapter 4 ‘Increasing resource efficiency, and reducing pollution and waste’, Goal 2 ‘Clean and plentiful water’, Goal 5 ‘Using resources from nature more sustainably and efficiently’ and Goal 8 ‘Minimising waste’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the land, soil and water resources SA theme.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>82</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>83</sup>, which sets out the Government’s vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England<sup>84</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

In terms of waste management, the Government Review of Waste Policy in England<sup>85</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The National Waste Management Plan<sup>86</sup> provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>87</sup>. This includes an assessment of the need for

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<sup>82</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from: <<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> last accessed [22/08/19]

<sup>83</sup> Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> last accessed [22/08/19]

<sup>84</sup> Defra (2011) Government Review of Waste Policy in England [online] available at: <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> last accessed [22/08/19]

<sup>85</sup> DEFRA (2011) Government Review of Waste Policy in England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69401/pb13540-waste-policy-review110614.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf) [accessed 22/08/19]

<sup>86</sup> DEFRA (2013) Waste Management Plan for England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf) [accessed 22/08/19]

<sup>87</sup> Directive 2008/98/EC

new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the historic environment SA theme:

- Policy 40 'Sustainable Design and Construction'
- Policy 42 'Flood Risk and Water Management'; and
- Policy 53 'District Canals'.

## Summary of Current Baseline

### Soil resources

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land.

In terms of the location of the best and most versatile agricultural land, a high-level classification has been undertaken on the Neighbourhood Plan area. The Provisional Agricultural Land Quality dataset<sup>88</sup> identifies areas of Grade 1, Grade 2, and Grade 3 agricultural land within Southbourne and a gradual decline to Grade 3 and Grade 4 in the south of the Parish towards Thorney Island (**Figure A6.1** shown overleaf). For land classified as Grade 3, without the subset grading (3a or 3b) it is not possible to tell at this stage whether this is considered to be 'best and most versatile'.

It is also important to note that the national dataset is of very low resolution and may not necessarily provide an accurate reflection of the agricultural land quality within the Neighbourhood Plan area.

### Water Resources

The main watercourse flowing through the Neighbourhood Plan is the River Ems, which flows through the western end of Southbourne, from north to south, where it drains into Chichester Harbour.

In addition, the Great Deep coastal water separates Thorney Island from the mainland in the south of the Neighbourhood Plan.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater have nitrate concentrations of more than 50 mg/l nitrate or are thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which, Member States are required to establish Action Programmes to reduce and prevent further nitrate contamination. In this regard, the Neighbourhood Plan area is within the 'Broad Rifer to Chichester Harbour' Surface Water NVZ. However, it is useful to note that as the Neighbourhood Plan is likely to allocate land for residential development and potential employment areas, such uses are not considered to increase the risk of pollution to the NVZ.

### Water Quality

The Neighbourhood Plan area is located across the 'Arun and Western Streams<sup>[1]</sup> catchment area (covering the built environment of the Neighbourhood Plan area) and the South East Transitional Coastal Water (TRaC) (covering the marine environment which separates Southbourne to Thorney Island).

The main waterbody located within this catchment area within the Neighbourhood Plan area, the 'Ems River' which flows south into 'Chichester Harbour'. Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer<sup>89</sup>

<sup>88</sup> Natural England (2018) Agricultural Land Classification map London and the South East (ALC007) [online] available at <<http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>> last accessed [22/08/19]

<sup>[1]</sup> Environment Agency (2016): 'Avon Salcombe and Kingsbridge', [online] available to access via: <<http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3022>> [last accessed 27/06/19]

<sup>89</sup> Environment Agency (2019): 'Catchment Data Explorer', [online] available to access via: <<https://environment.data.gov.uk/catchment-planning/>> [accessed 22/08/19]

classifies the Western Streams as having a 'good' chemical status and a 'poor to moderate' ecological status.

## Mineral Resources

Mineral resources are defined as natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. They make an essential contribution to the country's prosperity and quality of life. Since minerals are a non-renewable resource, minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance<sup>90</sup>.

Adopted in July 2018, the Joint Minerals Local Plan<sup>91</sup> covers the period to 2033 and provides the basis for making consistent decisions about planning applications for mineral activities throughout the county. Appendix E confirms the location of the five mineral safeguarding areas (MSAs) throughout West Sussex, which includes: Sharp Sand and Gravel, Soft Sand (including potential Silica Sand), Brick Clay Resource, Chalk, and Building Stone, none of which overlap with the boundaries of the Neighbourhood Plan area.

## Summary of Future Baseline

Future development has the potential to affect water quality through diffuse pollution, wastewater discharges, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the Neighbourhood Plan area and wider area.

Given the presence of Grade 1, 2 and 3 land within identified in the Agricultural Land Classification assessment for the NP area, taking a precautionary approach it is noted that there is the potential for loss of 'best and most versatile') agricultural land.

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<sup>90</sup> GOV.UK (2014): 'Minerals Guidance', [online] available to access via: <<https://www.gov.uk/guidance/minerals>> last accessed [22/08/19]

<sup>91</sup> West Sussex County Council (2018): 'Joint Minerals Local Plan', [online] available to access via: <<https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/>> last accessed [22/08/19]



## A7 – Population and Community

### Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; ‘support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.’
- To support the Government’s objective of significantly boosting the supply of housing, strategic policies ‘should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.’
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.
- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.
- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high-quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a ‘sufficient choice of school places’ and taking a ‘proactive, positive and collaborative approach’ to bringing forward ‘development that will widen choice in education’.

The ‘Ready for Ageing?’ report, published by the Select Committee on Public Service and Demographic Change<sup>92</sup> warns that society is underprepared for an ageing population. The report states that *‘longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises’*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

At the local level, Policies 1-7 and 26-38 within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the population and community SA theme, with the following policies of relevance to the Neighbourhood Plan area:

- Policy 1 ‘Presumption in Favour of Sustainable Development’;

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<sup>92</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> last accessed [28/08/19]

- Policy 2 'Development Strategy and Settlement Hierarchy';
- Policy 5 'Parish Housing Sites 2012-2029';
- Policy 6 'Neighbourhood Development Plans';
- Policy 26 'Existing Employment Sites';
- Policy 29 'Settlement Hubs and Village Centres';
- Policy 30 'Built Tourist and Leisure Development';
- Policy 31 'Caravan and Camping Sites';
- Policy 33 'New Residential Development';
- Policy 34 'Affordable Housing'; and
- Policy 38 'Local and Community Facilities'.

Adopted by Southbourne Parish Council in September 2015 after a successful referendum, the following policies within the current 'made' Southbourne Neighbourhood Plan (2014-2029) directly relate to the population and community SA theme:

- Policy 1: Development within the Settlement Boundaries';
- Policy 2: Housing Site Allocations;
- Policy 3: The Green Ring;
- Policy 4: Housing Design;
- Policy 5: Employment;
- Policy 6: Village Centre & Local Shops;
- Policy 8: Education; and
- Policy 9: Community Buildings.

## Summary of Current Baseline

### Population

The population of the Neighbourhood Plan area increased at a lower percentage between 2001 and 2011 (4.40%) in comparison to observed increases for Chichester (6.90%), the South East (7.93%) and England (7.88%). Approximately 5.5% of the population of Chichester District live within the boundaries of the Neighbourhood Plan area.

### Age Structure

Generally, there are a higher proportion of residents within the 60+ age category in the Neighbourhood Plan area in comparison to the percentages for Chichester, the South East and England. In contrast, there are fewer residents within the younger age categories (0-16 and 16-24) in the Neighbourhood Plan area in comparison to the regional and national trends<sup>93</sup>.

In regard to the working age categories (25-44 and 45-59), the proportions for the Neighbourhood Plan area (41.6%) are similar to the total for Chichester (41.5%), and both are around 10% lower than the totals for the South East (46.4%) and England (46.9%).

### Household Deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation, summarized below:

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.

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<sup>93</sup> ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

- **Health and Disability:** Any person in the household that has generally 'bad' or 'very bad' health or has a long-term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

In this regard, approximately 51.7% of households in the Neighbourhood Plan area are deprived in some way, broadly aligning to the total for Chichester (51.4%) but lower than the totals for South East England (52.3%) and England (57.5%).

### Index of Multiple Deprivation

The Index of Multiple Deprivation 2015 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- **Crime:** The risk of personal and material victimisation at local level.
- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
  - a. 'Geographical Barriers': relating to the physical proximity of local services
  - b. 'Wider Barriers': relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
  - c. 'Indoors Living Environment' measures the quality of housing.
  - d. 'Outdoors Living Environment' measures air quality and road traffic accidents.

Two supplementary indices (subsets of the Income deprivation domains), are also included:

1. Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
2. Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs)<sup>94</sup> are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

The Neighbourhood Plan area overlaps with five LSOAs, namely: Chichester 009c (which includes Thorney Island and Chichester Harbour), Chichester 009D (which includes Prinsted), Chichester 007C and 007D (which include Southbourne centre and the railway station) and Chichester 009E, which includes Nutbourne, Nutbourne Marshes and Nutbourne railway station). Although the LSOAs are amongst the top 50% least deprived LSOAs in England, there is a noticeable difference between

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<sup>94</sup> DCLG (2015): Indices of Deprivation Explorer', [online] available to access via: <<http://dclgapps.communities.gov.uk/imd/idmap.html>> last accessed [28/08/19]

the 'Barriers to Housing and Services' domain. In this regard, Chichester 009C is within the top 30% most deprived decile.

## Housing Tenure

Within the Neighbourhood Plan area, 75% of residents either own their home outright or with a mortgage, higher than the regional and national trends. There are fewer residents within privately rented and socially rented accommodation in the Neighbourhood Plan area in comparison to the regional and national totals. Comparatively, the total percentage of residents within shared ownership accommodation or living rent free within the Neighbourhood Plan area (2.1%) is comparable to the total for Chichester (3.1%), the South East (2.4%) and England (2.1%).

## Education

Based on the 2011 census data, 22% of residents in the Neighbourhood Plan area have no qualifications, higher than the totals for Chichester (17.2%), the South East (19.1%) and equal to England (22.5%)<sup>95</sup>. Comparatively a higher percentage of residents in the Neighbourhood Plan area have a Level 4 qualification and above (31.4%) in comparison to the South East (29.9%) and England (27.4%), but broadly aligns to the total for Chichester (34.3%). Therefore, the Neighbourhood Plan area has a highly qualified working population.

## Employment

Regarding employment within the Neighbourhood Plan area, the following three occupation categories support the most residents<sup>96</sup>:

- Managers, directors and senior officials (13.6%);
- Professional occupations (21.1%); and
- Associate professional & technical occupations (13.2%).

Overall, 47.4% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, slightly higher than the totals for Chichester (45.8%), the South East (42.1%) and England (39.7%).

30.3% of residents in the Neighbourhood Plan area do not work, which is 20% higher than the total for Chichester (24.2%) and England (24.4%), and nearly 25% higher than the total for the South East (21.7%). This is likely linked to the significantly higher percentage of residents within the Neighbourhood Plan area over the age of 60, as shown within the 'age structure' Census statistics.

## Community Assets and Infrastructure

Southbourne has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the parish's sense of identity, including St Johns Church and the village hall, the library, the leisure centre and recreation ground, Southbourne Surgery and the railway station<sup>97</sup>.

## Summary of Future Baseline

As the population of the Neighbourhood Plan area continues to increase and age, this could potentially negatively impact upon the future vitality of the local community and economy of certain parts of the Neighbourhood Plan area, whilst also placing additional pressures to existing services and facilities.

The suitability (e.g. size and design) and affordability of housing for local requirements depends on the implementation of appropriate housing policies through the Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment.

<sup>95</sup> ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

<sup>96</sup> ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

<sup>97</sup> Southbourne Parish Council: 'Community Facilities' [online] available to access via: [https://www.southbourne-pc.gov.uk/Community\\_Facilities\\_15131.aspx](https://www.southbourne-pc.gov.uk/Community_Facilities_15131.aspx) last accessed [28/08/19]

## A8 – Health and Wellbeing

### Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; ‘support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.’
- ‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’
- Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives<sup>98</sup> (‘The Marmot Review’) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”.

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the health and wellbeing SA theme:

- Policy 43 ‘Chichester Harbour AONB’;
- Policy 44 ‘Development around the Coast’;
- Policy 45 ‘Development in the Countryside’;
- Policy 48 ‘Natural Environment’;
- Policy 49 ‘Biodiversity’;
- Policy 52 ‘Green Infrastructure’; and
- Policy 54 ‘Open Space, Sport and Recreation’.

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<sup>98</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <  
<https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf> > last accessed [28/08/19]

## Summary of Current Baseline

### Joint Strategic Needs Assessment

At the regional level, the 2018 Joint Strategic Needs Assessment (JSNA) summary for West Sussex<sup>99</sup> provides a variety of statistics relating to the following themes: environment, population, assets and health/ wellbeing, and provides a section on each broad life-stage of the population: childhood (starting well), working age (living well) and older age (ageing well). Summary of the key challenges as follows:

- Year-on-year changes in the 65 and over population, averaging +2,500 per year between 2002 and 2017, with a projected average of +4,800 per year between 2017 and 2032;
- In 2016/2017, 19.3% of adults were estimated to be physically inactive;
- 60% of adults and 29% of 10/11-year olds are overweight (including obese);
- Violent crime (as measured by the rate of recorded violent crime including sexual offences per 1,000 population) has been increasing in West Sussex, and nationally, in recent years. In 2016/17 there were a total of 13,567 recorded offences compared with 9,740 in 2014/15;
- The rate of people killed or seriously injured on the roads remains high in West Sussex. The rate for 2014-16 of 56.8 per 100,000 is significantly higher than England (39.7) and the 4<sup>th</sup> highest amongst comparable authorities; and
- It is estimated that 117,400 adults (aged 16+) in West Sussex are likely to have a common mental health problem, namely: generalised anxiety disorder, depression, phobias, obsessive compulsive disorder or a panic disorder.

Published for public consultation in December 2018 and reflecting the outcomes of the JSNA, the consultation draft of the Joint Health and Wellbeing Strategy 2019-2024 (JHWS) outlines a variety of aims which focus on the most important issues across the county, with an overall vision as follows<sup>100</sup>:

*“West Sussex is a good place in which to grow up, achieve, raise a family and grow old, in strong, safe and sustainable communities – it is a place where improved health and wellbeing is experienced by all our residents, and the health and wellbeing gap between communities is reducing”*

### Public Health Profile for Chichester

Published in July 2018 by Public Health England, the public health profile for Chichester district outlines the following key trends<sup>101</sup>:

- Life expectancy for both men and women is higher than the England average;
- Life expectancy is 3.9 years lower for men and 3.8 years lower for women in the most deprived areas of Chichester than in the least deprived areas;
- Estimated levels of adult physical activity are better than the England average; and
- The rate of people killed or seriously injured on roads is worse than average.

### Health Indicators and Deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in the Population and Community section of Appendix A.

80.2% of residents in the Neighbourhood Plan area consider themselves as having ‘very good health’ or ‘good health’, which is lower than the totals for Chichester (82.6%), the South East (83.6%) and

<sup>99</sup> West Sussex Health and Wellbeing Board (2018): ‘JSNA Summary’, [online] available to access via: <<https://jsna.westsussex.gov.uk/updates/west-sussex-jsna-summary-2018/>> last accessed [28/08/19]

<sup>100</sup> West Sussex Health and Wellbeing Board (2018): ‘Joint Health and Wellbeing Strategy 2019-24 (Consultation Draft)’, [online] available to access via: <<https://haveyoursay.westsussex.gov.uk/public-health/jhw-strategy-consultation/>> last accessed [28/08/19]

<sup>101</sup> Public Health England (2018): ‘Public Health Profile for Chichester’, [online] available to access via: <<https://fingertips.phe.org.uk/profile/health-profiles>> last accessed [28/08/19]

England (81.4%)<sup>102</sup>. The number of residents in the Neighbourhood Plan area considering themselves to have 'bad health' or 'very bad health' is 4.6%, which is higher than the totals for Chichester (4.3%) and the South East (4.3%), but lower than England (5.4%).

Based on the 2011 census data, the total number of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' is higher than the regional trend but lower than the national trend. Overall, 80.59% of residents within the Neighbourhood Plan area report that their activities are not limited, which is lower than the regional and national trends<sup>103</sup>.

## Summary of Future Baseline

Health and wellbeing levels within the Neighbourhood Plan area are generally good, with a high percentage of residents reporting 'good' or 'very good' health, and a low percentage of residents reporting that their activities are limited in some way. It is however recognised that the percentage of residents with 'very good' and 'good' health, and with 'activities not limited' within the Neighbourhood Plan area is lower than the regional and national trends. These trends have the potential to continue, reflecting the health and wellbeing gap between communities.

In this context, it is considered that an ageing population within the Neighbourhood Plan area might place future pressures on health services in the area. Similarly, ongoing cuts to community services have the potential to lead to effects on health and wellbeing over the long term.

## A9 – Transportation

### Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

Key messages from the NPPF include:

- 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
  - i. *The potential impacts of development on transport networks can be addressed*
  - ii. *Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised*
  - iii. *Opportunities to promote walking, cycling and public transport use are identified and pursued*
  - iv. *The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account*
  - v. *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.'*
- 'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'

At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008. In this regard, the West Sussex LTP3 2011-2026 is a strategic policy tool through which the council exercises its responsibilities for planning, management and the

<sup>102</sup> ONS (no date): Census 2011: 'Health and Provision of unpaid Care 2011' (Table KS301EW)

<sup>103</sup> ONS (no date): Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)

development of transport in the county<sup>104</sup>. The four strategies within the LTP3 that guide the Council's approach to maintaining, managing and investing in transport include: promoting economic growth, tackling climate change, providing access to services, employment and housing, and improving safety, security and health.

At the local level, the following policies within the Adopted Chichester Local Plan: Key Policies 2014-2029 directly relate to the transportation SA theme:

- Policy 8 'Transport and Accessibility'; and
- Policy 39 'Transport, Accessibility and Parking'.

## Summary of Current Baseline

### Rail Network

Southbourne has a railway station close to the centre of the village, with Nutbourne station approximately 1.8km to the east and Emworth 2.2km to the west. Southbourne is approximately 9km away from Chichester station which provides main rail routes to Brighton, in the east, (with links to Gatwick and London Victoria), Southampton, to the west, and London Waterloo.

### Bus Network

The primary service through the Neighbourhood Plan area is the number 700, operated by Stagecoach<sup>105</sup>, which provide regular services to Bognor Regis, Portsmouth and into Chichester. There are frequent, 20-minute frequency services throughout the week<sup>106</sup>.

### Road Network and Congestion

There is a network of minor roads which pass through the Neighbourhood Plan area and connect to neighbouring settlements of Emsworth and Nutbourne.

The A259 is the main road in Southbourne and runs east/west through the Parish. The A27 Trunk Road runs along the north of the Parish boundary, linking to Portsmouth in the west and Brighton in the east. There is no link to the A27 within the Parish, but it can be accessed from Emsworth.

### Cycle and Footpath Network

There are numerous Public Rights of Way (PRoW) which pass through the Neighbourhood Plan area, including routes to Nutbourne and Emsworth<sup>107</sup>. The PRoW network to the south of village of Prinsted and Nutbourne provides access to the Chichester Harbour coastline.

In terms of cycle trails, there are no National Cycle Network<sup>108</sup> routes passing through the Neighbourhood Plan area.

### Availability of Cars and Vans

Based on the 2011 census data, 84.6% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for the South East (81.4%) and England (74.0%) but aligns to the total for Chichester (84.6%). The total percentage of households in the Neighbourhood Plan area with access to at least two or three cars or vans is similar to the totals for Chichester and the South East, but lower than the national trends.

### Travel to Work

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<sup>104</sup> West Sussex County Council (2011): 'West Sussex LTP3', [online] available to access via:

<<https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-transport-plan-2011-26-ltp3/>> last accessed [28/08/19]

<sup>105</sup> Stagecoach (2019): 'Route Search', [online] available to access via: <<https://www.stagecoachbus.com/maps>> last accessed [28/08/19]

<sup>106</sup> Stagecoach (2019): 'Timetable – 52 and 53' [online] available to access via: <<https://www.stagecoachbus.com/timetables>> last accessed [28/08/19]

<sup>107</sup> Bing Maps (2019): 'Southbourne OS Map', [online] available to view via: <<https://www.bing.com/maps/>> last accessed [28/08/19]

<sup>108</sup> Sustrans (2019): 'National Cycle Network Route Map', [online] available to access via: <<https://www.sustrans.org.uk/map-ncn>> last accessed [28/08/19]

The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (44.9%) which is higher than the totals for Chichester (39.7%), the South East (41.3%) and England (37.0%). Comparatively, a higher/lower percentage of economically active residents in the Neighbourhood Plan area choose to work from home in comparison to the regional and national trends.

The total percentage of the working population in the Neighbourhood Plan area choosing to walk or catch a bus, coach or minibus to work (5.8%) is lower than the total for Chichester (10.0%), the South East (10.4%) and England (12.0%)

### **Summary of Future Baseline**

New development has the potential to increase traffic and cause congestion within the Neighbourhood Plan area, principally at junctions on key routes.

Public transport use is likely to remain low compared with private car use.

Whilst negative effects of new development on the transport network are likely to be mitigated in part by the LTP, there will be a continuing need for development to be situated in accessible locations.

