

Strategic Environmental Assessment for the Hunston Neighbourhood Plan

Environmental Report to accompany the submission
version of the Neighbourhood Plan

Hunston Neighbourhood Plan Steering Group

December 2020

Quality information

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Non-Technical Summary

What is Strategic Environmental Assessment (SEA)?

A strategic environmental assessment (SEA) has been undertaken to inform the Hunston Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA 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 Hunston Neighbourhood Plan?

The Hunston 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 Environmental Report

This Environmental Report, which accompanies the submission version of the Neighbourhood Plan, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (September 2019), which includes information about the Neighbourhood Plan area's environment and community. The second document was the SEA Environmental Report (May 2020) which accompanied the Neighbourhood Plan at Regulation 14 consultation.

The purpose of this Environmental Report is to:

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

The Environmental Report contains:

- An outline of the contents and main objectives of the Hunston 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 SEA Framework of objectives against which the Hunston Neighbourhood Plan has been assessed;
- The appraisal of alternative approaches for the Hunston Neighbourhood Plan;
- The likely significant effects of the Hunston Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Hunston Neighbourhood Plan; and
- The next steps for the Hunston Neighbourhood Plan and accompanying SEA process.

Assessment of reasonable alternatives for the Hunston Neighbourhood Plan

Housing numbers to deliver through the Neighbourhood Plan

Within the Preferred Approach version of the Chichester Local Plan Review (2016-2035), Policy A11 'Hunston Parish' confirms that land will be allocated in the Hunston Neighbourhood Plan for the development for 200 dwellings over the plan period, together with improved community facilities, including any amendments to the settlement boundary.

In response to this, the Hunston Neighbourhood Plan Steering Group were keen to consider where in the parish new housing could be delivered through the Neighbourhood Plan to meet this requirement.

Assessment of reasonable alternatives for site allocations

During the earlier stages of the Neighbourhood Plan's development, there was a recognition that the Neighbourhood Plan would potentially need to allocate sites for new development. In light of this, the Neighbourhood Plan Steering Group undertook an assessment of the various sites available for development in the parish. This was with a view to exploring different locations for delivering the 200 homes indicated as being required in the parish by Chichester District Council.

This considered sites which have been previously considered through the Housing and Economic Land Availability Assessment (HELAA) completed for the emerging Chichester Local Plan Review, alongside sites which were identified through a local 'call for sites' process. These sites were assessed against a range of criteria relating to suitability, availability and achievability.

Subsequent to this process, seven sites were shortlisted as being appropriate for further consideration as potential allocations for the Neighbourhood Plan due to their 'deliverability' and 'achievability'. All seven sites are located on land which is located adjacent to settlement boundary for Hunston.

To support the consideration of the suitability of these seven sites for potential allocation in the Neighbourhood Plan, the SEA process has undertaken a separate appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of housing development at these locations. In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping and the baseline information.

The locations of the seven sites assessed through the SEA process are presented in **Figure 4.1** within the main body of the Environmental Report. The tables which follow present a summary of this appraisal and provide an indication of each site's sustainability performance in relation to the eight SEA themes.

Current approach taken forward through the Neighbourhood Plan

The submission version of the Neighbourhood Plan allocates three sites for residential development, specifically:

- Site 1: 'Land at Farmfield Nursery';
- Site 2: 'Land at Ridgeway Nursery'; and
- Site 3: 'Hunston Village Dairy.'

This follows the consideration of the findings of the site assessments undertaken for the Neighbourhood Plan, consultation events, an ongoing consideration of viability and achievability, and the SEA findings (further detailed within the main body of the Environmental Report).

The sites are adjacent to each other and the Neighbourhood Plan confirms that the land can accommodate the housing target of 200 dwellings. Whilst the Parish Council are required to allocate a minimum of 200 dwellings through the Neighbourhood Plan, it is anticipated that additional sites may come forward through the plan period. In this respect, the Neighbourhood Plan also supports residential developments on infill and redevelopment sites within the settlement boundary.

Assessment of the submission version of the Hunston Neighbourhood Plan

The submission version of the Hunston Neighbourhood Plan presents 30 planning policies for guiding development in the Neighbourhood Plan area.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process assessed the policies put forward through the current

version of the Hunston Neighbourhood Plan. The Environmental Report has presented the findings of the assessment under the following SEA Themes:

- 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 Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Population and Community' SEA theme. This relates to the focus of the Neighbourhood Plan on safeguarding and enhancing community infrastructure, facilitating the delivery of housing which meets local needs and through encouraging proposals which would seek to enhance the economic and community vitality of the parish. The Neighbourhood Plan is also likely to lead to positive effects in relation to the 'Landscape' and 'Historic Environment' SEA 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.

The Neighbourhood Plan will also bring significant positive effects in relation to the 'Health and Wellbeing' SEA theme, linked to its promotion of improved and accessible network of footpaths, enhancements to green infrastructure and open space provision to encourage active lifestyles, and the facilitation of flexible and easily adaptable dwellings for all residents.

Additionally, the Neighbourhood Plan will bring positive effects in relation to the 'Biodiversity' SEA theme through retaining habitats, enhancing ecological networks and delivering net gains. 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. Likewise, consultation with Natural England will be required for the proposed allocations to protect the integrity of the Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC.

Regarding the 'Climate Change' SEA theme, the Neighbourhood Plan will potentially lead to positive effects through supporting development proposals which tackle flood risk issues, deliver renewable energy generating infrastructure and include low carbon energy sources to address the climate crisis. 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 regarding the 'Transportation' SEA theme, given its focus on reducing traffic congestion, supporting a modal shift towards sustainable transport and by ensuring that new developments provide appropriate access to local services and facilities. Nonetheless, the scale of development through the proposed site allocations will lead to inevitable increases to the levels of traffic along the B2145, which is the key route passing through the parish which provides connectivity to Chichester.

The Neighbourhood Plan will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' SEA 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 large proportion of new dwellings on greenfield sites which are underlain by BMV 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.

Next steps

This Environmental Report accompanies the Hunston 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 local planning policy.

If the Independent Examination is favourable, Hunston 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, Hunston Neighbourhood Plan will become part of the Development Plan for the parish.

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1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment in support of Hunston Parish's emerging Neighbourhood Plan.
- 1.2 The Hunston 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 (2019-2037).
- 1.3 It is currently anticipated that the Neighbourhood Plan will be submitted to Chichester District Council later in 2020 and undergo a referendum in 2021.
- 1.4 Key information relating to the Hunston Neighbourhood Plan is presented in Table 1.1.

Table 1.1: Key facts relating to the Hunston Neighbourhood Plan

Name of Responsible Authority	Hunston Parish Council
Title of Plan	Hunston Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The Hunston 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 (2019-2037).</p> <p>The Hunston Neighbourhood Plan will be used to guide and shape development within the Neighbourhood Plan area.</p>
Timescale	To 2037
Area covered by the plan	The Hunston Neighbourhood Plan area covers the parish of Hunston in West Sussex (Figure 1.1).
Summary of content	The Hunston Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	<p>Carol Smith, Parish Clerk, Hunston Parish Council</p> <p>Email address: clerk@hunstonparishcouncil.org</p>

SEA screening for the Neighbourhood Plan

- 1.5 The Hunston Neighbourhood Plan has been screened in by Chichester District Council as requiring a Strategic Environmental Assessment (SEA).
- 1.6 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, the Hunston Neighbourhood Plan has been screened in as requiring an SEA 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 with sensitivity for the historic environment; and
 - locations with sensitivity for flood risk issues.
 - Parts of the Neighbourhood Plan area have significant sensitivity with regards to European designated biodiversity sites. In this context, the Neighbourhood Plan area is within the impact risk zones associated with Pagham Harbour Ramsar and Special Protection Area (SPA), the Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime Special Area of Conservation.
- 1.7 In light of this screening outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

SEA explained

- 1.8 Hunston Neighbourhood Plan has been screened in by Chichester District Council as requiring a Strategic Environmental Assessment (SEA)
- 1.9 SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of the SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the Neighbourhood Plan seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.
- 1.10 The SEA has been prepared in line with 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) Directive¹.
- 1.11 The SEA Regulations require that a report is published for consultation alongside the draft plan which 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.12 In line with the SEA Regulations this Environmental Report must essentially answer four questions:
- What is the scope of the SEA?
 - What has plan-making / SEA involved to up to this point?
 - 'Reasonable alternatives' must have been appraised for the plan.
 - What are the appraisal findings at this stage?
 - i.e. in relation to the draft plan.
 - What happens next?

¹ Directive 2001/42/EC

1.13 These questions are derived from Schedule 2 of the SEA Regulations, which present ‘the information to be provided in the report’. Table 1.2 presents the linkages between the regulatory requirements and the four SEA questions.

Structure of this SEA Environmental Report

1.14 This document is the SEA Environmental Report for Hunston 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 SEA Environmental Report in order to meet the regulatory² requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ³
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes.
What is the sustainability ‘context’?	<ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What’s the scope of the SEA? What is the sustainability ‘baseline’?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What are the key issues & objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a ‘framework’ for) assessment.
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the ‘reasonableness’ of the approach). The likely significant effects associated with alternatives. Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the submission version of the plan. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan.
What happens next?	<ul style="list-style-type: none"> The next steps for plan making / SEA process.

² Environmental Assessment of Plans and Programmes Regulations 2004

³ 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 Hunston Neighbourhood Plan

Local Plan context for the Neighbourhood Plan

- 2.1 The Hunston Neighbourhood Plan is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029'⁴ (adopted in July 2015), with due regard given to the emerging Local Plan Review (2019-2037). 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 In the context of the Neighbourhood Plan area, Hunston is designated as a 'Service Village' within Policy 2 'Development Strategy and Settlement Hierarchy' of the Local Plan. Outside of Chichester city and the four Settlement Hubs of East Wittering/Bracklesham, Selsey, Southbourne and Tangmere, Policy 2 states that the Service Villages will be the focus of new development and facilities. Provisions will be made for the following:
- Small scale housing developments consistent with the indicative housing numbers set out in Policy 5 'Parish Housing Sites 2012-2029', stated as 25 dwellings for Hunston;
 - Local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, which will help make the settlements more self-sufficient; and
 - Small scale employment, tourism and leisure proposals.
- 2.3 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 18 dwellings will be delivered through extant planning permissions, with a further seven dwellings achieved through an allocation at 'Land South of Reedbridge Farm'. The DPD does not propose any additional allocations within the Neighbourhood Plan area.⁵
- 2.4 Neighbourhood plans 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. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Chichester, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.5 Chichester District Council are in the process of undertaking a review of the Local Plan. The Preferred Approach version of the Chichester Local Plan Review⁶ (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy S2 'Settlement Hierarchy' also lists Hunston as a 'Service Village'. Policy A11 'Hunston Parish' confirms that land will be allocated in the Hunston Neighbourhood Plan for the development for 200 dwellings over the plan period, together with improved community facilities, including any amendments to the settlement boundary.

⁴ Chichester District Council (2014): 'Adopted Chichester Local Plan: Key Policies 2014-2029', [online] available to download via: <<https://www.chichester.gov.uk/newlocalplan>> last accessed [09/08/19]

⁵ Chichester District Council (2019): 'Site Allocation DPD 2014-2029', [online] available to download via: <<http://chichester.gov.uk/siteallocation>> last accessed [09/08/19]

⁶ Chichester District Council (2019): 'Chichester Local Plan Review: Preferred Approach (2016-2035)', [online] available to access via: <<https://www.chichester.gov.uk/article/30923/Preferred-approach---consultation-December-2018>> last accessed [09/08/19]

Vision, aims and objectives for the Neighbourhood Plan

2.6 The vision for the Neighbourhood Plan captures the community's views and aspirations for the parish over the next 20 years as expressed through the consultation process. It therefore forms the basis on which the neighbourhood objectives and proposed policies have been formulated.



By 2037, Hunston Village will have retained its distinctive, rural nature with low impact development conserving the existing local environment and benefitting from improved infrastructure to ameliorate the existing traffic issues on the B2145 and B2166.

Vision Statement for the Hunston Neighbourhood Plan



2.7 The vision is underpinned by several core objectives that seek to make a positive contribution to sustainable growth within the parish. These are grouped into the following categories:

- Getting Around;
- Environment;
- Community;
- Housing; and
- Business.

3. What is the scope of the SEA?

SEA 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.⁷ These authorities were consulted on the scope of the Hunston Neighbourhood Plan SEA for a period of five weeks, between September and October 2019.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SEA 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 ‘SEA 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 SEA Scoping Report

Consultation response	How the response was considered and addressed
Natural England <i>Victoria Kirkham, Consultations Team (email response received on 14th October 2019)</i>	
<p>Natural England has no specific comments to make on this neighbourhood plan SEA scoping.</p> <p>However, 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.</p>	<p>Comment noted. The recommended guidance has provided an essential reference point during the SEA process.</p>
Environment Agency <i>Sustainable Places Team (email response received on 4th October 2019)</i>	
<p>The Environment Agency is a statutory consultee for Strategic Environmental Assessments and provides advice to Local Planning Authorities on the scope and findings of the SEA. We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, and biodiversity.</p>	<p>Comment noted. Objectives relating to the environment constraints in the local area have been prepared and included in the SEA Framework.</p>

⁷ 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.’

Consultation response	How the response was considered and addressed
<p>We also recommend your SEA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.</p> <p>Please refer to the Neighbourhood Plan Checklist (attached) for your area for more details.</p>	<p>Comment noted. The recommended policies, plans and strategies have provided an essential reference point during the SEA process.</p>
<p>Historic England <i>Robert Lloyd-Sweet, Historic Places Adviser (email response received on 25th October 2019)</i></p>	
<p>Thank you for consulting Historic England on the scoping report for SEA of the Hunston Neighbourhood Plan, which I found to be a well-researched and helpful document at this stage of planning.</p>	<p>Comment noted.</p>
<p>Drawing attention to the past appreciation of the view from the canal bridge towards Chichester Cathedral by J.M.W. Turner and the present value of this view is a notable element of a locally specific significance that we feel is helpful, particularly where the features affected are not otherwise clearly defined as heritage assets.</p>	<p>Comment noted.</p>
<p>I feel it would be helpful to have a clear focus on the conservation area in the assessment questions and, in particular to provide recognition of the value of the rural setting of the string of small groups of buildings. As such, we would request an additional assessment question is added to ask: "conserve the character or appearance of the conservation area that is desirable to preserve, including its rural character and setting?".</p>	<p>The SEA framework of assessment questions has been updated to include the following questions:</p> <p>Provide a positive strategy for the conservation and enhancement of the area's historic environment by guiding development proposals to address issues identified as threats to the character or appearance of the Hunston Conservation Area?</p> <p>Guide development proposals to secure remediation of issues identified as affecting the conservation area and prevent cumulative impacts?</p>

Consultation response

How the response was considered and addressed

The plan area evidently contains several different forms of non-designated heritage assets that are, nevertheless, of local importance and recorded by the Historic Environment Record. Any of these are vulnerable to development, but the community may be less aware of the protection given to them through national planning policy, or the need to consider effects to them in developing the neighbourhood plan. As such, we feel it would be helpful for the SEA to ensure plan proposals and reasonable alternatives are considered regarding the need to conserve these features in a manner appropriate to their significance. We would therefore recommend amending the final bullet point in the list of Historic Environment Assessment Question (page 33) to "Have proposed site allocations and reasonable alternatives been assessed for potential impacts to sites of archaeological or historic interest recorded on the West Sussex Historic Environment Record, and have possible impacts, been avoided or minimised in a manner appropriate to the assets' significance?".

The West Sussex Historic Environment Record has provided an essential reference point during the consideration of reasonable alternatives and site allocations (Chapter 4 of the Environmental Report).

Potential impacts to the historic environment have been considered throughout the SEA process, proportionate to the additional seven themes which have been scoped into the SEA.

Potential impacts resulting from the site allocations have been further discussed during the Plan appraisal (Chapter 5 of the Environmental Report), alongside policy commitments aiming to protect and enhance the heritage assets and features within the parish.

- 3.4 Baseline information (including the context review and baseline data) is presented in **Appendix A**. The key sustainability issues and SEA Framework are presented below.

Key Sustainability Issues

Air Quality

- There are no AQMAs within the Neighbourhood Plan area. However, the ASR notes that the road network within the district is vulnerable to air pollution issues associated with congestion.
- The ASR confirms that there are three AQMAs within Chichester district, all of which are within the city of Chichester, approximately 3km to the north of the Neighbourhood Plan area.
- Emissions associated with road transport (primarily NO₂) are the main pollutant of concern.
- Due to the absence of any significant air quality issues within the Neighbourhood Plan area, **the air quality theme has been scoped out for the purposes of the SEA process.**

Biodiversity and Geodiversity

- Pagham Harbour Ramsar Site and SPA is located approximately 500m to the south of the Neighbourhood Plan area (at its nearest point).
- There are two additional European designated sites located approximately 2km to the west of the Neighbourhood Plan area (at their nearest points), namely: Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC.
- The Neighbourhood Plan area is within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.
- The integrity of the European designated sites located surrounding the Neighbourhood Plan area are threatened by a variety of factors, including (but not limited to): physical modification; public access and disturbance; water and air pollution; and change in land management.
- Pagham Harbour SSSI is located to the south of the Neighbourhood Plan area. The whole of the parish overlaps with a SSSI IRZ for one or more of the development types likely to be taken forward through the Plan (i.e. residential, rural residential and rural non-residential).

- At the local level, the Pagham Harbour LNR, Chichester Canal SNCI, Hunston Copse SNCI and Chichester Gravel Pits and Leythorne Meadow SNCI are located either within or within proximity to the parish, 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 areas of BAP Priority Habitats located within and adjacent to the Neighbourhood Plan area, including areas of deciduous woodland, ancient woodland and traditional orchard.
- The Sussex Biodiversity Record Centre's ecological data for the parish confirms that 245 species have been recorded, including 47 internationally protected species and 129 nationally protected species. A further 36 invasive non-native species have also been recorded.

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 Hunston.
- 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 areas at highest risk of flooding in Hunston include land surrounding Bremere Rife (Flood Zone 3) and areas of land adjoining the settlement of Hunston (Flood Zone 2).
- The SFRA for Chichester highlights that the Chichester Canal is a potential source of artificial flooding within Hunston. A breach has the potential to impact low lying properties in the village.
- Surface water flooding is a risk within the Neighbourhood Plan area, with high risk areas including sections of Church Lane, the B2145 and land directly to the north of the village.
- Hunston is classified as a 'Wet Spot' area, with an estimated five properties or businesses at risk from river flooding and a further 35 properties or businesses at risk from surface water flooding.

Landscape

- The Neighbourhood Plan area overlaps with the Chichester to Yapton Coastal Plain LCA, with a variety of landscape sensitivity issues identified within the 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 contains one Grade II* and seven Grade II listed buildings which are protected through the Listed Buildings and Conservation Areas Act 1990. It is currently not possible to determine whether the Grade II listed buildings are 'at risk'.
- Completed in September 2006, the Hunston Conservation Area Appraisal and Management Plan identifies several significant features and management proposals to protect and enhance its special qualities, which includes the medieval moated site and the Grade II* Manor House.
- Given the length of time since the completion of the appraisal, the document could benefit from a review with an aim to identify any new issues which might need to be addressed.
- The HER for West Sussex contains records of 26 locally important heritage features located wholly or partly within the Neighbourhood Plan area.

Land, Soil and Water Resources

- In terms of the location of the best and most versatile agricultural land, there is a small area of Grade 2 (very good) agricultural land located towards the north western corner of the Neighbourhood Plan area, adjacent to the A27 and the Chichester Canal.

- Most of the undeveloped land surrounding the existing village is underlain by areas of Grade 1 (excellent), Grade 2 (very good) and Grade 3 (good to moderate) agricultural land.
- The water resources located within and within proximity to the Neighbourhood Plan area include a network of small streams and drainage ditches, Bremere Rife, and Chichester Canal.
- In terms of water quality, the overall classification for Bremere Rife in 2016 was 'bad'. The RNAGs are primarily attributed to the following activities: poor nutrient management; poor soil management and drought.
- The Neighbourhood Plan area potentially overlaps with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E.
- An area of land in the north western section of the Neighbourhood Plan area overlaps with the 'Chichester, Langstone and Portsmouth Harbours' Eutrophic NVZ.

Population and Community

- The population of the Neighbourhood Plan area increased at a higher percentage between 2001 and 2011 in comparison to the regional and national trends.
- Hunston 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.
- The Neighbourhood Plan area falls within the Chichester 012D LSOA, which is one of the top 30% most deprived deciles in England within the 'Education, Skills and Training' domain and the 'Barriers to Housing and Services' domain.
- Generally, there are a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (27.1%) in comparison to the total for the South East of England (23.4%) and England (22.3%).

Health and Wellbeing

- 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.
- 81.9% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', higher than the total for England (81.4%) but lower than the total for Chichester (82.6%) and the South East of England (83.6%).
- 16.9% of residents in the Neighbourhood Plan area report that their activities are limited either 'a little' or 'a lot'.

Transportation

- A single B-road (B2145) passes through the Neighbourhood Plan area and is the primary transport link both into and out of Hunston.
- The B2145 is particularly sensitive to traffic issues during peak times of year (i.e. holiday seasons), during rush hours (i.e. weekday mornings and evenings) and at weekends.
- There are no railway stations within Hunston parish. The nearest mainline railway station connecting residents to the national network is in Chichester.
- A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus, coach or walk to work (6.4%) in comparison to the totals for Chichester (13.0%), the South East of England (15.4%) and England (15.0%). There is a reliance on cars and vans.

SEA Framework

3.5 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the submission version of the Hunston Neighbourhood Plan will be assessed consistently using the framework.

SEA Objective	Assessment questions
Biodiversity and Geodiversity	
Protect and enhance all biodiversity and geodiversity	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the integrity of the European designated sites located within proximity to the Neighbourhood Plan area? • Support the status of the nationally and locally designated sites within and within proximity to the Neighbourhood Plan area? • Protect and enhance priority habitats and species, including those listed in the annexes of the European Habitats Directive and the European Birds Directive? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?
Climate change	
Reduce the contribution to climate change made by activities within the Neighbourhood Plan area	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the number of journeys made and the need to travel? • Promote the use of sustainable modes of transport, including walking, cycling and public transport? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources?
Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change? • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? • Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)? • Ensure the potential risks associated with climate change are considered through new development in the Plan area? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?

Landscape	
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"> • Conserve and enhance locally important landscape and villagescape features within the Neighbourhood Plan area? • Conserve and enhance local diversity and character? • Protect locally important viewpoints contributing to the sense of place and visual amenity of the Neighbourhood Plan area?
Historic Environment	
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"> • Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting? • Conserve and enhance the special interest, character and appearance of locally important features and their settings? • Support the integrity of the historic setting of key buildings of cultural heritage interest as listed on the West Sussex HER? • Support access to, interpretation and understanding of the historic evolution and character of the environment? • Conserve and enhance archaeological remains, including historic landscapes? • Provide a positive strategy for the conservation and enhancement of the area's historic environment by guiding development proposals to address issues identified as threats to the character or appearance of the Hunston Conservation Area? • Guide development proposals to secure remediation of issues identified as affecting the conservation area and prevent cumulative impacts?
Land, Soil and Water Resources	
Ensure the efficient and effective use of land.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 1 to 3a agricultural land? • Protect the integrity of mineral safeguarding areas?
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"> • Reduce the amount of waste produced? • Support the minimisation, reuse and recycling of waste? • Maximise opportunities for local management of waste to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
Use and manage water resources in a sustainable manner.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Protect surface water resources?

Population and Community	
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>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing residents? • Improve the availability and accessibility of key local facilities?
Reduce deprivation and promote a more inclusive and self-contained community.	
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the provision of a range of house types and sizes? • Support enhancements to the current housing stock? • Meet the needs of all sectors of the community? • Provide quality and flexible homes that meet people's needs? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities? • Support a reduction in the proportion of second homes?
Health and Wellbeing	
Improve the health and wellbeing residents within the Neighbourhood Plan area.	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote accessibility to a range of leisure, health and community facilities, for all age groups? • Address the key challenges identified in the JSNA for West Sussex? • Provide and enhance the provision of community access to green infrastructure in accordance with Accessible Natural Greenspace Standards? • Protect and enhance access to nature via greenspace and footpaths? • Promote the use of healthier modes of travel? • Improve access to the countryside for recreational use? • Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?

Transportation

Promote sustainable transport use and reduce the need to travel.

Will the option/proposal help to...

- Support the key objectives within the Local Transport Plan for West Sussex?
 - Reduce the need to travel through sustainable patterns of land use and development?
 - Enable sustainable transport infrastructure enhancements?
 - Facilitate working from home and remote working?
 - Improve road safety?
 - Reduce the impact on residents from the road network?
-

4. What has plan making / SEA involved up to this point?

Introduction

- 4.1 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report.
- 4.2 A key element of the SEA process is the appraisal of 'reasonable alternatives' for the Hunston Neighbourhood Plan. The SEA Regulations⁸ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'
- 4.3 In accordance with the SEA Regulations the Environmental 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.
- 4.4 The following sections therefore describe how the SEA 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 Hunston Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

Overview of plan making / SEA work undertaken since 2018

- 4.5 The Neighbourhood Plan has been prepared by Hunston Parish Council, who appointed an administrator and set up a Steering Group alongside five working groups reporting into the process and contributing to policy themes.
- 4.6 Public consultation was carried out between November 2018 and February 2020 with the community. 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 and leaflets, and engagement via the Neighbourhood Plan website which is regularly updated.
- 4.7 Additionally, the Steering Group organised two public consultation meetings, both of which were attended by over 100 residents. The meetings included presentations on Neighbourhood Plan progress to date and provided opportunities for residents to engage in question and answer workshops on the key themes and issues for the community⁹.

Housing numbers to deliver through the Neighbourhood Plan

- 4.8 As discussed in Chapter 2, the Hunston Neighbourhood Plan has been prepared in conjunction with the provisions of the 'Chichester Local Plan: Key Policies 2014-2029' (adopted in July 2015), with due regard given to the emerging Local Plan Review.
- 4.9 Within the Preferred Approach version of the Chichester Local Plan Review (2016-2035), Policy A11 'Hunston Parish' confirms that land will be allocated in the Hunston Neighbourhood Plan

⁸ Environmental Assessment of Plans and Programmes Regulations 2004

⁹ Hunston Parish Council (2020): 'Hunston Neighbourhood Plan', [online] available to access via: <<https://www.hunstonparishcouncil.org.uk/nhp>> last accessed [07/04/20]

for the development for 200 dwellings over the plan period, together with improved community facilities, including any amendments to the settlement boundary.

- 4.10 In response to this, the Hunston Neighbourhood Plan Steering Group were keen to consider where in the parish new housing could be delivered through the Neighbourhood Plan to meet this requirement.

Assessment of reasonable alternatives for site allocations

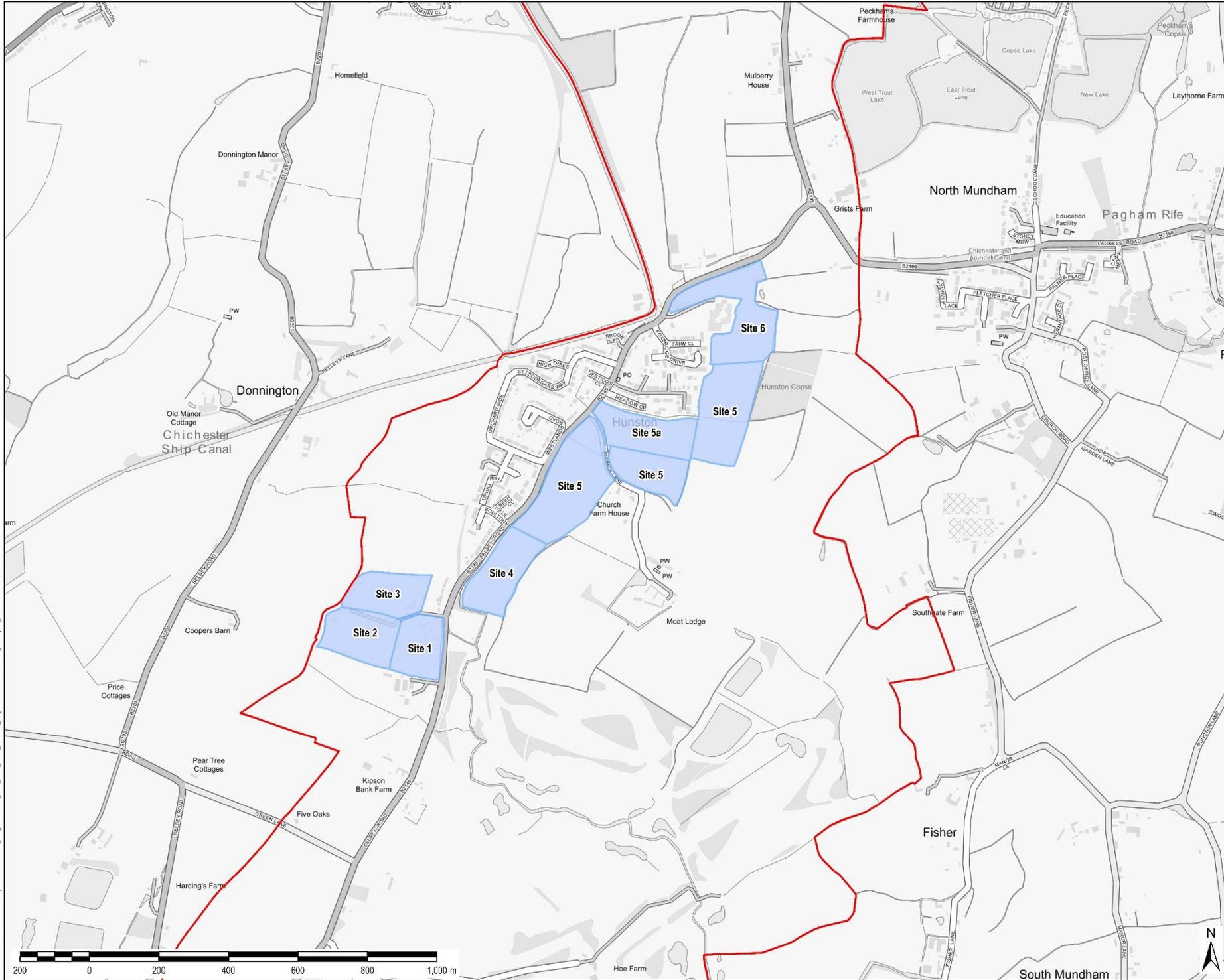
Neighbourhood Plan site assessment and initial shortlisting of sites

- 4.11 During the earlier stages of the Neighbourhood Plan's development, there was a recognition that the Neighbourhood Plan would potentially need to allocate sites for new development. In light of this, the Neighbourhood Plan Steering Group undertook an assessment of the various sites available for development in the parish. This was with a view to exploring different locations for delivering the 200 homes indicated as being required in the parish by Chichester District Council.
- 4.12 This considered sites which have been previously considered through the Housing and Economic Land Availability Assessment (HELAA) completed for the emerging Chichester Local Plan Review, alongside sites which were identified through a local 'call for sites' process. These sites were assessed against a range of criteria relating to suitability, availability and achievability.
- 4.13 Subsequent to this process, seven sites were shortlisted as being appropriate for further consideration as potential allocations for the Neighbourhood Plan due to their 'deliverability' and 'achievability'. All seven sites are located on land which is located adjacent to settlement boundary for Hunston.

Assessment of the shortlisted sites through the SEA process

- 4.14 To support the consideration of the suitability of these seven sites for potential allocation in the Neighbourhood Plan, the SEA process has undertaken a separate appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of housing development at these locations. In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping (Chapter 3) and the baseline information.
- 4.15 The locations of the seven sites assessed through the SEA process are presented in **Figure 4.1** below. The tables which follow present a summary of this appraisal and provide an indication of each site's sustainability performance in relation to the eight SEA themes.

File Name: I:\3004 - Information Systems\60571087 - Neighbourhood Plan_CRB_2018_2022\02 - Maps\Hunston NP Steering Group\Figure 4.1 - Sites Assessed.mxd



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LEGEND

- Hunston Neighbourhood Plan Area
- Site Option

Site 1: Land at Farmfield Nursery
 Site 2: Land at Ridgeway Nursery
 Site 3: Hunston Village Dairy
 Site 4: Langmead's Field
 Site 5: Church Commissioners
 Site 5a: Land south of Meadow Close running south to Spire Cottage
 Site 6: Land east of Foxbridge Drive (Reedbridge Farm)

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Purpose of Issue
FINAL

Client
HUNSTON NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE HUNSTON NEIGHBOURHOOD PLAN

Drawing Title
SITES ASSESSED FOR THE HUNSTON NEIGHBOURHOOD PLAN

Drawn CN	Checked JW	Approved RP	Date 31/03/2020
AECOM Internal Project No. 60571087		Scale @ A3 1:10,000	

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Envisy Number
FIGURE 4.1

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SEA site assessment findings

Table 4.1: Site 1

SEA theme	Commentary, Site 1: Land at Farmfield Nursery
	
<p>Biodiversity and Geodiversity</p>	<p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>The southern and western site boundaries are bordered by trees and hedgerows which should be retained and enhanced (where possible) through development proposals.</p>
<p>Climate Change</p>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the whole of the site is located within Flood Zone 1 and has a very low surface water flood risk. However, the fields located directly to the east of the site are within Flood Zone 3 and have a high risk of flooding from the Bremere Rife, which flows directly through them.</p>
<p>Landscape</p>	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area 171 'South Donnington' and has a medium to low capacity for change. There are no Tree Preservation Orders (TPOs), either individual or groups, located within or adjacent to the site.</p>

SEA theme	Commentary, Site 1: Land at Farmfield Nursery	
Historic Environment	<p>The site does not contain and is not within the setting of any nationally designated heritage assets. Whilst there are likely to be some views to the east of the site across to Hunston Conservation Area, these are largely obscured by vegetation along Selsey Road and within the neighbouring fields. The Historic Environment Record (HER) for West Sussex¹⁰ confirms that monument ID (MWS5742) 'Selsey Tramway (West Sussex Railway)' runs parallel alongside the eastern site boundary (on the eastern side of Selsey Road). Therefore, an allocation at this location has the potential to impact upon the setting of this locally important heritage asset in the absence of sensitive design.</p>	
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the site is underlain by Grade 2 (very good) agricultural land and has a greater than 60% likelihood of containing land which is classified as 'best and most versatile' (BMV) land for agricultural purposes.</p> <p>However, the site does contain some areas of previously developed land, including a glasshouse and residential dwelling. This will promote the efficient use of land in the northern section of the site.</p> <p>In terms of the water environment, Bremere Rife is located approximately 50m to the north west of the site.</p> <p>The site could potentially overlap with the Sharp Sand and Gravel Mineral Safeguarding Area (MSA). However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>	
Population and Community	<p>Located within the proposed settlement boundary revision for Hunston (as shown in Map D accompanying the Neighbourhood Plan), the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>	
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the public right of way (PRoW) located alongside Chichester Canal, which forms part of the 'New Lipchis Way' between Chichester Harbour and Liphook.</p>	
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the village centre providing connectivity to Chichester.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

¹⁰ The Neighbourhood Planning Group provided AECOM with access to their Parish Online GIS database where the Historic Environment Record layers (points, lines and polygons) had been mapped. The Group note that they do not have access to the most up to date layers, and additional features may have been added. Nevertheless, these layers have provided a useful reference source for the SEA process.

Table 4.2: Site 2

SEA theme	Commentary, Site 2: Land at Ridgeway Nursery
	
<p>Biodiversity and Geodiversity</p>	<p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>The northern, eastern and western site boundaries are bordered by trees and hedgerows which should be retained and enhanced (where possible) through development proposals.</p>
<p>Climate Change</p>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the whole of the site is located within Flood Zone 1 and most of the site has a very low surface water flood risk. However, there is a corridor of land located along the northern site boundary which has a 'low' surface water flood risk. Likewise, a small area of land at the south western site boundary has a 'high' surface water flood risk, but this area does not significantly encroach into the site.</p>

SEA theme	Commentary, Site 2: Land at Ridgeway Nursery	
Landscape	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area 171 'South Donnington' and has a medium to low capacity for change. However, the site contains two glasshouses which are noted as a key issue detracting from the landscape character of this area.</p> <p>There are no TPOs (individual or groups) within or adjacent to the site.</p>	
Historic Environment	<p>The site does not contain and is not within the setting of any nationally designated heritage assets.</p> <p>The HER for West Sussex confirms that monument ID (MWS5742) 'Selsey Tramway (West Sussex Railway)' is located approximately 150m to the east of the site. However, this heritage asset is unlikely to be visible from the site due to the existing vegetation along the eastern site boundary.</p>	
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the site is underlain by Grade 2 (very good) agricultural land and has a greater than 60% likelihood of containing land which is classified as BMV land for agricultural purposes.</p> <p>However, the site does contain some areas of previously developed land, including two large glasshouses and a residential dwelling. This will promote the efficient use of land in the northern section of the site.</p> <p>In terms of the water environment, there is a drainage ditch located approximately 100m to the south of the site, in the neighbouring field.</p> <p>The site could potentially overlap with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>	
Population and Community	<p>Located within the proposed settlement boundary revision for Hunston (as shown in Map D accompanying the Neighbourhood Plan), the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>	
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the PRoW located alongside Chichester Canal, which forms part of the 'New Lipchis Way' between Chichester Harbour and Liphook.</p>	
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the village centre providing connectivity to Chichester.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.3: Site 3

SEA theme	Commentary, Site 3: Hunston Village Dairy
	
<p>Biodiversity and Geodiversity</p>	<p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>The site boundaries are bordered by trees and hedgerows which should be retained and enhanced (where possible) through development proposals.</p>
<p>Climate Change</p>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the whole of the site is located within Flood Zone 1 and most of the site has a very low surface water flood risk. However, there are corridors of land located along the southern and western site boundaries which have a 'low' surface water flood risk. The north eastern section of the site also contains a small area of land which has a 'low' surface water flood risk. Likewise, a small area of land at the north western site boundary has a 'medium' surface water flood risk, but this area does not significantly encroach into the site.</p>
<p>Landscape</p>	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area 171 'South Donnington' and has a medium to low capacity for change.</p> <p>There are no TPOs (individual or groups) within or adjacent to the site.</p>

SEA theme	Commentary, Site 3: Hunston Village Dairy	
Historic Environment	<p>The site does not contain and is not within the setting of any nationally designated heritage assets.</p> <p>The HER for West Sussex confirms that monument ID (MWS5742) ‘Selsey Tramway (West Sussex Railway) is located approximately 100m to the east of the site. However, this heritage asset is unlikely to be visible from the site due to the existing properties located along Selsey Road and the vegetation located along the eastern site boundary. Monument ID (MWS7125) ‘Anti-Aircraft Artillery – Donnington’ is recorded in approximately 150m to the north of the site, in the neighbouring field. However, given the relative distance of the site from the heritage feature and the screening provided by the vegetation along the northern site boundary, an allocation at this location is unlikely to impact upon the setting of MWS7125.</p>	
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the site is underlain by Grade 2 (very good) agricultural land and has a greater than 60% likelihood of containing land which is classified as BMV land for agricultural purposes.</p> <p>However, the site does contain some areas of previously developed land, including farm buildings and a glasshouse. This will promote the efficient use of land in the northern section of the site.</p> <p>The site could potentially overlap with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>	
Population and Community	<p>Located within the proposed settlement boundary revision for Hunston (as shown in Map D accompanying the Neighbourhood Plan), the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>	
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the PRow located alongside Chichester Canal which forms part of the ‘New Lipchis Way’ between Chichester Harbour and Liphook.</p>	
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the village centre providing connectivity to Chichester.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.4: Site 4

SEA theme	Commentary, Site 4: Langmead's Field
	
<p>Biodiversity and Geodiversity</p>	<p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location, Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>The northern, south western and western site boundaries are bordered by trees and hedgerows which should be retained and enhanced (where possible) through development proposals.</p>
<p>Climate Change</p>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the whole of the site is within Flood Zone 2, with most of the site also within Flood Zone 3. Most of the site either has a low or very low surface water flood risk potential. However, land immediately adjacent to Bremere Rife (southern and western site boundary) has a 'high' surface water flood risk.</p>
<p>Landscape</p>	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area CH50 'South Hunston Pastures' and has a medium to low capacity for change.</p> <p>There are no TPOs (individual or groups) within or adjacent to the site.</p>

SEA theme	Commentary, Site 4: Langmead's Field	
Historic Environment	<p>The site does not contain and is not within the setting of any nationally designated heritage assets. However, there are likely to be some views to the east and north east of the site across to Hunston Conservation Area given the openness of the landscape, the low height of the hedge along the eastern site boundary and the relatively flat topography between these areas. However, views of the Grade II listed 'The Rectory' and the Grade II* listed 'The Manor House' from the southern and central fields are likely screened by the vegetation which surrounds these heritage assets.</p> <p>The HER for West Sussex confirms that monument ID (MWS5742) 'Selsey Tramway (West Sussex Railway)' passes alongside the southern western corner of the site. Therefore, development at this location has the potential to adversely impact the setting of this heritage asset in the absence of sensitive design. Monument ID (MWS4678) 'Brickwork on East Side of Selsey Tramway' is located approximately 75m to the north of the site. However, this asset is likely screened from view by the existing buildings alongside Selsey Road.</p>	
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the site is underlain by Grade 3 (good to moderate) agricultural land which has a 20-60% likelihood of containing land which is classified as BMV land for agricultural purposes.</p> <p>In terms of the water environment, Bremere Rife passes alongside the southern and western site boundary, with a drainage ditch passing alongside the eastern site boundary.</p> <p>The site could potentially overlap with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>	
Population and Community	<p>Located directly to the east of the existing settlement boundary for Hunston, the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>	
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the PRow located alongside Chichester Canal, which forms part of the 'New Lipchis Way' between Chichester Harbour and Liphook.</p>	
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the village centre providing connectivity to Chichester.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.5: Site 5

SEA theme	Commentary, Site 5: Church Commissioners
	
<p>Biodiversity and Geodiversity</p>	<p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>The southern field contains and is bordered by trees and hedgerows. These should be retained and enhanced (where possible) through development proposals. Likewise, Hunston Copse is a SNCI located directly to the east of the northern field. The copse is an area of deciduous woodland BAP priority habitat and an area of ancient and semi-natural woodland.</p>
<p>Climate Change</p>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, both the central and northern fields are wholly located within Flood Zone 1 and other than a few small isolated areas, these fields mostly have a very low surface water flood risk.</p> <p>Comparatively, approximately 50% of the southern field is located within Flood Zone 2, with these areas occupying the northern, southern and south western sections of the field. The northern section of the field has the greatest surface water flood risk in the site, with areas of low, medium and high risk. Therefore, an allocation at this location has the potential to exacerbate the surface water flooding issues already experienced along Church Lane, which is directly to the north of this area.</p>

SEA theme	Commentary, Site 5: Church Commissioners
Landscape	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area CH50 'South Hunston Pastures' and has a medium to low capacity for change. Comparatively, the central and northern fields are within landscape character area CH30 'South Hunston Arable Farmland' and have a medium capacity for change.</p> <p>There are no TPOs (individual or groups) within or adjacent to the fields.</p>
Historic Environment	<p>In terms of the historic environment, the Grade II listed 'Spire Cottage' is located at the north western corner of the central field. Spire Cottage is within the boundaries of the Hunston Conservation Area. The conservation area boundaries extend into the southern field and adjacent to the southern boundary of the central field. Given the openness of the landscape, there are also potential views into the Hunston Conservation Area from the northern field. Therefore, an allocation at these locations have the potential to impact upon the integrity and setting of nationally and locally designated heritage assets. Views of the Grade II listed 'The Rectory' and the Grade II* listed 'The Manor House' from the southern and central fields are likely screened by the vegetation which surrounds these heritage assets.</p> <p>The HER for West Sussex confirms that monument ID (MWS4678) 'Brickwork on East Side of Selsey Tramway' is located approximately 75m to the west of the southern field of the site. However, this is likely screened from view from the existing properties along Selsey Road. Monument ID (MWS7310) 'Possible Shrunken Village, Hunston' is located directly to the north of the southern field, adjacent to Church Lane. The site is within the setting of this heritage asset. Monument ID (MWS4677) 'Brickfield on Foxbridge Farm' is located approximately 100m to the west of the northern field. However, this asset is also likely to be screened from view from the existing properties along Foxbridge Drive.</p>
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the southern and central fields are underlain by Grade 3 (good to moderate) agricultural land, with the northern field underlain by Grade 2 (very good) agricultural land. The southern field has a 20-60% likelihood of containing BMV land. Comparatively, the central and northern fields have at least a 60% likelihood of containing BMV land.</p> <p>In terms of the water environment, there are drainage ditches passing alongside section of the eastern site boundaries for all three fields. Similarly, there is a drainage ditch passing through the southern and northern fields. Additionally, Bremere Rife passes alongside the western boundary of the southern field.</p> <p>The site could potentially overlap with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>
Population and Community	<p>Located directly to the east of the existing settlement boundary for Hunston, the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the PRoW located alongside Chichester Canal, which forms part of the 'New Lipchis Way' between Chichester Harbour and Liphook.</p>

SEA theme	Commentary, Site 5: Church Commissioners	
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the village centre providing connectivity to Chichester.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.6: Site 5a

SEA theme	Commentary, Site 5a: Land south of Meadow Close running south to Spire Cottage	
Biodiversity and Geodiversity	 <p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>There is a corridor of trees passing through the site, marking the boundaries between the two fields. These features should be retained and enhanced (where possible) through development proposals.</p>	

SEA theme	Commentary, Site 5a: Land south of Meadow Close running south to Spire Cottage
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the field in the western section of the site is in Flood Zone 2 and contains areas of land with low, medium and high surface water flood risk concerns. Comparatively, the rest of the site is within Flood Zone 1 and has a very low surface water flood risk.</p>
Landscape	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area CH50 'South Hunston Pastures' and has a medium to low capacity for change. Comparatively, the eastern field within the site boundary is within LCA CH30 'South Hunston Arable Farmland' and has a medium capacity for change.</p> <p>There are no TPOs (individual or groups) within or adjacent to the site.</p>
Historic Environment	<p>With reference to any designated heritage assets and areas, the Grade II listed 'Spire Cottage' is located at the south western corner of site. Spire Cottage is within the boundaries of the Hunston Conservation Area. Given the openness of the landscape, there are direct views into the Hunston Conservation Area from within the site. Therefore, an allocation at these locations have the potential to impact upon the integrity and setting of nationally and locally designated heritage assets. Views of the Grade II listed 'The Rectory' and the Grade II* listed 'The Manor House' from the site are likely screened by the vegetation which surrounds these heritage assets.</p> <p>The HER for West Sussex confirms that monument ID (MWS7310) 'Possible Shrunken Village, Hunston' is located within the western section of the site, adjacent to Church Lane. Development at this location has the potential to adversely impact this heritage asset in the absence of sensitive design.</p>
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the site is underlain by Grade 3 (good to moderate) agricultural land. The western section of the site has a 20-60% likelihood of containing BMV land, with the eastern section of the site having at least a 60% likelihood of containing BMV land for agricultural purposes.</p> <p>In terms of the water environment, there is a drainage ditch passing alongside the northern site boundary. Bremere Rife is located directly to the west of the site, adjacent to the B2145.</p> <p>The site could potentially overlap with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>
Population and Community	<p>Located directly to the east of the existing settlement boundary for Hunston, the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the PRoW located alongside Chichester Canal, which forms part of the 'New Lipchis Way' between Chichester Harbour and Liphook.</p>

SEA theme	Commentary, Site 5a: Land south of Meadow Close running south to Spire Cottage		
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the village centre providing connectivity to Chichester.</p>		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effect	

Table 4.7: Site 6

SEA theme	Commentary, Site 6: Land east of Foxbridge Drive (Reedbridge Farm)		
			
Biodiversity and Geodiversity	<p>There are no European or nationally designated sites for biodiversity within the site. However, the whole of the site is within SSSI IRZs for the types and quantum of development likely to come forward at this location. Therefore, consultation with Natural England will be required regarding any potential impacts to Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The site is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC.</p> <p>Hunston Copse is a SNCI located directly to the south east of the site. The copse is an area of deciduous woodland BAP priority habitat and an area of ancient and semi-natural woodland. Additionally, the Chichester Canal SNCI is located approximately 25m to the west of the site (at its nearest point). The eastern, south western and western site boundaries are bordered by trees which contribute to local ecological networks. These features should be retained and enhanced (where possible) through development proposals.</p>		

SEA theme	Commentary, Site 6: Land east of Foxbridge Drive (Reedbridge Farm)
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location. The site is in good proximity to the services and facilities in the village centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>In terms of flooding, the whole of the site is within Flood Zone 1 and therefore has a low risk of fluvial flooding. Comparatively, most of the northern half of the site contains areas of low, medium and high surface water flood risk.</p>
Landscape	<p>An allocation at this location is not likely to have any significant impacts on the special qualities of any nationally protected landscapes.</p> <p>Regarding local landscape character and sensitivity, the results of Chichester District Council's Landscape Capacity Study indicates that site is within landscape character area CH45 'Hunston Pastures' and has a medium to low capacity for change.</p> <p>In terms of landscape features, TPO group 96/00551/TPO is located along the north western site boundary (directly to the south of the farm buildings in the north western corner of the site). These features do not significantly encroach into the site boundary.</p>
Historic Environment	<p>The site does not contain and is not within the setting of any nationally designated heritage assets. Any views into the north western section of the site from the Grade II listed 'Autumn Cottage' (located along the B2145) are likely to be limited given the angle and orientation from the cottage to the site, and by existing vegetation at the entrance to Foxbridge Drive.</p> <p>Likewise, any potential views over into Hunston Conservation Area are limited to the south eastern corner of the site, given the screening provided by vegetation and residential properties in the village at most locations within the site boundary.</p> <p>The HER for West Sussex confirms that monument ID (MWS5754) 'Portsmouth-Arundel Canal' passes through the northern section of the site, parallel to the B2145. Likewise, Monument ID (MWS6284) 'Brickfield on the south side of disused canal' is recorded in the central section of the site.</p>
Land, Soil and Water Resources	<p>A detailed agricultural land classification assessment has not been undertaken on the site. However, the regional agricultural land classification map for South East England (published by Natural England) indicates that the southern section of the site is underlain by Grade 3 (good to moderate) agricultural land, with the northern section of the site underlain by Grade 2 (very good) agricultural land. Most of the site has at least a 60% chance of containing BMV agricultural land.</p> <p>However, the site does contain some areas of previously developed land, including farm buildings. This will promote the efficient use of land in the north western section of the site.</p> <p>In terms of the water environment, there is a drainage ditch passing alongside the eastern site boundary and alongside part of the western site boundary (at Reedbridge Farm).</p> <p>The site could potentially overlap with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E of the Joint Minerals Local Plan for West Sussex.</p>
Population and Community	<p>Located directly to the north east of the existing settlement boundary for Hunston, the site provides relatively good connectivity and accessibility to services and facilities within the village centre. An allocation at this location will contribute positively towards meeting local needs.</p>
Health and Wellbeing	<p>The nearest medical centres are in Chichester, approximately 2km to the north of the site. The site is within walking distance to Hunston Community Club and the PRoW located alongside Chichester Canal, which forms part of the 'New Lipchis Way' between Chichester Harbour and Liphook.</p>

SEA theme	Commentary, Site 6: Land east of Foxbridge Drive (Reedbridge Farm)	
Transportation	<p>The site is located at relative proximity to services and facilities in Hunston village centre, which will limit the need for residents to travel for some day-to-day services and facilities.</p> <p>However, an allocation at this location has the potential to increase the volumes of traffic along the B2415, which is the main route through the town connecting to Chichester.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.8: Summary of SEA site appraisal findings

Site	Biodiversity and Geodiversity	Climate Change	Landscape	Historic Env.	Land, Soil and Water Resources	Population and Community	Health and Wellbeing	Transport
Site 1								
Site 2								
Site 3								
Site 4								
Site 5								
Site 5a								
Site 6								

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

- 4.16 The submission version of the Neighbourhood Plan allocates three sites for residential development, specifically:
- Site 1: 'Land at Farmfield Nursery';
 - Site 2: 'Land at Ridgeway Nursery'; and
 - Site 3: 'Hunston Village Dairy.'
- 4.17 This follows the consideration of the findings of the site assessments undertaken for the Neighbourhood Plan, consultation events, an ongoing consideration of viability and achievability, and the SEA findings presented above.
- 4.18 The sites are adjacent to each other and the Neighbourhood Plan confirms that the land can accommodate the housing target of 200 dwellings.
- 4.19 Policy H1 'Housing Sites Allocation' encourages a coherent and comprehensive masterplanning approach to the design of the three site allocations, as per the criteria listed in the policy. In this respect, a masterplanning approach would support a planned approach to new development and help to deliver mitigation measures and enhancements through the design process.

- 4.20 The Neighbourhood Plan Steering Group's justification for the proposed allocations are as follows:

"The allocations make use of partly brownfield sites and can contribute positively towards the housing target for the Neighbourhood Plan area.

"The allocations protect the open landscape and important views to the east of the parish.

"The allocations protect the views into and out of the Hunston Conservation Area.

"The allocations protect Bremere Rife, an important habitat for water voles which are a protected species under the Wildlife and Countryside Act (1981).

"Allocation of the sites should be capable of delivering community benefits in the form of improvements to the footways.

"Allocation of the sites are likely to result in journeys on foot around the village, helping to sustain social contact and healthy lifestyles but also providing good connectivity to the cycle network, with the possible reduction in vehicle movements.

"Retaining the robust landscape boundary hedges and trees on the boundaries of each site will provide visual containment to the settlement edges, enhance the habitats and biodiversity, and protect the important drainage function of the ditch to the south of The Old Dairy."

- 4.21 Whilst the Parish Council are required to allocate a minimum of 200 dwellings through the Neighbourhood Plan, it is anticipated that additional sites may come forward through the plan period. In this respect, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary, subject to the conditions listed within the policy.

Neighbourhood Plan policies

- 4.22 To support the implementation of the vision statement for the Neighbourhood Plan, the submission version of the Hunston Neighbourhood Plan puts forward 30 policies to guide new development within the Neighbourhood Plan area. These were developed following extensive community consultation and evidence gathering and are listed below in **Table 4.9**.

Table 4.9: Hunston Neighbourhood Plan policies

Policy Reference	Policy Name
A Spatial Plan for the Parish	
Policy SB1	Settlement Boundary
Environment and Heritage	
Policy EH1	Protection of Trees and Hedgerows
Policy EH2	Renewable and Low Carbon Energy
Policy EH3	Flooding, Drainage and New Development
Policy EH4	Watercourses
Policy EH5	Development on Agricultural Land
Policy EH6	Distinctive Views and Vistas
Policy EH7	Dark Skies
Policy EH8	Conservation of Natural and Historic Environments
Policy EH9	Locally Listed Buildings or Structures of Character
Policy EH10	Green Infrastructure and Ecosystem Services

Policy Reference	Policy Name
Employment and Enterprise	
Policy EE1	Employment Uses
Policy EE2	Sustainable Recreational and Tourism Activities
Policy EE3	Communications Infrastructure
Policy EE4	Agricultural / Equine Employment
Policy EE5	Quality of Design of Commercial Buildings
Leisure and Community	
Policy LC1	Support Independent Living
Policy LC2	Healthcare Facilities
Policy LC3	Protection of Assets of Community Value
Policy LC4	Designation of Local Green Spaces
Policy LC5	Village Facilities
Housing	
Policy H1	Housing Sites Allocation
Policy H2	Quality of Design
Policy H3	Housing Mix
Policy H4	Windfall Sites
Policy H5	Outdoor Space
Getting Around	
Policy GA1	Public Right of Way Network
Policy GA2	Parking in New Development
Policy GA3	Streets and Access Ways to Serve New Residential Development
Policy GA4	Promoting Sustainable Movement

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 Hunston Neighbourhood Plan. This chapter presents:
- An appraisal of the current version of the Neighbourhood Plan under the eight SEA theme headings; and
 - The overall conclusions at this current stage and recommendations for the next stage of plan-making.

Approach to this appraisal

- 5.2 The appraisal is structured under the eight themes taken forward for the purposes of the SEA.
- 5.3 For each theme, 'significant effects' of the current 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 Environmental Report accompanying Regulation 14 consultation.

Biodiversity and Geodiversity

- 5.6 The Neighbourhood Plan area is relatively constrained in biodiversity terms, due to its location within proximity to three European designated sites: Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC. The Neighbourhood Plan area is also within the 12km buffer zone for the Singleton and Cocking Tunnels SAC. At the local level, the Pagham Harbour LNR, Chichester Canal SNCI, Hunston Copse SNCI and Chichester Gravel Pits and Leythorne Meadow SNCI are located either within or within proximity to the parish, 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). Furthermore, there are areas of BAP Priority Habitats located within and adjacent to the Neighbourhood Plan area, primarily areas of deciduous woodland, ancient woodland and traditional orchard. Whilst no significant negative effects on biodiversity can be readily identified, there will be a need for potential effects on biodiversity linked to future development in the Neighbourhood Plan area to be avoided and mitigated.
- 5.7 With reference to the proposed site allocations through Policy H1 'Housing Sites Allocation', all three sites overlap within SSSI IRZs for the types and quantum of development likely to come forward at these locations. Therefore, consultation with Natural England will be required prior to development. The integrity of the European and nationally designated sites surrounding the Neighbourhood Plan area are threatened by a variety of factors, including (but not limited to): physical modification; public access and disturbance; water and air pollution; and change in land management. In this respect, the Neighbourhood Plan sets out provisions which will 1)

- help limit potential effects from new development on features and areas of biodiversity interest and 2) support the resilience of ecological networks.
- 5.8 For example, Policy EH8 'Conservation of Natural and Historic Environments' outlines that development proposals must conserve and enhance the natural beauty and wildlife of the area. Policy EH4 'Watercourses' affirms that the culverting or constricting of watercourses and their immediate environs will generally not be supported. This will support the integrity of protected species by maintaining corridors and connectivity within and between habitats, important in the local context as Bremere Rife was given a 'bad' ecological status in the latest water quality assessments completed by the Environment Agency. Ecological networks will be strengthened through Policy EH7 'Dark Skies', discouraging proposals which would detract from the unlit environments of the parish. The policy requires lighting to comply with high standards of light pollution restrictions, which is reaffirmed through the provisions of Policy H1 'Housing Site Allocations'. This will indirectly benefit nocturnal species using these environments, safeguarding habitats which provide roosting and foraging sites for protected species. Furthermore, Policy EH10 'Green Infrastructure and Ecosystem Services' outlines that new development areas located within or adjacent to biodiversity corridors¹¹ will only be supported where it can be demonstrated that the proposals would not significantly harm their integrity.
- 5.9 Given the Neighbourhood Plan will be in general conformity with the quantum of development in the adopted Chichester Local Plan and the emerging Chichester Local Plan Review, no additional effects are anticipated in relation to the integrity of the European or nationally designated sites. In this respect, Chichester District Council have outlined that the Hunston Neighbourhood Plan does not require a Habitats Regulations Assessment (HRA)¹². Any residual housing needs during the plan period will be supported on infill and redevelopment sites within the settlement boundary through Policy H4 'Windfall Sites', providing that wildlife and the natural environment is conserved or enhanced.
- 5.10 Published in June 2019, paragraph 170 (d) within the revised NPPF¹³ 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 Plan¹⁴ which was published in January 2018. In this regard, Policy EH1 'Protection of Trees and Hedgerows' states that development proposals must be designed to incorporate biodiversity within and around the development, enhancing ecological networks and delivering net gains for nature. Proposals which would result in the damage or loss of trees, hedgerows or priority habitats will be resisted.
- 5.11 With reference to non-residential development proposals likely to come forward during the plan period, Policy EE1 'Employment Uses' supports development proposals which would upgrade or extend existing employment sites, providing that any wildlife impacts are acceptable and subject to the other Neighbourhood Plan policies. This is also stipulated within Policy EE2 'Sustainable Recreational and Tourism Activities', requiring proposals to respect natural assets in the surrounding area. Furthermore, Policy EH2 'Renewable and Low Carbon Energy' supports proposals for energy-generating infrastructure in the parish providing that the scale and design of the proposals avoid any harmful impacts to wildlife.

¹¹ The Neighbourhood Planning Group have carried out several local ecological surveys, with areas of ecological importance classified as 'biodiversity corridors' following the concept of 'ecological networks' through John Lawton's keynote 'Making Space for Nature' Report. These biodiversity corridors are non-statutory designations but are considerably valued locally.

¹² The Neighbourhood Planning Group received correspondence from Chichester District Council's Planning Policy Team regarding HRA advice.

¹³ MHCLG (2018): 'Revised National Planning Policy Framework', [online] available to access via:

<<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>> last accessed [05/11/19]

¹⁴ DEFRA (2018): 'A Green Future: Our 25 Year Plan to Improve the Environment', [online] available to access via: <<https://www.gov.uk/government/publications/25-year-environment-plan>> last accessed [05/11/19]

Climate Change

- 5.12 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.
- 5.13 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 84.1% of households in the Neighbourhood Plan area having access to at least one car or van. This percentage is higher than the regional and national trends. In this respect, active travel within the Neighbourhood Plan area is supported through the provisions of Policy GA1 'Public Right of Way Network' which encourages proposals that would improve and extend the existing footpath and cycle path network in the parish. Policy GA3 'Streets and Access Ways for New Residential Development' also confirms that new residential access ways shall be designed with appropriate emphasis on all modes of transport, pedestrians, cyclists and horse riders, as well as vehicles. These provisions are further reinforced through Policy GA4 'Promoting Sustainable Movement'. This will encourage a limitation of emissions associated with new development proposals through protecting and enhancing local walking and cycle routes in the parish and ensuring developments have good accessibility to services and facilities. These aspects are further discussed within the appraisal presented under the 'Transportation' theme.
- 5.14 With reference to the proposed site allocations through Policy H1 'Housing Sites Allocation', all three sites are located adjacent to the existing built up area of Hunston (and within the revised settlement boundary as shown in Map D accompanying the Neighbourhood Plan). This will help limit the need to travel to local amenities within the village centre (and associated greenhouse gas emissions). It is important to acknowledge that development at these locations will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the parish. However, Policy EH2 'Renewable and Low Carbon Energy' supports proposals for energy-generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties, subject to the conditions stipulated within the policy. Additionally, Policy EE5 'Quality of Design of Commercial Buildings' requires proposals for new commercial buildings or extensions / alterations to existing commercial buildings to be energy efficient. Policy H1 'Housing Site Allocations' outlines similar requirements for residential development proposals, indicating support for renewables and low carbon generation. These policies will positively contribute to climate change mitigation efforts.
- 5.15 In relation to adapting to the effects of climate change, the proposed site allocations are located within Flood Zone 1 and have a low risk from fluvial flooding. Whilst the site allocations mostly have a very low surface water flood risk potential, Policy EH3 'Flooding, Drainage and New Development' stipulates that new development should aim to reduce the overall level of flood risk in the area, taking into account the Manhood Peninsula Surface Water Management Plan Final Report (July 2015)¹⁵. Specifically, Policy EH3 states that planning permission should only be granted for new development subject to a condition confirming that:
- No development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority; and
 - No building shall be occupied until the drainage schemes have been implemented in accordance with the approved details.
- 5.16 To meet any residual housing needs during the plan period, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary, providing that proposals clearly demonstrate that any potential surface water flood risk issues have been thoroughly researched and will be appropriately mitigated through design.

¹⁵ West Sussex County Council (2015): 'Manhood Peninsula Surface Water Management Plan', [online] available to access via: <https://www.westsussex.gov.uk/media/5607/manhood_peninsula_swmp_final_report.pdf> last accessed [31/03/20]

- 5.17 Further tackling flood risk concerns in the parish, Policy SB1 'Settlement Boundary' seeks to minimise development outside of the built-up area of Hunston other than for the purposes listed within the policy. Policy EH4 'Watercourses' affirms that the culverting or constricting of watercourses and their immediate environs will generally not be supported. It is also anticipated that the provisions of the NPPF will also help to ensure that developments are located way from the areas at highest risk of flooding.
- 5.18 Additionally, the protection of open spaces and habitats within the Neighbourhood Plan area through the provisions of Policy EH1 'Protection of Trees and Hedgerows' and Policy LC4 'Designation of 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

- 5.19 Hunston is a predominantly rural parish with long, open views across the countryside including to the north towards Chichester cathedral, east towards St. Stephens Church and south towards Hunston Mill. Located approximately 1.5 km to the east of the Chichester Harbour AONB and 500m to the south west of the South Downs National Park, policies within the Neighbourhood Plan have a strong focus on protecting the sense of place and special qualities of Hunston which contribute to its character, distinctiveness and setting within proximity to these nationally protected landscapes.
- 5.20 With reference to the proposed site allocations through Policy H1 'Housing Sites Allocation', all sites are located adjacent to the existing built-up area of the village, immediately to the south of the village and within the revised settlement boundary for Hunston. In this respect, Policy SB1 'Settlement Boundary' seeks to minimise development outside of the built-up area of Hunston through focusing development within proximity to the existing village. This will minimise the impacts to landscape character and retain the sense of openness across the rural areas of the parish. The Neighbourhood Plan also acknowledges that additional applications for development have the potential to come forward during the plan period. To meet any residual housing needs, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary, providing that the scale of the development is appropriate to the size, character and role of the settlement.
- 5.21 Regarding landscape character, the results of Chichester District Council's Landscape Capacity Study indicates that the proposed site allocation through Policy H1 are sensitive to development. In this regard, all three sites are located within the within LCA 171 'South Donnington' and have a 'medium to low' capacity for change. As such, several Neighbourhood Plan policies focus on delivering high quality design through development proposals.
- 5.22 Key policies in this regard include Policy EH8 'Conservation of Natural and Historic Environments', outlining that development must be in keeping with existing designed or natural landscapes, maintain the individual identity of settlements, and protect the integrity of the predominantly open and undeveloped character of the area. Policy EH7 'Dark Skies' discourages proposals which would detract from the unlit environments of the parish, requiring lighting to comply with high standards of light pollution restrictions. These policies will support a limitation of effects on the open countryside, safeguarding these areas from inappropriate scales of development, enabling residents to experience the full night sky and supporting tranquillity. Furthermore, Policy EH1 'Protection of Trees and Hedgerows' seeks to protect ancient trees, trees of good arboricultural and amenity value, and hedgerows. This will protect the integrity of these valuable landscape features, important in the local context as Chichester District Council have designated tree preservation orders (TPOs) in the Neighbourhood Plan area in recognition of their amenity value.
- 5.23 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. In this respect, Policy EH6 'Distinctive Views and Vistas' states that development proposals should respect and, wherever

possible, enhance distinctive views and vistas (as detailed in Appendix 2 and Map E accompanying the Neighbourhood Plan) by ensuring that their visual impact on these views is carefully and sympathetically controlled. Views include those toward Chichester Cathedral and the South Downs. Further supporting the quality of viewpoints, Policy H2 'Quality of Design' outlines that infrastructure and services must be placed inconspicuously through new residential development areas.

- 5.24 Regarding the potential non-residential development proposals likely to come forward during the plan period, Policy EH2 'Renewable and Low Carbon Energy' encourages proposals for energy generating infrastructure providing that the scale and design of the proposals avoids any harmful impacts to the landscape or viewpoints. Similarly, any equipment placed upon or within industrial or farm buildings will only be supported providing that there is no adverse noise and visual impacts. This will further safeguard landscape character. Policy EE1 'Employment Uses' supports development proposals which would upgrade or extend existing employment sites, providing that any landscape impacts are acceptable and align to the other Neighbourhood Plan policies. This is also highlighted within Policy EE2 'Sustainable Recreational and Tourism Activities' and Policy LC1 'Support Independent Living', which aim to ensure that the siting, scale and design of proposals respects the character of the surrounding area. Furthermore, Policy EE5 'Quality of Design of Commercial Buildings' requires proposals for new commercial buildings or extensions / alterations to existing commercial buildings to be designed in harmony with the setting of the surrounding landscape.

Historic Environment

- 5.25 The Neighbourhood Plan area has a rich historic environment, recognised through the diversity of features and areas that are nationally and locally valued for their heritage interest. This includes one Grade II* and seven Grade II listed buildings which are protected through the Listed Buildings and Conservation Areas Act 1990, and Hunston Conservation Area. The Historic Environment Record (HER) for West Sussex also shows that there are 26 locally important heritage features located wholly or partly within the Neighbourhood Plan area. This includes a bronze age burial, a Neolithic axe, Roman buildings and the former Selsey Tramway.
- 5.26 None of the proposed site allocations through Policy H1 'Housing Sites Allocation' either contain or are within the setting of a nationally designated heritage asset. Whilst there are likely to be some views to the east of the proposed allocation on 'Land at Farmfield Nursery' to the Hunston Conservation Area, these are largely screened by vegetation along Selsey Road and within the neighbouring fields. However, Monument ID (MWS5742) 'Selsey Tramway (West Sussex Railway)', listed on the HER for West Sussex, runs parallel alongside the eastern boundary.
- 5.27 Sensitivities in the Neighbourhood Plan area are reflected by several of the Neighbourhood Plan policies which have a strong focus on conserving and enhancing the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their settings.
- 5.28 Key policies in this regard include Policy EH8 'Conservation of Natural and Historic Environments', which requires development proposals to respect and enhance local distinctiveness and the significance of heritage assets. Specifically, proposals are expected to conserve and enhance the heritage of the area and protect the setting of designated and non-designated heritage assets, including:
- Listed buildings;
 - Hunston Conservation Area;
 - Buildings within Hunston Conservation Area;
 - Historic buildings, structures or features of local distinctiveness and character (including the remains of the Tramway platform); and
 - Sites or areas containing archaeological interest.

- 5.29 This is reaffirmed through the provisions of Policy EH9 'Locally Listed Buildings or Structures of Character', which aims to safeguard the integrity of 13 locally important assets which make a positive contribution to the Neighbourhood Plan area. Specifically, proposals for the alteration or extension of these assets should relate sensitively to the building or structure (and its setting) and respect its architectural and historic interest. Proposals which would result in the loss of these assets will only be permitted in the exceptional circumstances listed within the policy. Additionally, to meet any residual housing needs during the plan period, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary providing that (amongst other considerations):
- The character of Hunston Conservation Area and listed buildings is conserved and enhanced, particularly where the character is specifically recognised; and
 - The proposed sites are subject to archaeological and environmental surveys, with the development informed by the results.
- 5.30 These policies are likely to provide opportunities for new development to positively contribute to the fabric and setting of heritage assets, incorporating high-quality design which reflects the historic character and special qualities of the Neighbourhood Plan area.
- 5.31 With reference to locally important heritage features, Policy EH1 'Protection of Trees and Hedgerows' affirms that development proposals will be resisted where they would impact upon the historic value of trees and hedgerows. Specifically, proposals which would impact upon these features should be accompanied by a management plan to demonstrate how they will be maintained. Policy EH6 'Distinctive Views and Vistas' also seeks to protect important viewpoints across the parish, including two views of St Leodegar's Church' which contribute to the setting of Hunston Conservation Area. This will further support the integrity of heritage assets within the parish.
- 5.32 In terms of the potential non-residential development proposals likely to come forward during the plan period, Policy EH2 'Renewable and Low Carbon Energy' encourages proposals for energy generating infrastructure providing that the uses do not detract from the rural, visual and historic character of the environment and the special interest, character and appearance of Hunston Conservation Area. Policy EE1 'Employment Uses' supports development proposals which would upgrade or extend existing employment sites, providing that any heritage impacts are acceptable and align to the other Neighbourhood Plan policies. Policy EE2 'Sustainable Recreational and Tourism Activities' also states that proposals must respect historic assets within the vicinity in terms of the form and design of new development areas.

Land, Soil and Water Resources

- 5.33 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 site allocations taken forward through Policy H1 'Housing Sites Allocation' have a greater than 60% likelihood of containing land which is classified as 'best and most versatile' land for agricultural purposes. This aligns with the national dataset provided by Natural England which indicates that the sites are underlain by Grade 2 (very good) agricultural land. Therefore, new development will potentially result in the permanent loss of the best and most versatile agricultural land at these locations. Whilst this cannot be mitigated, the reuse of previously developed land in some areas of the sites will promote the most efficient use of land at these locations, potentially resulting in the remediation of contaminated land.
- 5.34 Nonetheless, Neighbourhood Plan policies seek to safeguard the open countryside and rural hinterland from high levels of inappropriate development to positively safeguard land, soil and water resources. For example, Policy SB1 'Settlement Boundary' seeks to minimise development outside of the built-up area of Hunston. Development will only be acceptable in exceptional circumstances, where the proposed uses would be appropriate for a rural area. To meet any residual housing needs during the plan period, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary,

providing it can be demonstrated that the land is used efficiently and comprehensively. In this respect, preference will be given to use of previously developed land.

- 5.35 More broadly, Policy EH2 'Renewable and Low Carbon Energy' confirms that proposals for energy generating infrastructure will not be supported on land currently used for agricultural production, or on land which is classified as the 'best and most versatile' for agricultural purposes. Policy EH5 'Development on Agricultural Land' goes on to state that development proposals should safeguard the most fertile areas of agricultural land, with proposals in these areas only permitted where the need for development clearly outweighs the harm.
- 5.36 The water resources located within and within proximity to the Neighbourhood Plan area include a network of small streams and drainage ditches, Bremere Rife (which extends through the central and southern section of the parish, including within proximity to the proposed site allocation on 'Land at Farmfield Nursery'), and Chichester Canal. Concerning the protection of watercourses, Policy EH3 'Flooding, Drainage and New Development' outlines that no development should commence until the proposed drainage schemes for surface and foul water have been submitted and approved by the planning authority. Policy EH4 'Watercourses' affirms that the culverting or constricting of watercourses and their immediate environs will generally not be supported. This will minimise the risk of excessive surface water entering the watercourses, indirectly contributing to water quality improvements through limiting suspended solids entering watercourses from surface water run-off. This in turn will positively contributing to the Water Framework Directive's objective of achieving 'good status' for as many watercourses as possible by 2027.
- 5.37 Several 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 EH1 'Protection of Trees and Hedgerows' and Policy LC4 'Designation of 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

- 5.38 The submission version of the Neighbourhood Plan allocates three sites for residential development through Policy H1 'Housing Sites Allocation', specifically:
- 'Land at Farmfield Nursery';
 - 'Land at Ridgeway Nursery; and
 - 'Hunston Village Dairy.
- 5.39 The sites are adjacent to each other and are within the revised settlement boundary for Hunston (as shown in Map D accompanying the Neighbourhood Plan). The Neighbourhood Plan also confirms that the land can accommodate the housing target of 200 dwellings.
- 5.40 Whilst the Parish Council are required to allocate a minimum of 200 dwellings through the Neighbourhood Plan, it is anticipated that additional sites may come forward through the plan period. In this respect, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary, subject to the conditions listed within the policy. Specifically, proposals should be deliverable, having regard to the necessary financial contributions towards local infrastructure and affordable housing within the parish. The narrative behind the decision making process for these site allocations is further discussed through the consideration of reasonable alternatives for the Neighbourhood Plan (Chapter 4).
- 5.41 The Neighbourhood Plan also seeks to support the delivery of high-quality design within housing, in addition to supporting the delivery of housing appropriate for local people through explicitly seeking to deliver homes of a type to reflect local needs. Key policies in this regard include Policy H2 'Quality of Design', outlining that bin stores and recycling facilities should be

appropriately integrated into new development areas. Additionally, Policy H1 encourages a coherent and comprehensive masterplanning approach to the design of the proposed site allocations, as per the criteria listed in the policy. In this respect, a masterplanning approach would support a planned approach to new development and help to deliver mitigation measures and enhancements through the design process. Policy H3 'Housing Mix' confirms that new housing proposals must deliver a range of house types, sizes and tenures to meet local needs. Likewise, proposals where at least 25% of dwellings meet Lifetime Home Standards, or any equivalent standards, will be supported. This will positively contribute to the creation of mixed, balanced and sustainable communities.

- 5.42 Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In this respect, Policy SB1 'Settlement Boundary' confirms that development located outside of the settlement boundary (shown in Map D of the Neighbourhood Plan) will be resisted. This will ensure that new development is located within proximity to Hunston village centre which has the broadest range of services, facilities and amenities in the parish.
- 5.43 Accessibility will be further supported by the Neighbourhood Plan's focus on supporting the vitality of the parish and new community provision. For example, Policy LC3 'Protection of Assets of Community Value' encourages proposals to enhance the viability and community value of any property that has been included in 'Assets of Community Value' register (accompanying the Neighbourhood Plan). Specifically, proposals which would result in the significant harm or loss of these assets will be resisted unless a new or improved facility is provided. Policy LC5 'Village Facilities' supports proposals to retain these areas, including the Kirklands General Store and Paper Shop, Hunston Village Stores (Post Office) and The Spotted Cow Public House. Proposals for the redevelopment or change of use of these facilities will not be permitted unless the existing use can be shown to be no longer economically viable.
- 5.44 The Neighbourhood Plan also seeks to promote the economic vitality of the Neighbourhood Plan area and support employment opportunities. For example, Policy EE1 'Employment Uses' supports development proposals which would upgrade or extend existing employment sites. This is providing that the impact on the amenities of surrounding properties is acceptable. Other than the proposed site allocations through Policy H1 'Housing Sites Allocation', proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted unless the existing use can be shown to be no longer economically viable. Additionally, Policy EE2 'Sustainable Recreational and Tourism Activities' encourages proposals which would provide new recreation and tourist facilities for the community, positively contributing to the economic vitality of the parish.
- 5.45 The rural economy will be further enhanced by the provisions of Policy EH5 'Development on Agricultural Land' which states that the most productive agricultural land should be safeguarded from development unless the proposal supports the diversification of an existing agricultural enterprise or other land-based rural business. Additionally, Policy EE4 'Agricultural / Equine employment' seeks to resist proposals for the redevelopment or change of use of land and buildings in agricultural or equine use.
- 5.46 Furthermore, Policy EE3 'Communications Infrastructure' states that all new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Likewise, support will be given to appropriate proposals that help to provide improved or additional connectivity for the parish. This will support running a business from home and home working.

Health and Wellbeing

- 5.47 Reflecting the outcomes of the JSNA for West Sussex, the Public Health Profile for Chichester District contains a variety of key statistics which help to build an understanding of the community needs. The findings outline that the ageing population will continue to increase, levels of physical activity are lower than average, and the mental health of residents is a key concern. Therefore, the policies contained within the Neighbourhood Plan will bring a range of

benefits for the wellbeing of residents within the parish, as well as addressing some of the key issues highlighted within the health profile.

- 5.48 Recognising the prevalence of an ageing population within the Neighbourhood Plan area, Policy LC1 'Support Independent Living' supports proposals for new, converted or extended independent living and care homes within the settlement boundary, providing that the impacts to the amenity of surrounding residential properties is acceptable. Similarly, proposals for new or improved medical facilities within the settlement boundary are supported through Policy LC2 'Healthcare Facilities', subject to other Neighbourhood Plan policies. Policy GA1 'Public Right of Way Network' states that support will be given to proposals which enhance the existing public rights of way network in the parish, enabling safe and easy pedestrian access to village amenities. Furthermore, Policy GA3 'Streets and Access Ways to Serve New Residential Development' affirms that the layout of development shall be in accordance with the principles of 'secure by design'.
- 5.49 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. This will support physical and mental health and wellbeing. Key policies in this regard include Policy LC4 'Designation of Local Green Spaces' which aims to safeguard important open areas from harm. Development in these areas only permitted under exceptional circumstances. Likewise, Policy EH1 'Protection of Trees and Hedgerows' seeks to protect ancient trees, trees of good arboricultural and amenity value, and hedgerows. This will support the quality of the public realm.
- 5.50 Regarding community cohesion and quality of life, Policy EE5 'Quality of Design of Commercial Buildings' requires proposals for new commercial buildings or extensions / alterations to existing commercial buildings to deliver high quality design. This is also the case for residential development proposals, with Policy H2 'Quality of Design' outlining several criteria which must be considered early in the design process of new buildings or extensions to ensure they are appropriately integrated into new development areas. These aspects are further discussed within the appraisal presented under the 'Population and Community' theme above. Additionally, Policy EH2 'Renewable and Low Carbon Energy' states that the siting, scale and design of energy generating infrastructure should not compromise public safety or interfere with adjoining land users in terms of noise or vibration (amongst other considerations). This is also outlined through Policy EE1 'Employment Uses'.
- 5.51 To encourage healthier lifestyles within the Neighbourhood Plan area, Policy SB1 'Settlement Boundary' seeks to minimise development outside of the built-up area of Hunston other than for the purpose listed within the policy. Likewise, the use of watercourses and their banks for recreation and amenity uses is generally supported through Policy EH4 'Watercourses'. Policy H5 'Outdoor Space' also affirms that proposals for new housing development should include good quality outdoor amenity space (either private gardens or a shared amenity area), commensurate with the size of the dwelling and character of the area. This will support the mental health and wellbeing of residents.

Transportation

- 5.52 Each Local Transport Authority in England and Wales has a statutory duty to produce, adopt and regularly review their Local Transport Plan (LTP) 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 development of transport in the county¹⁶. 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.

¹⁶ 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 [17/09/19]

- 5.53 With reference to the Neighbourhood Plan area, there is a need to ensure that developments have good accessibility to a range of services and facilities. In this respect, the proposed site allocations through Policy H1 'Housing Sites Allocation' are located adjacent to the existing built up area of Hunston (to the south) and within the revised settlement boundary for Hunston (as shown in Map D accompanying the Neighbourhood Plan). This is also encouraged through Policy SB1 'Settlement Boundary' which stipulates that development located outside of the settlement boundary will be resisted. This will help to ensure that new developments are situated in the most sustainable locations in terms of the relative distance to the local centre, supporting the creation of inclusive communities and encouraging alternative options of transportation for undertaking day-to-day activities within the parish.
- 5.54 Supporting modal shift, Policy GA1 'Public Right of Way Network' encourages proposals that would improve and extend the existing footpath and cycle path network in the parish. Likewise, the loss of existing footpaths and cycle paths will be resisted. Similarly, Policy GA3 'Streets and Access Ways to Serve New Residential Development' states that new access ways shall be designed with appropriate emphasis on all modes of transport, pedestrians, cyclists and horse riders, as well as vehicles. To meet any residual housing needs during the plan period, Policy H4 'Windfall Sites' supports residential developments on infill and redevelopment sites within the settlement boundary, providing that proposals creates safe and accessible environments that offer good access via a range of transport modes. These provisions are further reinforced through Policy GA4 'Promoting Sustainable Movement', with CIL contributions sought for walking and cycling routes.
- 5.55 In terms of congestion, key concerns include the volume of traffic along the B2145, which is one of the two roads running south from Chichester on the Manhood Peninsula. The safety of pedestrians along village lanes is also a concern, particularly for children walking or cycling to school. In this respect, Policy GA2 'Parking in New Development' requires proposals to provide its parking requirements on-site so as not to reduce road space further. Specifically, proposals will be supported only if they include the maximum level of off-street parking consistent with current standards.
- 5.56 In terms of the potential non-residential development proposals likely to come forward during the plan period, Policy EH2 'Renewable and Low Carbon Energy' states that the siting, scale and design of energy generating infrastructure should allow for continued safe use of public rights of way. Policy EE1 'Employment Uses' supports development proposals which would upgrade or extend existing employment sites, subject to appropriate mitigation being included through the design to minimise any impacts resulting from additional traffic. This is reinforced through Policy EE2 'Sustainable Recreational and Tourism Activities', providing that adequate parking is situated on site (where possible). These policies will further tackle congestion and traffic issues within Hunston.

Conclusions at this current stage

- 5.57 The assessment has concluded that the submission version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Population and Community' SEA theme. This relates to the focus of the Neighbourhood Plan on safeguarding and enhancing community infrastructure, facilitating the delivery of housing which meets local needs and through encouraging proposals which would seek to enhance the economic and community vitality of the parish. The Neighbourhood Plan is also likely to lead to positive effects in relation to the 'Landscape' and 'Historic Environment' SEA 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.
- 5.58 The Neighbourhood Plan will also bring significant positive effects in relation to the 'Health and Wellbeing' SEA theme, linked to its promotion of improved and accessible network of footpaths, enhancements to green infrastructure and open space provision to encourage active lifestyles, and the facilitation of flexible and easily adaptable dwellings for all residents.

- 5.59 Additionally, the Neighbourhood Plan will bring positive effects in relation to the 'Biodiversity' SEA theme through retaining habitats, enhancing ecological networks and delivering net gains. 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. Likewise, consultation with Natural England will be required for the proposed allocations to protect the integrity of the Pagham Harbour Ramsar and SPA, Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime SAC.
- 5.60 Regarding the 'Climate Change' SEA theme, the Neighbourhood Plan will potentially lead to positive effects through supporting development proposals which tackle flood risk issues, deliver renewable energy generating infrastructure and include low carbon energy sources to address the climate crisis. 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 regarding the 'Transportation' SEA theme, given its focus on reducing traffic congestion, supporting a modal shift towards sustainable transport and by ensuring that new developments provide appropriate access to local services and facilities. Nonetheless, the scale of development through the proposed site allocations will lead to inevitable increases to the levels of traffic along the B2145, which is the key route passing through the parish which provides connectivity to Chichester.
- 5.61 The Neighbourhood Plan will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' SEA 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 large proportion of new dwellings on greenfield sites which are underlain by BMV 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.

6. What are the next steps?

- 6.1 This Environmental Report accompanies the Hunston 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 local planning policy.
- 6.3 If the Independent Examination is favourable, Hunston 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, Hunston Neighbourhood Plan will become part of the Development Plan for the 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’¹⁷ 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 SEA 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 SEA theme.

Implemented in 2015, the AQAP for Chichester District ‘Towards Better Air Quality’¹⁸ 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 (NO₂), 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.

¹⁷ 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 [accessed 20/02/19]

¹⁸ 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 [14/04/19]

Released in June 2019, the Air Quality Annual Status Report (ASR)¹⁹ for Chichester confirms that there are three AQMAs within the district, designated primarily for exceedances in the national air quality objectives for nitrogen dioxide (NO₂):

- 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. However, the ASR notes that the road network within the district is vulnerable to air pollution issues associated with congestion. The ASR also notes that one of the key priorities for Chichester District Council over the next year is to complete work on a Local Cycling and Walking Infrastructure Plan, enabling the network to be developed and the priorities for infrastructure to be established.

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 NO₂, 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 within the Habitats Regulation Assessment (HRA)²⁰ 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 Plan²¹ (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 Strategy²² 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:

- 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

¹⁹ Chichester District Council (2018): ‘Air Quality ASR for Chichester District’, [online] available to access via: <<https://www.chichester.gov.uk/pollutioncontrolairquality>> last accessed [26/08/19]

²⁰ 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 [27/08/19]

²¹ 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 [13/04/19]

²² 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> last accessed [27/06/18]

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)²³ 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*’²⁴.

The recently published 25 Year Environment Plan²⁵ 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 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;

²³ 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 [19/09/18]

²⁴ 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 [19/09/18]

²⁵ 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 [accessed 19/09/18]

- 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 SEA 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 SEA theme:

- Policy 48 'Natural Environment';
- Policy 49 'Biodiversity'; and
- Policy 51 'Development and Disturbance of Birds in Pagham Harbour Special Protection Area'

Summary of Current Baseline

European designated sites

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 Pagham Harbour Ramsar Site designated in March 1988. 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). Located approximately 500m to the south of the Neighbourhood Plan area (at its nearest point), the Pagham Harbour Ramsar Site and SPA contains 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, as stated within the citation for Pagham Harbour²⁶:

- Dark-bellied brent geese (*Branta bernicla bernicla*);
- Ruff (*Philomachus pugnax*);
- Little tern (*Sterna albifrons*); and
- Common tern (*Sterna hirundo*).

The European Site Conservation Objectives for the Pagham Harbour Ramsar Site and SPA seek to maintain or restore²⁷:

- 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.

In the wider context, there are two additional European designated sites located approximately 2km to the west of the Neighbourhood Plan area (at their nearest points), namely: Chichester and Langstone Harbours Ramsar and SPA, and the Solent Maritime Special Area of Conservation (SAC).

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

²⁶ Natural England (2014): 'Pagham Harbour SPA Citation', [online] available to access via: <<http://publications.naturalengland.org.uk/publication/6147434560356352>> last accessed [13/08/19]

²⁷ Natural England (2019): 'Pagham Harbour SPA Conservation Objectives', [online] available to access via: <<http://publications.naturalengland.org.uk/publication/6147434560356352>> last accessed [13/08/19]

closed in 2015, the Pagham Harbour SIP²⁸ provides a high-level overview of the issues (both current and predicted) affecting the condition of the Pagham Harbour SPA.

Specifically, the SIP outlines the priority actions required to improve the condition of the site, with timescales for a number of actions ongoing until 2020. Priority actions are grouped into the following six categories: physical modification; public access and disturbance; water pollution; fisheries: commercial marine and estuarine; fisheries: recreational marine and estuarine; and change in land management.

Nationally designated sites

Designated in September 1986 for its biological and geological interests and sharing an overlapping designation with the Ramsar Site and SPA, Pagham Harbour Site of Special Scientific Interest (SSSI) covers an area of 629 ha and is located approximately 350m to the south of the Neighbourhood Plan area (at its nearest point). The citation for the SSSI states²⁹:

Biological interest:

“This site comprises an extensive central area of salt-marsh and tidal mudflats with surrounding habitats including shingle, open water, reed swamp and wet permanent grassland. Pagham Harbour is of national importance for wintering wildfowl and waders and also for breeding birds both within the Harbour and the surrounding grazing pasture. The site supports nationally important communities of plants and invertebrates.”

“Pagham Harbour is an overwintering area for over 120 species of bird. The numbers of wintering pintail (*Anas acuta*), ringed and grey plover (*Charadrius hiaticula* and *Pluvialis squatarola*) and black-tailed godwit (*Limosa limosa*) regularly reach 1% of British populations and the site is of international importance for wintering ruff (*Philomachus pugnax*) and Brent Geese (*Branta bernicla*). The mudflats also provide food for a diverse breeding community of birds including oystercatcher (*Haematopus ostralegus*), shelduck (*Tadorna tadorna*) and redshank (*Tringa totanus*).”

Geological interest:

“Pagham Harbour is a key site for coastal geomorphology. It is significant both as a classic shingle spit landform and for the links that have been demonstrated between the coastal near shore and offshore forms and sediments. The shingle spit system comprises a series of sub-parallel ridges and recurves, marking different phases of extension and frontal accretion. Shingle reaches the beach via the intertidal zone, and the so-called "Pagham delta" and the behaviour of the spits and delta are intimately linked with water and sediment circulation around the Selsey peninsula. The area also provides an excellent example of the role of weed rafting of shingle in coastal sediment budgets.”

Based on the most recently completed condition assessments undertaken in the 24 units of the SSSI between 2005 and 2010, 93.15% of the SSSI was classified as being in a ‘favourable’ condition, 5.35% as ‘unfavourable – recovering’ and 1.50% 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 one or more of the development types likely to be taken forward through the Plan (i.e. residential, rural residential and rural non-residential development types).

Locally important sites

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. In this context, Pagham Harbour LNR is located approximately 350m to

²⁸ Natural England (2014): ‘Site Improvement Plan: Pagham Harbour (SIP164)’, [online] available to access via: <<http://publications.naturalengland.org.uk/publication/5799069091889152>> last accessed [13/08/19]

²⁹ Natural England (no date): ‘Pagham Harbour SSSI’, [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000620>> last accessed [13/08/19]

the south of the Neighbourhood Plan area (at its nearest point) and shares an overlapping designated with the Pagham Harbour Ramsar Site, SPA and SSSI.

There are three Sites of Nature Conservation Interest (SNCI)³⁰ located within or adjacent to the Neighbourhood Plan area, namely: Chichester Canal SNCI; Hunston Copse SNCI; and Chichester Gravel Pits and Leythorne Meadow SNCI.

There are areas of Biodiversity Action Plan (BAP) Priority Habitats located within and adjacent to the Neighbourhood Plan area, including areas of deciduous woodland, ancient woodland and traditional orchard.

Requested by the Neighbourhood Plan Steering Group in February 2019, the Sussex Biodiversity Record Centre's³¹ ecological data for the parish confirms that 245 species have been recorded in Hunston, including 47 internationally protected species and 129 nationally protected species. A further 36 invasive non-native species have also been recorded.

Initiated by the Manhood Wildlife and Heritage Group in 2015, the 'Fixing and Linking Our Wetlands' (FLOW) study aims to analyse the drainage, biodiversity and environmental aspects of the network of ditches around the Manhood Peninsula (which includes the Neighbourhood Plan area). The study also aims to identifying opportunities for improving the ecological value of the ditches, for example through increasing vegetation diversity, creating new wetland areas and protecting the functionality of the hedgerows and margins as local wildlife corridors. In this regard, the most recently available FLOW Progress Report (June 2018)³² acknowledges the work of the 'Hunston Pond Group' which is very active within the parish in terms of species monitoring and surveying.

Figure 3.1 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.

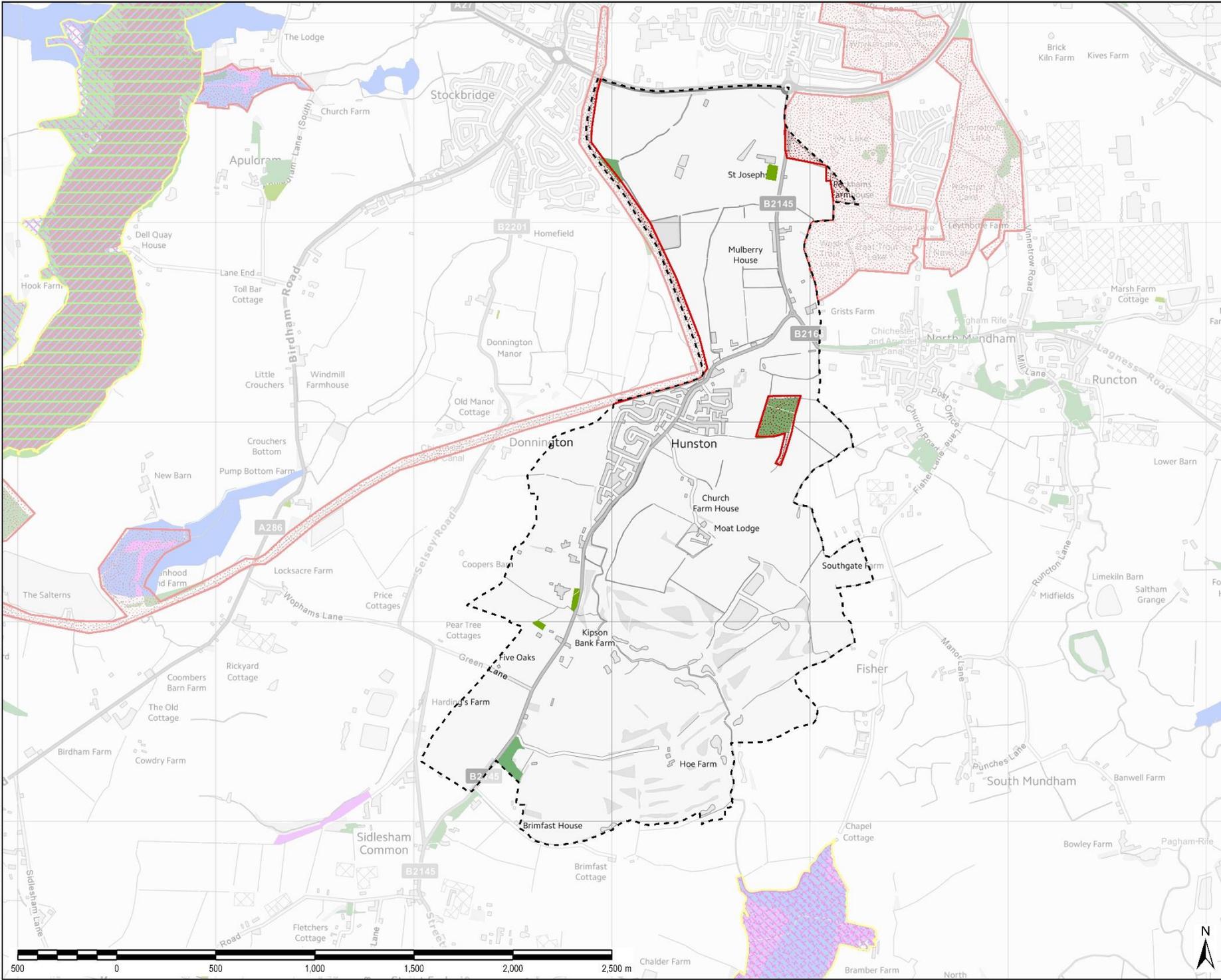
The Neighbourhood Plan presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species and designated sites at an early stage of planning for future growth. To maintain and improve the condition of biodiversity in the future, it will be important 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 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 and water quality issues, coastal squeeze, loss of functionally and recreational pressures. Regarding 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 of 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 proximity to the Neighbourhood Plan area) at a level that may substantially affect their behaviour, and consequently affect the long-term viability of their populations.

³⁰ Chichester District Council (2018): 'My Chichester District', [online mapping tool] available to access via: <http://mydistrict.chichester.gov.uk/mycdc.aspx> last accessed [13/08/19]

³¹ Sussex Biodiversity Record Centre (2019): 'Ecological Data Request Service', [online] available to access via: <https://sxbrc.org.uk/services/dataRequests.php> last accessed [13/08/19]

³² Manhood Wildlife and Heritage Group (2018): 'FLOW Progress Report – June 2018', [online] available to download via: <http://mwhg.org.uk/projects-and-groups/flow-project/flow-reports/> last accessed [13/08/19]



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LEGEND

- Hunston Neighbourhood Plan Area
- Local Nature Reserve (LNR)
- Ramsar
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Interest (SNCI)
- Site of Special Scientific Interest (SSSI)

Biodiversity Action Plan Priority Habitats

- Coastal and Floodplain Grazing Marsh
- Coastal Saltmarsh
- Deciduous Woodland
- Good Quality Semi-Improved Grassland
- Mudflats
- Reedbeds
- Traditional Orchard

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Purpose of Issue: **FINAL**

Client: **HUNSTON NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE HUNSTON NEIGHBOURHOOD PLAN**

Drawing Title: **BIODIVERSITY DESIGNATIONS AND HABITATS**

Drawn: CN	Checked: JVV	Approved: RJP	Date: 20/08/2019
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Rev: **01**

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 below³³ :

- 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 Act³⁴ 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 35.

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;

³³ 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 [20/09/18]

³⁴ GOV.UK (2008): ‘Climate Change Act 2008’, [online] accessible via <<http://www.legislation.gov.uk/ukpga/2008/27/contents>> last accessed [19/09/18]

³⁵ 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 [19/09/18]

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 Act³⁶ 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).³⁷

Further guidance is provided in the document ‘Planning for SuDS’.³⁸ 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 SEA 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 2005³⁹.

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%).

³⁶ Flood and Water Management Act (2010) [online] available at: <<http://www.legislation.gov.uk/ukpga/2010/29/contents>> last accessed [19/09/18]

³⁷ 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.

³⁸ 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> last accessed [19/09/18]

³⁹ 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-2005-2016>> [accessed 12/04/19]

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) team⁴⁰. 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 50th percentile) for South East England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows⁴¹:

- 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;
- 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.

⁴⁰ The data was released on 26th November 2018: See: <<http://ukclimateprojections.metoffice.gov.uk/>> last accessed [12/04/19]

⁴¹ 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 [12/04/19]

Flood risk

The areas at highest risk of flooding in Hunston are within the south of the parish on land surrounding Bremere Rife (the main watercourse in the Neighbourhood Plan area)⁴². These areas are in Flood Zone 3, representing areas that have a 1% (1 in 100) or greater annual flood risk. Likewise, there are areas of land adjoining the settlement of Hunston which are within Flood Zone 2.

Completed in December 2018, the Strategic Flood Risk Assessment (SFRA) for Chichester highlights that the Chichester Canal is a potential source of artificial flooding within Hunston⁴³. The canal is only minimally embanked along short stretches, with the SFRA indicating that a breach could impact low lying properties in the vicinity of the village of Hunston. The Neighbourhood Plan Steering Group also confirm that uncleared drainage ditches and heavy rainfall caused the centre of the village to flood in 2012.

Surface water flooding is a risk within the Neighbourhood Plan area, with high risk areas including sections of Church Lane, the B2145 and land directly to the north of the village (surrounding Reedbridge Farm, Poyntz Bridge, Chichester Canal and the Riding Centre)⁴⁴.

The West Sussex Local Flood Risk Management Strategy gives an overview of sources of flooding in the West Sussex area⁴⁵. Hunston is classified as a 'Wet Spot' area, with an estimated five properties or businesses at risk from river flooding and a further 35 properties or businesses at risk from surface water flooding.

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:

- '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).'

⁴² GOV UK (2019): 'Flood Map for Planning', [online] available at: <<https://flood-map-for-planning.service.gov.uk/>> [accessed 13/08/19]

⁴³ Chichester District Council (2018): 'SFRA Report', [online] available to access via:

<<https://www.chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review>> last accessed [03/12/20]

⁴⁴ GOV UK (2017): 'Long term flood risk assessment for locations in England', [online] available to access from: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>> [accessed 13/08/19]

⁴⁵ 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> [accessed 27/08/19]

- ‘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 SEA theme.

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

- Policy 44 ‘Development around the Coast’; and
- Policy 45 ‘Development in the Countryside’.

Summary of Current Baseline

Nationally Protected Landscapes

The Neighbourhood Plan area is not within or adjacent to a National Park, Area of Outstanding Natural Beauty (AONB) or Green Belt land. The nearest nationally designated landscape, Chichester Harbour AONB, is located approximately 1.5km to the west of the Neighbourhood Plan area (at its nearest point).

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’⁴⁶ lists several key characteristics, with the following of relevance to the Neighbourhood Plan area:

- 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;
- In places, streams and rivers flow from the higher land of the Downs to the sea;
- 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, Portsmouth and Pagham harbours;
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;
- 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.

⁴⁶ 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 [19/08/19]

Implemented in October 2005 by West Sussex County Council, the 'Strategy for the West Sussex Landscape'⁴⁷ aims to protect and enhance the landscape as an asset for future generations, outlining visions for the five national character areas (NCAs) which characterise the county. In the context of the Neighbourhood Plan area, the vision statements for the 'South Coast Plan' are to ensure that:

- High-quality new development is well-integrated with existing towns and the wider landscape;
- The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses which benefit residents and visitors in town and country alike;
- A strong network of woodlands and hedgerows forms green corridors within the gaps between the coastal towns, providing informal recreational opportunities and helping to connect the towns and their residents within the wider landscape;
- Productive farmland and permitted horticultural uses are set within a strong landscape framework of woodlands, shelterbelts and hedgerows. Agriculture adopts sympathetic farming and land management methods, contributing to landscape renewal and biodiversity, including conserving wetlands and pastureland;
- Extensive new areas of mudflats, salt marsh and coastal grazing marsh are established within coastal inlets, as an important part of coastal retreat schemes;
- The historic and inspiring long views so characteristic of the coastal plan, to Chichester Cathedral and its downland backdrop, to other church towers and spires, to Arundel and its castle and cathedral, and from the coast to the downs, are maintained; and
- The local distinctiveness of villages and their settings continues to be evident, with a return to the greater availability and use of traditional local materials.

Local Landscape Character

The West Sussex Landscape Character Assessment (LCA)⁴⁸ 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 is within the 'Chichester to Yapton Coastal Plain' LCA, with the following characteristics, changes and sensitivities (of key relevance to Hunston) described below:

Key characteristics:

- Low lying flat open landscape;
- Meandering rifees and straight drainage ditch systems, with associated unimproved grassland and edges by reed beds;
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half-timber and stone;
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral;
- The relatively open character of much of the area allows long views so that the village church towers are important landmarks in views;
- Large gravel pit lakes around the edge of Chichester; and
- Few trees or hedgerows, although where they do exist, they form prominent features.

Key issues:

⁴⁷ West Sussex County Council (2005): 'Strategy for the West Sussex Landscape', [online] available to download via: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/> last accessed [19/08/19]

⁴⁸ 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 [19/08/19]

- Urban development pressures, especially in gaps between settlements and on the edge of Chichester;
- Major road improvements;
- Loss of mature trees in the 1970s and 1980s due to Dutch Elm disease;
- Loss of tree and hedgerow cover from agricultural intensification since World War Two; and
- Climate change may increase the risk of storm surges associated with flooding.

Landscape and visual sensitivities:

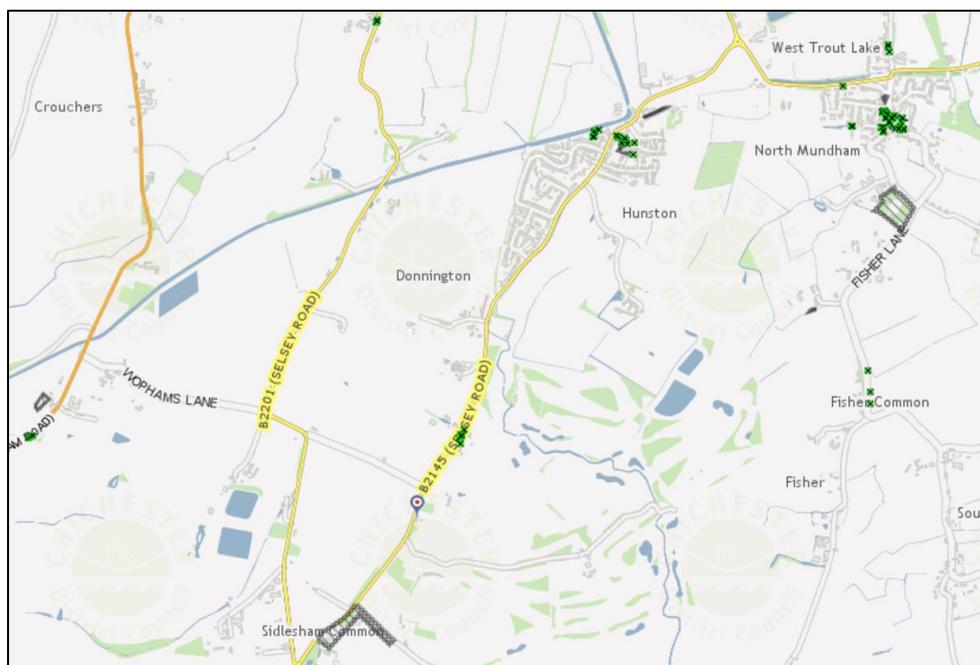
- Key views to the South Downs, Chichester Cathedral and Arundel;
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland;
- Changes in drainage patterns;
- Loss of distinction between different settlements due to urban expansion; and
- Changes in transport infrastructure due to urban development pressures.

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 criteria⁴⁹:

- 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 several TPOs within the Neighbourhood Plan area, shown below in **Figure 5.0**. Individual trees are represented by a green square with crosses and groups of trees are represented by a grey polygon or line.



⁴⁹ 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 [19/08/19]

Figure 5.0: TPOs (individual and areas) within the Neighbourhood Plan area⁵⁰*Visual Amenity*

it is useful to note that the views across the parish are also 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. Changes, such as development and landscape change can see these views degraded overtime.

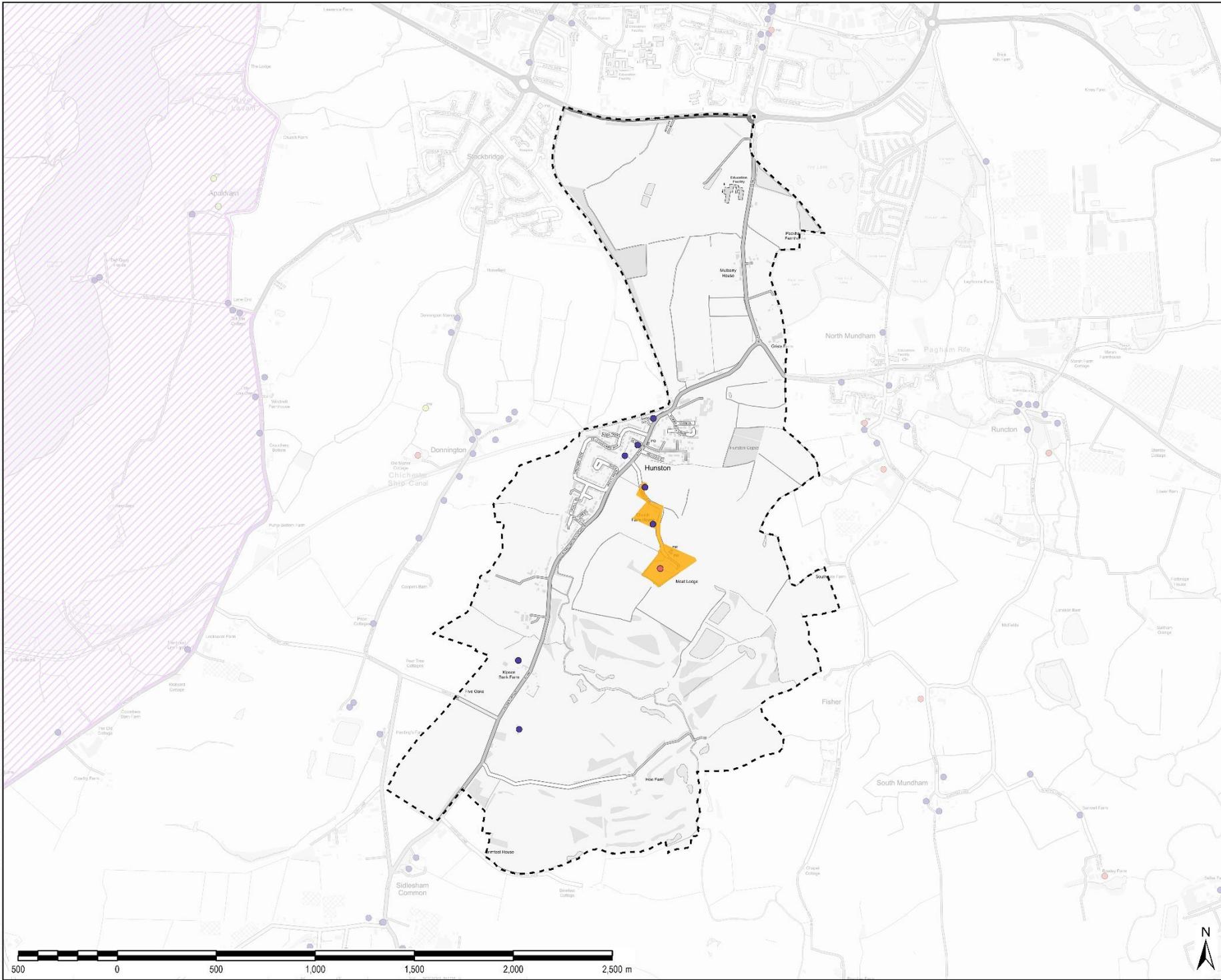
Figure 5.1 (overleaf) shows the landscape designations within the Neighbourhood Plan area.

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 Chichester to Yapton Coastal Plain LCA.

⁵⁰ Chichester District Council (2018): 'My Chichester District Mapping', [online] available to access via: <<http://mydistrict.chichester.gov.uk/mycdc.aspx>> last accessed [19/08/19]



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

- LEGEND**
- Hunton Neighbourhood Plan Area
 - Conservation 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: **HUNTON NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE HUNTON NEIGHBOURHOOD PLAN**

Drawing Title: **HISTORIC ENVIRONMENT AND LANDSCAPE DESIGNATIONS**

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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 SEA theme.

The Government’s Statement on the Historic Environment for England⁵¹ 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)⁵² 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)⁵³ 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.

⁵¹ 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> last accessed [20/0918]

⁵² 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 [11/12/18]

⁵³ 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 [11/12/18]

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)⁵⁴ 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)⁵⁵ 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 SEA 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 Hunston

The Manor House is dated between 1660 and 1680 but it retains medieval fabric and it is likely that there has been a house on the site since the mid or late Saxon period. Some of the stone is Mixen stone from Selsey Bill, but other stone may be imported. Most of the farm buildings stylistically date to the beginning of the 19th century.

There was no village at Hunston until the mid-20th century, with development before then being scattered along the road. The Chichester Canal was built in the early 1820s, and the modern village of Hunston marks the point at which the Chichester branch of the Portsmouth and Arundel Canal heads northwards towards the Southgate Basin on the southern extremity of the city. A swing bridge, named after one of the canal company's directors, W S Poyntz, was built at this junction, although it has now been moved nearer to Chichester as part of a canal restoration scheme. The Selsey Tram, which opened in 1897 and closed in 1935, ran between Chichester and Selsey, with a station at Hunston encouraging development. In 1871, much of the common land around Hunston was enclosed. Expansion was particularly rapid in the 1960s, when large estates were built to the west of Selsey Road. Today the village is a thriving community.

Designated Heritage Assets & Areas

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 no Grade I, one Grade II* and seven Grade II nationally designated listed buildings

⁵⁴ Historic England (2017): 'Setting of Heritage Assets: 2nd Edition', [online] available to download via:

<<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>> last accessed [11/12/18]

⁵⁵ 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 [11/12/18]

which are protected through the Listed Buildings and Conservation Areas Act 1990. The Grade II* listed building is 'The Manor House'.

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 England⁵⁶. 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 respect, the 'Hunston Conservation Area' is located to the south east of the village and is centred on a moated medieval site which has mid-late Saxon origins. Completed in September 2006, the Hunston Conservation Area Appraisal and Management Plan identifies the following features as being the most significant, within its boundaries:

- Medieval moated site surrounded by fields;
- The Grade II* listed Manor House, dating to c.1670;
- The associated farm buildings, mainly dating to the 19th century and partly converted into homes;
- St Leodegar's Church built in 1885 to the designs of A.W. Blomfield; and
- The rural character reinforced by the duck pond and mature trees.

The appraisal goes on to state that the area surrounding Hunston Conservation Area are flat, open fields with few special features apart from a stream, the Bremere Rife, which passes to the west and south. A small copse, Hunston Wood, lies to the north across two fields. Furthermore, the area is linked to the village by a narrow winding lane (Church Lane) and lies on the route of several footpaths which connect to North Mundham, South Mundham and Donnington. In terms of the pond in front of Hunston Manor, this area provides a suitable habitat for several species and is surrounded by water reed and willows. The former moat creates a definite but "soft" boundary to the conservation area on three sides, with reed beds, willows and other native species of hedging and trees.

There are no obvious threats to the character of the Hunston Conservation Area stated within the appraisal. The buildings are generally in good condition and it is clearly a desirable location in which to live. The only threats to its character come from the incremental addition of further buildings to the barn conversions, such as sheds and garages. This would be detrimental to the open character of the group of historic buildings and the appraisal notes that this should be resisted. Similarly, the conversion of the currently unconverted barns would be regrettable. The appraisal recommends that future development within the conservation area should be controlled and carefully monitored, adhering to Historic England's good practice guidance.

Given the length of time since the completion of the appraisal, the document could benefit from a review with an aim to identify any new issues which might need to be addressed, requiring further actions or enhancements.

Heritage at Risk

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 risk⁵⁷.

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

⁵⁶ 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 [19/08/19]

⁵⁷ 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 [19/08/19]

possible to determine whether the seven Grade II listed buildings within the Neighbourhood Plan are at risk.

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. Following a high-level review of the Historic Environmental Record (HER) for West Sussex (accessed via the Heritage Gateway)⁵⁸, there are 26 listed heritage features which are located wholly or partly within the Neighbourhood Plan area, listed below:

- Portsmouth – Arundel Canal;
- Chichester Canal;
- Chichester Entrenchments – Ewi;
- Selsey Tramway (West Sussex Railway);
- Excavations, Hunston Roman Road;
- Roman Building, South West of Hunston Manor;
- Chichester – Slidesham Roman Road;
- Homestead Moat, Marblebridge Farm;
- Brickwork on East side of Selsey Tramway;
- Brickfield on the South side of disused canal;
- Anti-Aircraft Artillery – Donnington;
- Possible Shrunken Village, Hunston;
- Brickfield behind Brickfield Cottage;
- Bronze Age Burial, Hunston;
- Hunston Manor;
- Kipson Bank Mill;
- Pit and Cropmarks, Hoe Farm;
- Cropmarks, Hoe Farm;
- Geophysical Survey, Hoe Farm;
- Neolithic Axe, Hunston;
- Pillbox;
- Roman Well, Hunston;
- Roman Coin, Hunston;
- Brickfield on Foxbridge Farm;
- Bronze Age Spearhead, Hunston;
- St. Leodegar's Church, Hunston.

Completed in c.1828 by J.M.W. Turner, the 'Chichester Canal' oil painting on canvas has a locally important historic link to the Neighbourhood Plan area. By stopping at Hunston Bridge, the canal can be viewed against a backdrop of Chichester Cathedral and the Downs, which is the same view captured by Turner in the painting.

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 Strategy⁵⁹ 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.

⁵⁸ Heritage Gateway (2019): Historic Environmental Record for West Sussex', [online] available to access via: <http://www.heritagegateway.org.uk/gateway/> last accessed [19/08/19]

⁵⁹ European Commission (2006) Soil Thematic Policy [online] available at: http://ec.europa.eu/environment/soil/index_en.htm last accessed [29/06/18]

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 Plan⁶⁰ 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:
 - i. *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*
 - 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.'*
- 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

⁶⁰ 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 [14/04/19]

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 SEA theme.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England⁶¹, which sets out a vision for soil use in England, and the Water White Paper⁶², 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 England⁶³ 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 England⁶⁴ 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 Plan⁶⁵ 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 Directive⁶⁶. This includes an assessment of the need for 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 SEA 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 detailed classification has been undertaken in some parts of the Neighbourhood Plan area. Specifically:

- There is a small area of Grade 2 (very good) agricultural land located towards the north western corner of the Neighbourhood Plan area, adjacent to the A27 and the Chichester Canal; and
- Most of the land surrounding 'Western Farm', in the northern section of the Neighbourhood Plan area, is classified as Grade 3b agricultural land.

The Provisional Agricultural Land Quality dataset⁶⁷ shows that most of the undeveloped land surrounding the existing village is underlain by areas of Grade 1 (excellent), Grade 2 (very good) and

⁶¹ 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 [20/09/18]

⁶² 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 [20/09/18]

⁶³ 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 [20/09/18]

⁶⁴ 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> [accessed 01/03/19]

⁶⁵ 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> [accessed 01/03/19]

⁶⁶ Directive 2008/98/EC

⁶⁷ 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 [19/08/19]

Grade 3 (good to moderate) agricultural land. For land classified as Grade 3 land, without the subset grading (3a or 3b) it is not possible to tell at this stage whether all the agricultural land is 'best and most versatile'. However, based on the results of the 'Predictive BMV Land Assessment'⁶⁸, greater than 60% of the area surrounding Hunston has a high likelihood of containing BMV land (aligning to the trends in the national dataset).

However, 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 water resources located within and within proximity to the Neighbourhood Plan area include:

- A network of small streams and drainage ditches;
- Bremere Rife, which extends through the central and southern sections of the parish and feeds into Pagham Harbour; and
- Chichester Canal which passes adjacent to the north western boundary of the parish.

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, there is a corridor of land towards the eastern boundary of the Neighbourhood Plan area and an area of land in the north western section of the Neighbourhood Plan area that overlap with the 'Chichester, Langstone and Portsmouth Harbours' Eutrophic NVZ.

Water Quality

Hunston is located within the South East River Basin District, overlapping with the 'Arun and Western Streams' Management Catchment and the 'Western Streams' Operational Catchment. There are eight water bodies within the Operational Catchment, one of which passes through the Neighbourhood Plan area: Bremere Rife.

Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer⁶⁹ classifies Bremere Rife⁷⁰ as having a 'good' chemical status and a 'bad' ecological status. The overall classification for the waterbody in 2016 was 'bad'. The reasons for not achieving good status (RNAGs) are primarily attributed to the following activities: poor nutrient management; poor soil management and drought.

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 importance⁷¹.

⁶⁸ Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map London and the South East', [online] available to access via: <http://publications.naturalengland.org.uk/publication/6056482614804480?category=5208993007403008> last accessed [19/08/19]

⁶⁹ Environment Agency (2019): 'Catchment Data Explorer', [online] available to access via: <https://environment.data.gov.uk/catchment-planning/> [accessed 27/08/19]

⁷⁰ Environment Agency (2019): 'Catchment Data Explorer – Bremere Rife', [online] available to access via: <https://environment.data.gov.uk/catchment-planning/WaterBody/GB107041006610> last accessed [27/08/19]

⁷¹ GOV.UK (2014): 'Minerals Guidance', [online] available to access via: <https://www.gov.uk/guidance/minerals> last accessed [11/03/19]

Adopted in July 2018, the Joint Minerals Local Plan⁷² 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. In this context, the Neighbourhood Plan area potentially overlaps with the Sharp Sand and Gravel MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E.

Summary of Future Baseline

Future development has the potential to affect water quality through diffuse pollution, waste water 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.

In the absence of a detailed Agricultural Land Classification assessment for most of Hunston, it remains uncertain whether new development in the Neighbourhood Plan area will lead to losses of higher quality (best and most versatile) agricultural land.

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

⁷² 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 [27/08/19]

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 Change⁷³ 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 SEA theme, with the following policies of relevance to the Neighbourhood Plan area:

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

Summary of Current Baseline

Population

The population of Hunston increased at a higher rate between 2001 and 2011 in comparison to Chichester, the South East of England and England averages. Approximately 1.1% of the population of Chichester live within the Neighbourhood Plan area⁷⁴.

Age Structure

Generally, there are a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (27.1%) in comparison to the total for the South East of England (23.4%) and England (22.3%). However, this total is lower than the percentage for Chichester (32.0%)⁷⁵.

In contrast, a lower proportion of residents are within the working age categories (25-44 and 45-59) in the Neighbourhood Plan area (45.0%) in comparison to the totals for the South East of England (46.4%) and England (46.9%). However, this total is higher than the percentage for Chichester (41.6%).

⁷³ 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 [21/09/18]

⁷⁴ ONS (no date): Census 2011: Population Density 2011 (Table UV102EW); Population Density 2001 (Table UV02)

⁷⁵ ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

Additionally, 28.0% of residents within the Neighbourhood Plan area are within the younger age categories (0-15 and 16-24), higher than the total for Chichester (26.5%) but less than the totals for the South East of England (30.2%) and England (30.8%).

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.
- **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.

Based on 2011 Census data⁷⁶, fewer households are deprived in one or more dimensions within the Neighbourhood Plan area (55.1%) in comparison to the national trend (57.5%). However, the total for the Neighbourhood Plan area is higher than the totals for Chichester (51.4%) and the South East of England (52.3%). Out of the 55.1% of households which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national averages.

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:

⁷⁶ ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

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)⁷⁷ 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 falls within the Chichester 012D LSOA, which is one of the top 50% most deprived LSOAs in England. The LSOA is one of the top 30% most deprived deciles in England within the 'Education, Skills and Training' domain and the 'Barriers to Housing and Services' domain.

Housing Tenure

Within the Neighbourhood Plan area, 64.9% of residents either own their home outright or with a mortgage, lower than the totals for Chichester (67.2%) and the South East of England (67.6%) but higher than the total for England (63.3%)⁷⁸.

Based on 2011 Census data, a higher proportion of residents live within social rented housing in the Neighbourhood Plan area in comparison to the regional and national trends. In contrast, a lower percentage of residents live within privately rented accommodation in comparison to the regional and national trends.

3.2% of residents in the Neighbourhood Plan area live in rent-free accommodation or shared ownership accommodation, which is slightly higher than the totals for Chichester (3.1%), the South East of England (2.4%) and England (2.1%).

Education

Based on the 2011 Census data, 25.2% of residents in the Neighbourhood Plan area have no qualifications, higher than the total for Chichester (17.2%), the South East of England (19.1%) and England (22.5%).

Comparatively, 26.8% of residents within the Neighbourhood Plan area have a Level 4 qualification or above, which is lower than the total for Chichester (34.3%), the South East of England (29.9%) and the total for England (27.4%)⁷⁹.

Employment

Regarding employment within the Neighbourhood Plan area, the following three occupation categories support the most residents⁸⁰:

- Professional occupations (16.6%);
- Skilled trades occupations (15.4%); and
- Managers, directors and senior officials (12.2%).

Overall, 44.2% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, greater than the totals for the South East of England (42.1%) and England (39.7%) but lower than the total for Chichester (45.8%).

⁷⁷ DCLG (2015): Indices of Deprivation Explorer', [online] available to access via: <<http://dclgapps.communities.gov.uk/imd/idmap.html>> last accessed [26/08/19]

⁷⁸ ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

⁷⁹ ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

⁸⁰ ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

Community Assets

The Neighbourhood Plan area 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. The Neighbourhood Plan Steering Group confirm the following: village hall, two local shops, church, public house and the Chichester Golf Course.

Additionally, there are open areas of significance within the neighbourhood Plan area which are demonstrably special to a local community, for example: because of their beauty, historic significance, recreational value and/or biodiversity value.

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.

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 Lives⁸¹ ('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

⁸¹ 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 [24/09/18]

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 SEA 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'.

Summary of Current Baseline

Joint Strategic Needs Assessment

At the regional level, the 2018 Joint Strategic Needs Assessment (JSNA) summary for West Sussex⁸² 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 4th 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 follows⁸³:

“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.”

⁸² 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 [22/08/19]

⁸³ 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 [22/08/19]

Public Health Profile for Chichester

Published in July 2018 by Public Health England, the public health profile for Chichester district outlines the following key trends⁸⁴:

- 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 Chapter 8. Based on 2011 Census data⁸⁵, 81.9% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', higher than the total for England (81.4%) but lower than the total for Chichester (82.6%) and the South East of England (83.6%). Additionally, 3.2% of residents in the Neighbourhood Plan area consider themselves to have 'bad health' or 'very bad health', lower than the totals for Chichester (4.3%), the South East of England (4.3%) and England (5.4%).

The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited 'a little' is higher the regional and national totals⁸⁶. In contrast, the total percentage of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' is lower than the regional and national totals.

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.

However, 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*

⁸⁴ Public Health England (2018): 'Public Health Profile for Chichester', [online] available to access via: <<https://fingertips.phe.org.uk/profile/health-profiles>> last accessed [22/08/19]

⁸⁵ ONS (no date): Census 2011: 'General Health 2011' (Table QS302EW)

⁸⁶ ONS (no date): Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)

- 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 development of transport in the county⁸⁷. 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 SEA theme:

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

Summary of Current Baseline

Rail network

There are no railway stations within Hunston parish. The nearest mainline railway station connecting residents to the national network is in Chichester, located approximately 2km to the north of the Neighbourhood Plan area. This station provides regular services to Brighton, in the east, (with links to Gatwick and London) and Southampton, to the west.

Bus network

Regarding the bus network, there is a bus service (number 51) every 20 minutes between Chichester and Selsey. Operated by Stagecoach⁸⁸, the service passes along the B2145 through the Neighbourhood Plan area.

Road network and congestion.

A single B-road (B2145) passes through the Neighbourhood Plan area and is the primary transport link both into and out of Hunston. This provides connectivity to Chichester (approximately 2km to the north), Slidesham (approximately 3km to the south) and Selsey (approximately 8km to the south).

There is a C-road located towards the southern boundary of the Neighbourhood Plan area which extends eastwards for approximately 1.5km before reaching the A286. The A286 provides connectivity to the settlements of Birdham, West Wittering (also via the B2179) and East Wittering (also via the B2198).

⁸⁷ 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 [15/04/19]

⁸⁸ Stagecoach (2019): 'Timetable for the Number 51 from 13th January 2019', [online] available to access via: <https://tiskon-maps-stagecoachbus.s3.amazonaws.com/Timetables/South/Chichester/Route%2051_13-01-19_webfile.pdf> last accessed [27/08/19]

Regarding congestion issues, the B2145 is particularly sensitive to traffic issues during peak times of year (i.e. holiday seasons), during rush hours (i.e. weekday mornings and evenings) and at weekends.

Cycle and footpath network

A comprehensive Public Rights of Way network serves the Neighbourhood Plan area, with numerous footpaths and bridleways linking Hunston with the settlements of North Mundham and Chichester⁸⁹. Additionally, the 'New Lipchis Way' passes alongside the Chichester Canal.

In terms of the cycle network⁹⁰, National Cycle Route 2 passes alongside the Chichester Canal. The route connects to Chichester (approximately 2km to the north), North Mundham (approximately 1km to the east) and South Mundham (approximately 1.5km to the south east).

Availability of cars and vans

Based on 2011 Census data⁹¹, 84.1% of households in the Neighbourhood Plan area have access to at least one car or van, which is similar to the total for Chichester (84.4%) but greater than the percentages for the South East of England (81.4%) and England (74.2%).

Likewise, the total number of households in the Neighbourhood Plan area with access to at least two cars or vans (30.5%) is similar to the total for Chichester (30.8%) but greater than the totals for the South East of England (29.8%) and England (25.0%).

Travel to work

The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (46.0%) which is greater than the totals for Chichester (39.7%), the South East of England (41.3%) and England (37.0%).

A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibuss, coach or walk to work (6.4%) in comparison to the totals for Chichester (13.0%), the South East of England (15.4%) and England (15.0%).

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. This is likely to continue to be more pronounced at weekends and during peak times of year (i.e. holiday seasons) due to the influx of visitors and second home owners to the area.

Public transport use is likely to remain low compared with private car use. This is due to the relative inaccessibility of the neighbourhood Plan area via public transport, particularly in the absence of a train station.

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.

⁸⁹ Bing Maps (2019): 'Hunston OS Map', [online] available to view via: <<https://www.bing.com/maps/>> last accessed [27/08/19]

⁹⁰ Sustrans (2019): 'National Cycle Network Map', [online] available to access via: <<https://www.sustrans.org.uk/national-cycle-network/>> last accessed [27/08/19]

⁹¹ ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)

