



WEST WITTERING NEIGHBOURHOOD PLAN

**Submitted for Consultation with Statutory Authorities
by West Wittering Parish Council**

SCOPING REPORT FOR SUSTAINABILITY APPRAISAL

April 2017

CONTENTS

	Page Number	
1.0	Introduction	3
2.0	Consultation and Comments	7
3.0	Background to the West Wittering Neighbourhood Plan	8
4.0	Other Plans and Programmes (Stage 1)	10
5.0	Baseline Information (Stage 2)	14
6.0	Sustainability Issues (Stage 3)	26
7.0	Appraisal Framework (Stage 4)	34
8.0	Next Steps	36

APPENDICES

Appendix A **Screening Opinion letter**

Appendix B **Key policy documents and strategies**

1.0 INTRODUCTION

1.1 West Wittering Parish Council is developing a Neighbourhood Development Plan in order to guide development in the Parish until 2029. As sustainability is an important consideration in land use planning, a Sustainability Appraisal (SA) will be undertaken on the contents of the Plan. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The West Wittering Parish Neighbourhood Plan (WWNP) is an important planning tool for shaping the development and growth of the village and Parish.

What is a Sustainability Appraisal?

1.2 A Strategic Environmental Assessment (SEA) involves the evaluation of the *environmental* impacts of a plan such as the Neighbourhood Development Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

1.3 A Sustainability Appraisal (SA) is conducted in conformity with the SEA Directive. However, while an SEA is concerned with environmental effects, the sustainability appraisal is an iterative process that considers the environmental, *social and economic* consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations. For simplification, this report is referred to as the Sustainability Appraisal throughout.

1.4 An SA is a systematic process to promote sustainable development by assessing the extent to which a Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It is also a means of identifying and mitigating any potential adverse impacts that the Plan might have. This can ensure that the policies in the Plan are the most appropriate, given the reasonable alternatives.

- 1.5 The first stage of the process is Screening. This is to determine if the Neighbourhood Plan is to have significant environmental effects. A Screening Opinion by Chichester District Council was sent to the Parish Council on 6th December 2016. Following consultation with the statutory environmental bodies (English Heritage, Natural England and Environment Agency) it was concluded that the Neighbourhood Development Plan would have significant environmental effects and that a full SEA will be need to be prepared. The Screening response is attached as **Appendix A**. The second stage is producing the Scoping Report and this is set out in the box below:

Scoping Report work stages

Setting the context and objectives, establishing the baseline and deciding on the scope¹

Stage 1. Identify other relevant policies, plans and programmes, and sustainability objectives.

Stage 2. Collect baseline information.

Stage 3. Identify sustainability issues and problems.

Stage 4. Develop the strategic environmental assessment framework.

Stage 5. Consult the environmental assessment consultation bodies on the scoping report.

Neighbourhood Development Planning

- 1.6 Neighbourhood development planning is a new way for communities to decide the future of the places they live and work. The Government states that neighbourhood development planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.
- 1.7 Neighbourhood plans are also required to demonstrate that they are legally compliant and are compatible with EU obligations (as incorporated into UK law). An important component of this is compliance with the Strategic Environmental Assessment Directive

¹ <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

by considering whether there are likely to be any significant environmental effects as a result of implementing the plan.

- 1.8 The National Planning Policy Framework 2012 (NPPF) states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, which requires that neighbourhood development plans contribute to the achievement of sustainable development. Although not a statutory requirement, a sustainability appraisal of a neighbourhood plan is a positive step to meeting this basic condition. It provides a useful tool to the development and consideration of the policies and overall strategy of the neighbourhood plan. It enables a parish council to give full consideration to sustainability issues affecting the settlement/parish area and provides the means for assessing the options and mitigating against any negative impacts where possible. Undertaking this process can improve the overall sustainability of the neighbourhood plan. This document comprises the Sustainability Appraisal report (incorporating a Strategic Environmental Assessment – SEA). It therefore considers environmental, economic and social impacts.

What is Sustainable Development?

- 1.9 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 1.10 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and policies in paragraph 18 to 219² of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.
- 1.11 In paragraph 7, the NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles: **ECONOMIC ROLE** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

SOCIAL ROLE – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.

ENVIRONMENTAL ROLE – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

2.0 CONSULTATION AND COMMENTS

- 2.1 The Scoping Report is the first stage of the SA process. It identifies the sustainability issues within West Wittering and sets out the sustainability objectives for the SA. These objectives build upon the strategic and sustainability objectives within the Chichester Local Plan: Key Policies 2014-2029 (and accompanying Sustainability Appraisal), expanding upon these to provide a more local focus on the needs and aspirations of the West Wittering community.
- 2.2 The Scoping Report will be the subject of consultation with a number of agencies and stakeholders. A full list is set out below. The comments and responses will feed into the draft Neighbourhood Plan and Sustainability Appraisal and may result in further issues being identified.

Chichester District Council
West Sussex County Council
Environment Agency
Natural England
Historic England
Chichester Harbour Conservancy

How to Comment on this Report

- 2.3 This Scoping Report is available for comment as part of a 5-week consultation period from 18th April 2017 and run till 23rd May 2017. All comments should be sent to the parish clerk Joanne Brown at wwpc@redhouse100.freeseve.co.uk

Or by post to

Joanne Brown
West Wittering Parish Clerk
100 Middleton Road
Middleton on Sea
PO22 6DL

3.0 BACKGROUND TO THE WEST WITTERING NEIGHBOURHOOD PLAN

3.1 Chichester District Council designated West Wittering parish as a neighbourhood area in March 2013³ in order to allow the parish council the opportunity to produce a neighbourhood plan (NP). The early stages of the plan are underway. The map below shows the designated area.



Map 1 – West Wittering Neighbourhood Plan Designated Area.

3.2 The NP steering group have developed a draft vision and a set of strategic objectives for the plan. These may be further refined as the NP evolves. At present they are:

³ <http://www.chichester.gov.uk/CHttpHandler.ashx?id=18557&p=0>

VISION STATEMENT

West Wittering is a village with two distinct centres fortunate to be set between a hugely popular beach, protected farmland and the quiet reserves of Chichester Harbour. It is the aim of the Neighbourhood Plan to continue the work of previous generations to protect the fragile character of the village for future generations. It will work towards nurturing local businesses, reducing traffic congestion, preventing flooding, creating new cycle ways and supporting local shops and tourism. The activities related to the village's social centres, sports and hobby clubs, faith groups and special interests will all be encouraged as an essential part of the fabric of village life.

3.3 The draft NP strategic objectives are:

Housing and Infrastructure

1. To encourage and support development which meets the needs of residents and visitors with special consideration for young people with strong village connections and those requiring assisted living.
2. To ensure infrastructure services are consistent with existing and future development with a focus on transport improvements.

Business and Employment

3. To encourage and support existing and new businesses in order to provide local employment opportunities, including those related to tourism, particularly high-quality accommodation.
4. To identify development opportunities for small businesses e.g. business hub services.
5. To support improved broadband and mobile communication facilities

Heritage and Environment

6. To support new development which is consistent with and will not harm the rural character of the village.
7. To develop a cycle network and improve the existing footpath network.

Communication and Marketing

8. To engage with all residents effectively to achieve a highly-inclusive village community.

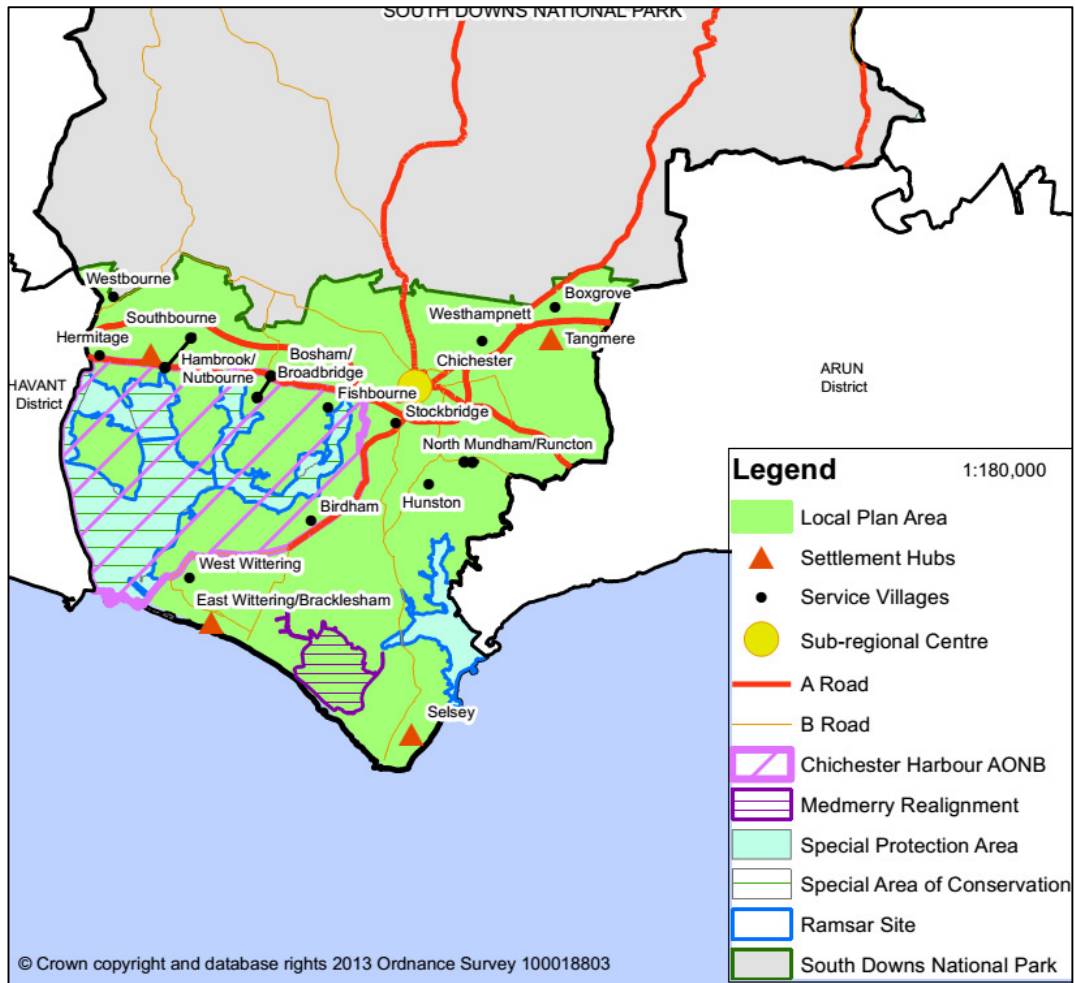
4.0 STAGE 1 – POLICIES, PLANS AND PROGRAMMES

- 4.1 Stage 1 as set out in paragraph 1.5 of this Scoping Report is to identify other relevant policies, plans and programmes, and sustainability objectives. The NP is influenced by other plans and programmes and in many cases, key environmental issues will have already been dealt with in other documents and environmental assessments that have been undertaken.
- 4.2 The West Wittering Neighbourhood Plan will need to comply with both national and local planning policies. A review of the key local policy documents and strategies has been undertaken for the WWNP. The aims and objectives from these policy documents, together with the sustainability issues for West Wittering (chapter 6 of this report) have been used to develop the West Wittering Neighbourhood Plan sustainability framework set out in chapter 7.
- 4.3 Neighbourhood plans form the bottom tier of the planning system and so are influenced by various higher level plans, policies and guidance. A full list of relevant plans, policies and programmes that will be considered and influence the content of the WWNP Neighbourhood Plan are set out at **Appendix B**. A summary of the key plans and programmes influencing the NP is identified below, together with the main objectives.
- 4.4 **National Planning Policy Framework 2012 (NPPF)** - This sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:
- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
 - plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
 - identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.
- 4.5 The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with

the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.

- 4.6 On the 14 July 2015 Chichester District Council adopted the new **Chichester Local Plan: Key Policies 2014-2029**. This replaces the previous Chichester District Local Plan: First Review (1999) in its entirety. The Local Plan covers those areas in the district that do not fall within the South Downs National Park
- 4.7 The development strategy seeks to deliver the Local Plan's vision and objectives and to meet the wider needs of places and communities across the Plan area. The strategy aims to meet identified needs as far as possible, in a manner compatible with the special environmental qualities of the area and having regard to infrastructure requirements and deliverability. This approach fulfils the requirements for sustainable development as set out in the NPPF.
- 4.8 A key theme running through the whole Plan is the need to conserve and enhance the quality of the environment and heritage of the area, in particular designated sites and assets of national and international importance. The Local Plan strategy aims to steer major development away from the most environmentally sensitive areas and towards locations that have the widest access to employment opportunities and community facilities, or where development can contribute to addressing an under provision of such facilities. New development is focused mainly in the east-west corridor between Southbourne and Tangmere; especially around Chichester city itself⁴.
- 4.9 West Wittering is referenced in **Policy 2 - Development Strategy and Settlement Hierarchy** where it is allocated as a service village. These will be will be the focus for new development and facilities. **Policy 5 - Parish Housing Sites 2012- 2029** provides an indicative housing number of 50 for West Wittering. The map below is copied from the Local Plan and provides a high level context to the environmental designations in the general areas around West Wittering.

⁴ <http://www.chichester.gov.uk/newlocalplan>



Map 2: Key Diagram (southern part) copied from Chichester Local Plan

4.10 The District Council is producing a **Site Allocation Preferred Approach Development Plan Document** which will help deliver the housing numbers and employment as set out in the adopted Chichester Local Plan: Key Policies 2014-2029. Consultation, which ran from 7th January to 18th February 2016, was the first formal stage in the preparation of this development plan document. Due to changes in the progress of some neighbourhood plans and further information provided on a previously discounted site, a further consultation was undertaken in July-September this year. The DPD has been published prior to its submission to the Secretary of State to allow for representations to be made on its soundness and legal compliance. The representation period for the Site Allocation Proposed Submission Development Plan Document finished on 26th January 2017. This did not affect the Parish of West Wittering.

- 4.11 This Site Allocation document states that Land at Chaucer Drive, West Wittering has provided the 50 houses that the Local Plan allocates for the settlement and therefore there are no further sites allocated.
- 4.12 Chapter 11 of the Site Allocation document refers to West Wittering. The only matter addressed relates to the settlement boundary. Policy 2 of the Chichester Local Plan indicates that settlement boundaries will be reviewed through “the preparation of Development Plan Documents and/or Neighbourhood Plans”. An assessment was undertaken of the West Wittering settlement boundary as part of work on the Site Allocations and the boundary has been amended to take account of the permitted exception site development at West Wittering.
- 4.13 Further plans and policies that will influence the SA and the West Wittering Neighbourhood Plan are set out in **Appendix B**.

5.0 BASELINE INFORMATION (STAGE 2)

- 5.1 This provides the basis for predicting and monitoring environmental effects and helps to identify environmental problems and alternative ways of dealing with them. In order to be able to identify the impact the neighbourhood plan will have on sustainable development, it is important to have an understanding of the baseline conditions that exist within the Parish.

Parish Character

- 5.2 The parish of West Wittering is located on the Manhood Peninsula in the southern portion of Chichester District in West Sussex. To the north is West Itchenor Parish, to the north east is Birdham Parish and its eastern boundary meets that of the Parish of East Wittering. Bracklesham Bay and the English Channel are located directly to the south, with Chichester harbour to the west.
- 5.3 The primary settlement is the village of West Wittering, which is located in the south west of the Parish. There is encroachment into the parish from the village of East Wittering, which overlaps the parish boundary in the south eastern corner. To the east the more recent additions to the Village share a boundary with East Wittering and Bracklesham
- 5.4 A single B-road (B2179) runs through the Parish and this constitutes the primary transport link both into and out of the area. This provides connectivity to the City of Chichester and the main arterial A27 road located approximately 7 miles to the north. It also connects West Wittering to East Wittering, which is located approximately 1.5 miles to the east.
- 5.5 There are no railway stations in West Wittering Parish. The nearest mainline railway station is located in Chichester approximately 7 miles to the north. This provides rail links to Brighton in the east (with links to Gatwick and London) and Southampton to the west.

Geographic and historic background⁵

- 5.6 West Wittering is a rural seaside village; one third of which is an Area of Outstanding Natural Beauty (ANOB). It is bordered on two sides by water on the western extremity of the Manhood Peninsular. The main settlement forms two sections separated by a significant green gap of farmland. The western part contains most of the historic property, the centre of which is a designated Conservation Area containing many listed buildings. The eastern section contains more modern post war property.
- 5.7 The area is also rich in biodiversity and recognised as internationally important habitat for birds, flora and fauna. As a result, parts of the area are protected from any inappropriate development because of their European designations which are there as a result of recognition of their importance for wildlife.
- 5.8 There is historic evidence of human activity in this area since the Paleolithic period with evidence of activity from Roman times. The earliest Church records show a church on the current site dating back to about 740. There is also recorded evidence of extensive agricultural activity in the area dating from 1778.
- 5.9 In more recent times there has been development pressure in the area and in order to protect the agricultural land from development, including the area abutting the beach, some of the land has been purchased by private companies with the aim of preventing inappropriate development.
- 5.10 The area has long been a destination for holiday makers and day trippers to the beach. This has had the effect on the village of creating traffic and parking issues and the rise in the number of second homes. West Wittering relies on one main road (A286 turning into the B2179) to the village from the A27

Settlement Pattern

- 5.11 West Wittering has a settlement pattern which is dispersed. The two main areas of housing are in the western historic part of the village and the more modern post war eastern part of the village. These two areas are separated by a significant green gap of

⁵ This information has been taken from the Contextual Evidence Paper produced by Action in Rural Sussex for the NP steering group and the West Wittering NP Design Document draft Jan 2017

farmland giving the two areas distinctive character differences and clear edges to those parts of the village envelope. There is further housing development along the edge of the sea which stretches from the west of the village to the east again with a gap of green space between the two areas of seafront housing.

- 5.12 Because of its agricultural heritage the area also has several dispersed dwellings comprising farmhouses and agricultural buildings. Overall the area has retained its rural feel and openness.

The Village Today

- 5.13 West Wittering, bordered on two sides by water, is situated at the western extremity of the Manhood peninsula facing Hayling Island across the entrance to Chichester Harbour. It is 7 miles south west of the city of Chichester in the county of West Sussex. The only main road access to the peninsula is from the A27 Chichester bypass and the A286 (which becomes the B2179).
- 5.14 West Wittering has more than 1,600 dwellings, a significant number of which are second homes. There are also several holiday parks, the overall effect being that the population of the village can vary hugely depending on the season with the population of the village doubling at the height of the summer season. This seasonal fluctuation in resident and visitor numbers creates a large demand for seasonal workers. The visitors also bring welcome revenue to help support the local shops and restaurants. They also create a demand for low cost accommodation for the seasonal workers which the village struggles to meet.
- 5.15 The village is well served by its several community buildings which are supported by local people who are able to participate in the many clubs and activities on offer. There are also several green spaces within the village offering sporting facilities including football tennis cricket croquet and petanque as well as play areas for children. There is also an extremely active sailing club. The network of footpaths and cycleways also offer excellent recreational opportunities for local people and visitors.
- 5.16 The village has its own primary school but its children have to travel to Chichester for secondary education. The village does have an excellent bus service into Chichester.

- 5.17 The village is extremely attractive to retired people and therefore the resident population of the village, whilst thriving, needs to encourage young people to set up home in the village to maintain a healthy balance of age groups. The high cost of housing and the lack of affordable housing property for rent is therefore a key concern.
- 5.18 The Parish is predominantly rural and is characterised by its close proximity to the English Channel and Chichester Harbour. Its landscape and relatively isolated geographical nature make it particularly popular amongst retirees and those seeking a getaway. However, these same features potentially hinder delivery of services to the locality and travel by residents to access services located elsewhere.
- 5.19 Development is primarily concentrated in the settlements of West Wittering, with additional development along the Strand in the south (adjacent to the beach) and encroaching from the village of East Wittering in the south east corner of the parish.
- 5.20 A limited range of services are available in West Wittering, as befits both its small geographical and population size. These includes a Catholic and Anglican, primary school. football and cricket clubs and a Village (Memorial) Hall. There are also a limited range of shops and services, many of which focus on tourists who visit the area to utilise the beach and landscape. The beach and sand dunes, together with the ease of access to the sea make the parish a popular visitor destination, especially during peak season. There are 3 public houses within the Parish boundary.

Selected Parish Statistics

- 5.21 The following statistics and evidence are used to provide an overview of the status of the community in the Neighbourhood Plan area. The statistics are primarily drawn from the 2011 Census, as the Census represents the only occasion at which multiple and comparable parish-scale datasets are produced. Other sources of data or information are acknowledged where applicable.

Demographics

5.22 The usual resident population of the Parish is 2,700 people⁶ (1,233 male, 1,467 female).
Of these:

- 293 People aged 15 and under (10.9% of Parish population compared to 16.4% across the District and 19% across England);
- 1,271 People aged 16 to 64 (47.1 % of Parish population compared to 59.1% across the District and 65% across England);
- 1,136 People aged 65 and over (42.1% of Parish population compared to 24.5% across the District and 16% across England)

Table 1 - Age structure of Parish

Age band	Parish Number 2011	Parish % 2011	Parish Number 2001	Parish % 2001	District Number 2011	District % 2011
0 to 4	79	2.9	100	3.6	5,652	5.0
5 to 7	48	1.8	47	1.7	3,375	3.0
8 to 9	30	1.1	33	1.2	2,255	2.0
10 to 14	118	4.4	108	3.9	6,092	5.4
15	18	0.7	22	0.8	1,259	1.1
16 to 17	29	1.1	46	1.6	2,368	2.1
18 to 19	45	1.7	51	1.8	2,890	2.5
20 to 24	93	3.4	102	3.7	6,200	5.4
25 to 29	68	2.5	65	2.3	5,150	4.5
30 to 44	310	11.5	341	12.2	18,823	16.5
45 to 59	501	18.6	582	20.8	23,286	20.5
60 to 64	225	8.3	203	7.3	8,550	7.5
65 to 74	529	19.6	479	17.1	13,770	12.1
75 to 84	398	14.7	441	15.8	9,832	8.6
85 to 89	135	5.0	118	4.2	2,761	2.4
90 and over	74	2.7	56	2.0	1,531	1.3
All Usual Residents	2,700	100.0	2,794	100.0	113,794	100.0

Economic status of residents⁷

5.23 Of the 2,700 usual residents of the Parish, 1,800 were aged between 16 and 74 and 1,072 (59.6%) of whom were economically active*:

Category	Parish Number	Parish %	District Number	District %
Employed full-time	427	23.7	27,847	34.4

⁶

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2474>

⁷

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2474>

Employed part-time	254	14.1	11,384	14.0
Self-employed	314	17.4	11,774	14.5
Unemployed	48	2.7	2,267	2.8
Full-time students	29	1.6	2,830	3.5

**Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained). As defined by ONS (2014).*

5.24 728 (40.4%) of whom were economically inactive*:

Category	Parish Number	Parish %	District Number	District %
Retired	537	29.8	14,773	18.2
Students	39	2.2	3,590	4.4
Looking after home or family	77	4.3	3,395	4.2
Long-term sick or disabled	40	2.2	1,944	2.4
Other	35	1.9	1,233	1.5

**Economically Inactive - All people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were economically inactive (anyone who was not in employment and did not meet the criteria to be classified as unemployed). As defined by ONS (2014)*

Occupations⁸

5.25 Of the 1,023 residents in the Parish in employment and aged between 16 and 74:

Category	Parish Number	Parish %	District Number	District %
Managers, Directors and Senior Officials	180	17.6	7,586	14.2
Professional Occupations	166	16.2	9,983	18.7
Associate Professional and Technical Occupations	124	12.1	6,957	13.1
Administrative and Secretarial Occupations	108	10.6	5,219	9.8
Skilled Trades Occupations	140	13.7	6,862	12.9
Caring, Leisure and Other Service Occupations	82	8.0	5,170	9.7
Sales and Customer Service Occupations	68	6.6	3,711	7.0
Process, Plant and Machine Operatives	56	5.5	2,477	4.6
Elementary Occupations	99	9.7	5,320	10.0

⁸

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2541>

Qualifications & Skills⁹

5.26 Of the 2,407 usual residents in the parish aged 16 and over:

Category	Parish Number	Parish %	District Number	District %
No qualifications	576	23.9	18,566	19.5
Level 1 qualifications ¹⁰	282	11.7	11,035	11.6
Level 2 qualifications	387	16.1	15,164	15.9
Apprenticeship qualifications	106	4.4	3,252	3.4
Level 3 qualifications ¹¹	235	9.8	12,149	12.8
Level 4 and above qualifications ¹²	734	30.5	30,820	32.4
Other qualifications ¹³	87	3.6	4,175	4.4

Housing¹⁴

5.27 There are 1,352 households located within the Parish. Of these:

Category	Parish Number	Parish %	District Number	District %
Owner-occupied households, owned outright	816	60.4	20,210	40.5
Owner-occupied households, owner with a mortgage or loan	278	20.6	13,271	26.6
Shared Ownership	4	0.3	455	0.9
Social Rented from Council	5	0.4	1,084	2.2
Social Rented Other	66	4.9	6,323	12.7
Privately Rented	151	11.2	7,423	14.9
Living Rent Free	32	2.4	1,082	2.2

**A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by ONS (2014).*

⁹<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2536>

¹⁰ Level 1 qualifications cover: 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills.

¹¹ Level 3 Qualifications cover: 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma.

¹² Level 4 and above qualifications cover: Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy).

¹³ Vocational/Work-related Qualifications, Foreign Qualifications (Not stated/ level unknown).

¹⁴<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2482>

5.28 There are 1,740 dwellings¹⁵ located within the Parish. Of these:

Category	Parish Number	Parish %	District Number	District %
Detached	1,103	63.4	20,136	37.4
Semi-Detached	340	19.5	14,688	27.3
Terraced	145	8.3	9,910	18.4
Purpose built flat, maisonette or apartment	118	6.8	6,947	12.9
Flat, maisonette or apartment – part of converted/shared house	15	0.9	1,167	2.2
Flat, maisonette or apartment – in commercial building	13	0.7	555	1.0
Caravan or other mobile or temporary structure	6	0.3	473	0.9

**A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by ONS (2014).*

Transport¹⁶

5.29 Of the 1,352 households:

Category	Parish Number	Parish %	District Number	District %
Households with no car or van	218	16.1	7,781	15.6
Households with 1 car or van	588	43.5	20,934	42.0
Households with 2 cars or vans	403	29.8	15,342	30.8
Households with 3 cars or vans	97	7.2	3,984	8.0
Households with 4 or more cars or vans	46	3.4	1,807	3.6

Biodiversity¹⁷

5.30 The information set out below is gathered from Magic (www.magic.gov.uk), a government operated website which brings together datasets from a number of different government agencies.

¹⁵<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2481>

¹⁶<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130414&c=west+wittering&d=16&e=62&q=6473893&i=1001x1003x1032x1004&m=0&r=1&s=1477927859236&enc=1&dsFamilyId=2483>

¹⁷ <http://magic.defra.gov.uk/>

- No part of the parish is located in an area designated as a National Park.
- One third of the parish is designated as an Area of Outstanding Natural Beauty.

5.31 Two Sites of Special Scientific Interest (SSSI) exist within the parish:

- **Bracklesham Bay SSSI** – which runs from the border with East Wittering Parish westwards to a point just west of Berrybarn Lane. It extends approximately 2-300 meters out to sea in a zone extending from just above the mean high water mark;
- **Chichester Harbour SSSI**, Ramsar, SPA, SAC - extends along the entire western edge of the parish, including East Head and The Spit to a line between Snow Hill Caravan Site and the Chalet. It covers all areas on the seaward side of the mean high water mark.

5.32 Redlands Meadow, Redlands Lane is designated a Site of Nature Conservation Interest (SNCI). West Wittering Beach is also a SNCI. There are no national or local nature reserves within the Parish. The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:

Maritime:

- *Maritime Cliffs and Slopes Priority Habitat* – extending in a narrow strip (up to 60m wide) in the area inland of the mean high water mark, running from Marine Drive West in the east of the Parish along the coast to the car park located to the west of the Chalet.
- *Coastal and Floodplain Grazing Marsh Priority Habitat* – 4 main areas. 1 area (0.03 hectares) located on the coast directly to the north of Wyke House. 1 area (0.34 hectares) located south west of Snow Hill. 1 area (0.65 hectares) located directly south of the sailing club at Coastguard Lane. 1 area (0.03 hectares) located at the base of The Spit on the landward side.
- *Coastal vegetated Shingle Priority Habitat* – 1 area (0.76 hectares) located north-west of East Head.
- *Coastal Sand Dunes Priority Habitat* – 1 area (3.4 hectares) covering the eastern portion of The Spit.
- *Mudflats Priority Habitat* – 2 main areas: 1 area (3.3 hectares) to the south west of Ella Nore and 1 area (1.6 hectares) extending northwards from Regnum Court along the coast.

Grassland:

- *Purple Moor Grass and Rush Pastures Priority Habitat* – 1 area (3.36 hectares) located in a strip inland of The Chalet, extending westwards from the end of West Strand approximately 500 metres on a north-westerly direction.
- *Coastal and Floodplain Grazing Marsh Priority Habitat* – Multiple adjoining areas (approximately 5 hectares in size), located to the south of Roman Landing from Snow Hill in the west to the pumping station in the east.

Woodland:

- *Deciduous Woodland Priority Habitat* – 5 areas. 2 areas adjacent to each other (approximately 0.8 hectares) located approximately 200 metres east of Court Barn. 3 areas adjacent to each other (approximately 1 hectare) located directly south of the school on Pound Road.
- *Traditional Orchards Priority Habitat* – 1 area (0.9 hectares) located to the north of Redlands Lane adjacent to the boundary with West Itchenor Parish.
- *Tree Preservation Orders (TPO)* – whilst there are numerous individual and group TPOs within the Parish, it is worth noting the two woodland TPOs – woodland at Redlands Lane (ref 02/01147/TPO) and near South Cottage, Rookwood Lane (ref 77/01131/TPO).

5.33 The following areas are subject to an Environmental Stewardship Agreement:

Entry Level Stewardship Scheme:

- Multiple areas – consisting of all of the non-developed land area located to the west of East Wittering and to the south of West Wittering. Approximately 90% of the area in the north-west corner of the parish, covering land to the north of the B2179 road at Malthouse Cottages.

Entry Level plus Higher Level Stewardship Scheme:

- Not applicable

Higher Level Stewardship Scheme:

- Not applicable

Organic Entry Level Stewardship Scheme:

- Not applicable

Organic Entry Level plus Higher Level Stewardship Scheme:

- Not applicable

5.34 The following areas are in Woodland Grant Scheme 3:

- 1 area (Itchenor Park Woodlands) of 8.8 hectares, located approximately 200 metres east of Court Barn in the north-west corner of the Parish.

Heritage¹⁸

5.35 The English Heritage classification of Listed Buildings¹⁹ shows that the Parish of West Wittering contains the following **Grade I listed buildings** and structures including:

- THE PARISH CHURCH OF ST PETER AND ST PAUL, POUND ROAD, West Wittering, Chichester, West Sussex

Grade II Listed:

- THE DOG AND DUCK, POUND ROAD, West Wittering, Chichester, West Sussex
- COBNOR HOUSE, POUND ROAD, West Wittering, Chichester, West Sussex
- CYMENS COTTAGE, POUND ROAD, West Wittering, Chichester, West Sussex
- REDLANDS FARMHOUSE, REDLANDS LANE, West Wittering, Chichester, West Sussex
- REDLANDS FARM COTTAGE, REDLANDS LANE, West Wittering, Chichester, West Sussex
- ROOKWOOD HOUSE, ROOKWOOD LANE, West Wittering, Chichester, West Sussex
- SEACOT, ROOKWOOD ROAD, West Wittering, Chichester, West Sussex
- JONQUIL, ROOKWOOD ROAD, West Wittering, Chichester, West Sussex
- WALNUT TREE HOUSE, ROOKWOOD ROAD, West Wittering, Chichester, West Sussex
- GUY'S FARMHOUSE, BIRDHAM ROAD, West Wittering, Chichester, West Sussex
- HUTLAND FARMHOUSE, BIRDHAM ROAD, West Wittering, Chichester, West Sussex
- PIGGERY HALL, PIGGERY HALL LANE, West Wittering, Chichester, West Sussex
- WHITE COTTAGE, BIRDHAM ROAD, West Wittering, Chichester, West Sussex
- NEWARK FARMHOUSE, BIRDHAM ROAD, West Wittering, Chichester, West Sussex

¹⁸ <http://magic.defra.gov.uk/>

¹⁹ <https://historicengland.org.uk/listing/the-list/>

- ELMTREE COTTAGE, ELM LANE, West Wittering, Chichester, West Sussex
- BUILDING DIRECTLY NORTH WEST OF HUNTLAND FARMHOUSE, BIRDHAM ROAD, West Wittering, Chichester, West Sussex
- THE STUDIO, ROOKWOOD ROAD, West Wittering, Chichester, West Sussex
- NUNNINGTON FARMHOUSE, ROOKWOOD ROAD, West Wittering, Chichester, West Sussex
- NORE HOUSE, SNOW HILL, West Wittering, Chichester, West Sussex
- COASTGUARD COTTAGES, 1-9, SNOW HILL, West Wittering, Chichester, West Sussex
- HALE FARMHOUSE, BIRDHAM ROAD, West Wittering, Chichester, West Sussex
- WOODBINE COTTAGE, CAKEHAM ROAD, West Wittering, Chichester, West Sussex
- ELMSTEAD HOUSE, ELM LANE, West Wittering, Chichester, West Sussex
- STONES COTTAGE, POUND ROAD, West Wittering, Chichester, West Sussex
- POUNCES COTTAGE, POUND ROAD, West Wittering, Chichester, West Sussex
- RAMBLER COTTAGE, POUND ROAD, West Wittering, Chichester, West Sussex
- LITTLE PLACE, REDLANDS LANE, West Wittering, Chichester, West Sussex
- SOUTH COTTAGE, ROOKWOOD LANE, West Wittering, Chichester, West Sussex
- K6 TELEPHONE KIOSK, POUND ROAD, West Wittering, Chichester, West Sussex

Grade II* Listed:

- CAKEHAM MANOR, CAKEHAM ROAD, West Wittering, Chichester, West Sussex

Scheduled Monuments:

- Cakeham Manor (uninhabited parts) West Wittering, Chichester, West Sussex

5.36 The village centre of West Wittering is designated as a conservation area.

6.0 SUSTAINABILITY ISSUES (Stage 3)

6.1 As part of the Sustainability Appraisal it is necessary to identify the key sustainability issues facing the town. These have been informed through the following sources:

- A review of the plans and policies outlined in the Chichester Local Plan Sustainability Appraisal.
- Collection and analysis of baseline data (Section 5 of this report)
- The Focus Groups SWOT results (Strength, Weaknesses, Opportunities, Threats).
- Feedback from local community and consultation events to date.

6.2 Set out below is a summary of the key issues which need to be considered in the preparation of the Neighbourhood Plan. These have been identified through the early community engagement and the work of the steering group.

- Protecting the character and setting of the surrounding landscape, especially the AONB.
- Protecting the distinct identity of the village and sense of community.
- Meeting affordable housing needs within the Parish and other identified housing need such as housing for those that wish to downsize.
- Protection of heritage assets and their settings.
- Ensuring highway safety and avoiding congestion.
- Protect and enhance the character and offer of local centre facilities.
- Protect areas of environmental quality and value and areas of European, national and local ecology and biodiversity conservation.
- Manage the impact of tourists and second homes on the social, economic and environmental fabric of the parish.
- Any surface water or other flood risk that the parish suffers from.
- Improve accessibility for pedestrians, cyclists
- Develop a green infrastructure plan that improves recreation and leisure opportunities within the parish.
- Community facilities to be retained, maintained and improved.
- Support an increase in local employment opportunities and other benefits to the local economy.

6.3 The Focus groups, at their visioning workshop meeting in June 2016 identified the following:

HOUSING AND INFRASTRUCTURE GROUP

Strengths: none recorded

Weaknesses: Infrastructure; roads, ditches, capacity of sewage system

Opportunities: Community Land Trust

Challenges: To provide accommodation for young people to stay and residents who want to downsize.

COMMUNICATIONS AND MARKETING GROUP

Strengths: Parish Newsletter; Facebook Page; Website; Email Account

Weaknesses: Divided between the east and west of the parish.

Opportunities: To engage with those residents; make use of the internet/social media; to generate an inclusive community.

Challenges: Finding ways of engaging everyone

HERITAGE AND ENVIRONMENT

Strengths: Rural character, conservation area, estate companies, beach and harbour, sea, wildlife, dark skies

Weaknesses: Infrastructure; public transport; drainage; telecoms – 60-year-old cables.

Opportunities: Development of cycle paths; maintaining footpaths

Challenges: to manage the traffic issues, visitors; safeguarding the area

BUSINESS AND EMPLOYMENT (INCLUDING TOURISM)

Strengths: Location; Sea; Tourism

Weaknesses: Day visitors (do not contribute much to the economy)

Opportunities: To provide high quality accommodation so that people will stay over

Challenges: How do we get them to stay? Few facilities – also e.g. meeting rooms

6.4 The Environmental Assessment of Plans and Programmes Regulations (2004) suggests that a SA should describe the 'baseline environment' within the plan area (the parish in this case) in terms of a number of topics. These are highlighted in the table below and provide grouped under the sustainability objective headings set out in the next chapter.

West Wittering Neighbourhood Plan: Linking Sustainability Appraisal topics to Issues and Trends²⁰

Title	Source	Data	Trends and consequences
<p>Nature Conservation and Habitats</p>	<p>Chichester Local Plan Key Policies 2014 – 2029. Chapter 10 The Environment. Policy 43 and 44, 48 and 49</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014 and Habitats Regulation Assessment 2014.</p> <p>Chichester Harbour Management Plan 2009-2014</p> <p>Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2010)</p> <p>Habitat Regulations Assessment (HRA) of its emerging Site Allocation Development Plan 2016.</p> <p>Interim Solent Recreation Mitigation Strategy 2104</p> <p>Work being undertaken by the WWNP Heritage and</p>	<p>The Chichester Harbour AONB covers approximately 1/3 of the parish's land area.</p> <p>There are 2 Sites of Special Scientific Interest (SSSI) exist within the parish - Bracklesham Bay SSSI and Chichester Harbour SSSI which is also forms part of the Chichester and Langstone Harbours Ramsar area, the Chichester and Langstone SAC.</p> <p>The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans, such as: Maritime Cliffs and Slopes Priority Habitat, Coastal and Floodplain Grazing Marsh Priority Habitat, Coastal Vegetated Shingle Priority Habitat, Coastal Sand Dunes Priority Habitat, Mudflats Priority Habitat, Purple Moor Grass and Rush Pastures Priority Habitat, Coastal and Floodplain Grazing Marsh Priority Habitat, Deciduous Woodland Priority Habitat, Traditional Orchards Priority Habitat.</p> <p>There are areas subject to Environmental Stewardship Agreement and Schemes. There are Woodland Grant Scheme 3 areas in the parish.</p>	<p>Development has the potential to harm biodiversity both directly and indirectly. Direct effects include loss of land to new development, whereas indirect effects include increased traffic resulting in a decline in air quality, which can impact habitats and species some distance from a development site. Development does however have potential to create places for biodiversity. Development proposals should seek to enhance biodiversity through a range of measures, including enhancements either on or off the site.</p> <p>With West Wittering containing many areas of nature conservation interest and protection including those of international designation, policies in the neighbourhood plan will need to focus on retaining and enhancing these valuable assets. Any sites allocated for development in particular will need to be appraised according to their impact on nature conservation.</p>

²⁰ Matters relating to air, climate, soils are not included in this table but can be added to at a later stage if it is felt these should be scoped into the SA. Human health is addressed through open space and recreation and human population through housing and employment.

	Environment focus group 2016/2017		
Landscape	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 43</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p> <p>Chichester Harbour Management Plan 2009-2014</p> <p>Landscape Capacity Assessment 2009 and Extension 2011.</p> <p>Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2010)</p> <p>Work being undertaken by the WWNP Heritage and Environment focus group 2016/2017</p>	<p>Designated for its national importance in terms of landscape and scenic quality, sections of the parish are within the Chichester Harbour AONB. It is a unique landscape comprising sheltered open water areas with contrasting narrow channels. The largely flat hinterland includes highly productive farmland, as well as woodlands and hedgerows that contribute to the rural character of the area. The flatness of the landscape makes the AONB particularly vulnerable to visual intrusion from inappropriate development.</p> <p>In the Landscape Capacity Assessment, the parish falls within the Wittering Coastal strip character area. The key characteristics of this character area include open coastal grassland, marsh and large arable fields plus linear, coastal development of detached houses. The assessment also notes that car borne summer holiday traffic and busy car parks diminish tranquillity.</p>	<p>Development has the potential to harm protected landscapes. Major development will not normally be permitted. However, there may be cases where small scale development that helps to maintain economic or social well-being in or adjoining the protected landscapes may be necessary. Development close to the edge of the AONB has the potential to have adverse impacts on the qualities of these landscapes.</p> <p>Policies within the neighbourhood plan will need to consider the natural beauty and public enjoyment of the AONB</p>
Listed Buildings & Conservation Areas	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 47</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p>	<p>In West Wittering there are 31 listed buildings including a Grade 1 – the Parish Church of St Peter and St Paul. There is a conservation area in the parish.</p> <p>There is 1 Scheduled Monument.</p> <p>The Conservation Area appraisal concludes that the most significant features are:</p>	<p>The parish has a number of listed buildings and a Scheduled Monument as well as a conservation area and therefore any new development is sensitive to the character of those heritage assets and their settings. Understanding the cultural heritage of the Parish is important as it guides settlement patterns and influences decisions about the design and materials</p>

	<p>West Wittering Conservation Area character appraisal 2006</p> <p>Settlement Capacity Profiles 2013</p> <p>Work being undertaken by the WWNP Heritage and Environment focus group 2016/2017</p>	<ul style="list-style-type: none"> • Well preserved rural village located slightly inland from the sea; • Pound Road is the principal street and connects the church to the village green; • St Peter and St Paul's Church, dating to the 11th century, and listed grade I; • Survival of a 17th century cottage; • Collection of 18th and 19th century listed buildings along Pound Road and Rookwood Road; • Elmstead, Elms Lane, the home between 1917 and 1933 of Sir Henry Royce of Rolls Royce; • Farm buildings in Elms Lane with thatched roofs; • Proximity of Cakeham Manor House, with its 13th century undercroft; • Wide variety of materials: thatch, handmade clay peg tiles for roofs and walls, flint - both as cobbles and knapped, red brick, white painted stone or render, some Mixen stone, some imported limestone on the church. 	<p>used in development. The historic environment also has a key role to play in the local economy.</p> <p>These will be key considerations in the allocation of sites and neighbourhood plan policies.</p>
<p>Water - Flooding</p>	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 42</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p> <p>Strategic Flood Risk Assessment of Chichester District Council 2008</p>	<p>Much of the south and south west of the parish falls within flood zone 3 (high probability). Along West Itchenor and West Wittering the shoreline is subject to some flooding and erosion. Minor works have been undertaken to prevent further damage and loss of footpath (East Solent Coastal Group, 1997). There are sand spits on East Head that help protect part of West Wittering. The defences along West Wittering are made up of a mixture of shingle and sand beaches backed by concrete walls</p>	<p>Assessment of any potential sites to be allocated in the neighbourhood plan will need to ensure priority is given to those with the lowest risk of flooding plus any development that would result in an increased flood risk elsewhere will need to be scrutinised. New development in areas particularly susceptible to surface water flooding will need to effectively demonstrate they can mitigate the risk of</p>

	<p>Beachy Head to Selsey Bill Shoreline Management Plan (2006)</p> <p>Environment Agency map</p> <p>Work being undertaken by the WWNP Housing & Infrastructure group 2016/2017</p>	<p>and timber breastworks. The failure of these defences would lead to the loss of 550 properties. The timber groynes and breastwork are in poor condition, however the shingles along the defences are replenished naturally.</p>	<p>flooding without having adverse effects on surrounding areas.</p>
<p>Human population - housing</p>	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 5, 33, 34</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p> <p>Assessment of Housing Development Needs Study: Sussex Coast HMA 2014</p> <p>Coastal West Sussex Strategic Housing Market Assessment Update 2012</p> <p>Strategic Housing Land Availability Assessment 2014</p> <p>Work being undertaken by the WWNP Housing & Infrastructure group 2016/2017</p>	<p>The cost of housing has risen to levels that make it increasingly difficult for young people and especially families to set up home independently and remain in the Parish. With many houses being second homes, this has caused problems within the local housing market by reducing the numbers available for local people.</p> <p>There are 1,136 people aged 65 and over in the parish (42.1% of Parish population compared to 24.5% across the District and 16% across England). The steering group has already identified that there are limited opportunities for residents to find houses that they can 'downsize' into.</p>	<p>The steering group focus group will continue with their background research for the NP. Whilst a decision on allocating sites for housing has not been considered yet, if it does, the neighbourhood plan will need to carefully consider the right mix of development if it to include a variety of housing sizes, types and tenures to meet the needs of the local community if it is agreed that the plan will allocate housing sites. Other matters such as location and accessibility as well as design and layout will need to be assessed.</p>

<p>Human population - employment</p>	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 3, 26, 30</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p> <p>Employment Land Review update 2013</p> <p>Retail study 2010</p> <p>Tourism Study 2006</p> <p>Work being undertaken by the WWNP Business & Employment group 2016/2017</p>	<p>The baseline information within this report provides some background on the percentage of the local population that are employed and the types of jobs that people hold.</p> <p>The work of the Business & Employment group will be looking and assessing the levels of employment floor space within the parish. However, West Wittering is a popular holiday destination and jobs of a temporary nature increase with summer activities. The car park at West Wittering beach has been running as a successful commercial venture since the early 1920's. Visitors help generate welcome revenue for the local shops, hostelrys and eating places.</p> <p>West Wittering has a largely agricultural past, and farming still continues to flourish, especially in the outlying areas.</p> <p>West Wittering has an array of small, individually run shops, 2 pubs, several B&Bs, a beach cafe and a restaurant.</p>	<p>The steering group focus group will continue with their background research for the NP. The neighbourhood plan will need to consider the level and quality of employment space within the parish, the possibilities to diversify farm buildings and the whether there is a need to allocate new employment floor space as well as protect existing. There is a need to accommodate the tourism sector and provide opportunities for visitors to stay overnight. The impact of this on nature and heritage conservation will need to be taken into account. In order to support a diverse mix of resident population, facilities for young people to live and work within the parish may need to be considered.</p>
<p>Human Health – Community assets, green infrastructure and open space</p>	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 38, 52, 54</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p> <p>Open Space Study 2013</p>	<p>The football and cricket clubs have newly built pavilions, attracting large numbers of children and adults. The Sailing Club at Snowhill Creek is popular with local families and provides access to Chichester Harbour. The football pavilion is also used for other activities including a youth club and parish office. The cricket pavilion, as well as the Memorial Hall, is used for private functions. There are also new tennis courts for public use at the Millennium Field</p>	<p>Communities will only be sustainable if they are fully inclusive and deliver the necessary standards of services and facilities. The neighbourhood plan should consider the needs of the community and options for the retention and improvement of facilities as well as ensure the existing ones are not lost through development.</p>

		<p>The Church of St Peter and St Paul is well supported</p> <p>There is already an extensive network of social and leisure groups functioning in the community</p> <p>There is a large Health Centre serving the Witterings and surrounding villages, a care home, an assisted living home and a sports/country club. Sporting facilities include sailing, windsurfing, tennis, horse riding, football, cricket, croquet and pétanque.</p>	
<p>Infrastructure - transport</p>	<p>Chichester Local Plan Key Policies 2014 – 2029. Policy 39</p> <p>Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014</p> <p>Transport Study 2013</p>	<p>West Wittering relies on one main road (A286 turning into the B2179) to the village from the A27.</p> <p>There are over 17 miles of public footpaths and one public bridleway. The majority of footpaths are inland, and tend to follow the field boundaries or drainage ditches, although the most popular path is the 5-mile long harbour and coastal footpath (No 1). This defines a large part of the parish boundary, as it follows the shoreline and turns into Chichester Harbour.</p> <p>The Salterns Way (constructed in 2005) is an 18km cycle and wheelchair route from the centre of Chichester to the sand dunes of East Head.</p>	<p>The neighbourhood plan would need to consider the location of development in terms of accessibility to facilities and transport links as well as improvements to footpaths and infrastructure to allow better access to services.</p>

7.0 APPRAISAL FRAMEWORK (Stage 4)

7.1 In the light of the relevant sustainability issues noted above and of the available data, the Parish Council proposes to establish the following framework of environmental, social and economic objectives and measures in order to identify any likely significant environmental, social and economic effects.

7.2 This Sustainability Appraisal seeks to test the contribution that the West Wittering Neighbourhood Plan will make towards achieving sustainable development. The first part of this process is identification of a number of objectives and indicators, presented below in the Sustainability Framework. These objectives and questions will be used to inform the neighbourhood plan by assessing the sustainability impacts of the options considered and policies taken forward in the plan. The objectives are based on the three strands of sustainability - environmental, social and economic. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

7.4 The sustainability objectives and indicators (the Sustainability Framework) of the West Wittering Neighbourhood Plan are as follows:

Objective	Indicators	Category
1. Housing To provide housing in sustainable locations and to provide a range of housing types and sizes to all everyone the opportunity to live in an affordable home within the Parish.	Number of new home completions; Number of affordable dwelling completions.	Social
2. Sustainable Transport To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport	Number of new sustainable and public transport facilities provided in the Parish, such as bus shelters, and pedestrian crossings, etc. Number of households within a 10-minute walk (approximately 800m) of a bus stop.	Social
3. Community and recreational facilities To maintain and enhance community infrastructure within the Parish to include community facilities, areas of open space and recreational facilities	Quantum of new community infrastructure delivered in the Parish; Number of households within a 10-minute walk (approximately 800m) of public recreational space.	Environmental

<p>4. Heritage Assets To protect or enhance the heritage assets of the Parish to include listed buildings, conservation areas and any locally designated assets.</p>	<p>Number of heritage assets and their setting protected as part of development.</p>	<p>Environmental</p>
<p>5. Countryside and Landscape To conserve and enhance the countryside of the Parish and the landscape character areas valued by the community.</p>	<p>Number of new residential dwellings approved within the Parish beyond the defined settlement boundaries and areas allocated for development.</p>	<p>Environmental</p>
<p>6. Flood Risk To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere</p>	<p>Number of properties at risk of flooding within the Parish, as defined by the Environment Agency Flood Maps.</p>	<p>Environmental</p>
<p>7. Ecology and Biodiversity To protect and enhance the biodiversity of the Parish both areas of value to local residents and nationally and internally designated areas.</p>	<p>Number of enhancement schemes incorporated into development.</p>	<p>Environmental</p>
<p>8. Local Businesses To maintain existing employment areas and support local businesses</p>	<p>Total amount of employment floor space created in the Parish Amount of employment floor space lost to other uses in the Parish</p>	<p>Economy</p>

8.0 NEXT STEPS

- 8.1 The conclusions of this consultation will be considered by the Parish Council in finalising the SA/SEA assessment framework. That framework will then inform the formulation of the Pre Submission WWNP and will be set out and employed in the accompanying Draft SA/SEA report. It is expected that draft WWNP policies will be formulated and assessed against one or more reasonable alternatives to ensure any significant environmental effects have been identified and any necessary mitigation measures are included in the policies.

APPENDIX A

Mrs Joanne Brown (Clerk)
West Wittering Parish Council

If calling please ask for: **Andrew Frost**
01243 534892
afrost@chichester.gov.uk

Our ref:

Your ref:

6 December 2016

Dear Mrs Brown,

West Wittering Parish Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Screening Determination under the European Directive on the Conservation of Natural Habitats and Wild Flora (the Habitats Directive) and Conservation of Habitats and Species Regulations 2010 (Habitats Regulations)

This letter addresses the request from West Wittering Parish Council in relation to the issue of whether or not there is a need for environmental assessment of the pre submission version of the West Wittering Neighbourhood Plan and, as such, whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the neighbourhood plan as proposed and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the West Wittering Neighbourhood Plan is required** due to there being a likely significant environmental effect as a result of the proposals in the plan as currently identified. This view is informed by comments received from Historic England, Natural England and the Environment Agency and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the West Wittering Neighbourhood Plan will need to have a formal Strategic Environmental Assessment for it to be in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

In addition, this letter also addresses the request from West Wittering Parish Council as to whether or not there is a need for a screening exercise to be undertaken of the pre submission version of the West Wittering Neighbourhood Plan under the European Directive on the Conservation of Natural Habitats and Wild Flora (the Habitats Directive) and Conservation of Habitats and Species Regulations 2010 (Habitats Regulations).

Following comments received from Natural England, it is the opinion of Chichester District Council that a screening exercise should be undertaken for the pre submission West Wittering Neighbourhood Plan for it to be in accordance with the provisions of the European Directive on the Conservation of Natural Habitats and Wild Flora (the Habitats Directive) and Conservation of Habitats and Species Regulations 2010 (Habitats Regulations). This is on the basis the Parish Council has identified that the neighbourhood plan is likely to allocate sites for development that may not have been assessed and/or included in the Habitats Regulations Assessment for the Chichester Local Plan: Key Policies 2014-2029. Currently therefore, at this stage, the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) can not be ruled out.

These determinations are made on the basis that the Neighbourhood Plan is being prepared in the context of the adopted Chichester Local Plan: Key Policies 2014-2029 and the requirements therein. As such they relate to the scoping report and information relating to that Plan and not any subsequent work undertaken in relation to the forthcoming Local Plan Review.

These decisions have been based on the information provided. If the contents of the Neighbourhood Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely,

Andrew Frost
Head of Planning Services

Screening Report for the West Wittering Neighbourhood Plan
Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	<p>The West Wittering Neighbourhood Plan would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for West Wittering and surrounding environs.</p> <p>The Neighbourhood Plan is prepared for town and country planning and land use and sets out a framework for future development in West Wittering. The nature of the proposed Neighbourhood Plan is for it to include allocated sites for development; policies that may affect sensitive natural or heritage assets located in or in proximity to the Neighbourhood Area; and/or have significant environmental effects that have not already been considered and dealt with through an up-to-date Sustainability Appraisal of the Chichester Local Plan: Key Policies 2014 -2019 (CLP:KP).</p>
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	<p>The Neighbourhood Plan is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.</p> <p>The Neighbourhood Plan is not intended to influence other plans or programmes.</p>
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	There may be opportunities for integrating environmental considerations within West Wittering parish.
(d) environmental problems relevant to the plan or programme; and	Without further detail on the policies proposed in the West Wittering Neighbourhood Plan, and taking account of interests of acknowledged importance, it is considered there may be likely significant environmental effects as a result.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example,	This Neighbourhood Plan has no relevance to the implementation of Community legislation.

plans and programmes linked to waste management or water protection).	The Neighbourhood Plan is a land-use plan and will set the framework for future development consents within the West Wittering Neighbourhood Plan area.
Characteristics of the effects and of the area likely to be affected	
(a) the probability, duration, frequency and reversibility of the effects;	On the basis of the limited information available proposals for development in the West Wittering NP may have significant environmental effects that have not already been considered as part of the Local Plan process.
(b) the cumulative nature of the effects;	The requirements of CLP:KP Policy 5 have been met. Further allocations for development in the West Wittering NP may therefore have the potential for cumulative effects beyond the parish that have not been considered as part of the CLP:KP process.
(c) the transboundary nature of the effects;	The effects of the Plan are unlikely to have transboundary ¹ impacts.
(d) the risks to human health or the environment (for example, due to accidents);	West Wittering parish does not currently have any AQMAs but there are three in Chichester City. It is thought unlikely that the Neighbourhood Plan will increase risks to human health but there may be potential for this depending on the detail of any proposals.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	West Wittering forms the main area of settlement in the parish. Limited employment opportunities result in out-commuting for work and access to facilities and this has the potential for the indirect effects of proposals to extend beyond the immediate area of the parish. Equally at certain times of the year, seasonal in-commuting may have the potential to exacerbate any environmental effects.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality	The Parish Council has indicated that the West Wittering NP may contain policies that may affect sensitive natural or heritage assets located in or in proximity to the Neighbourhood Area.

¹ Transboundary effects are understood to be in other Member States

<p>standards or limit values; or (iii) intensive land-use; and</p>	<p>West Wittering has 29 listed buildings, one scheduled monument and a conservation area. It is therefore a sensitive historic environment. Until proposed sites are identified it is possible that development would have significant effects on the historic environment.</p> <p>The NP area is in close proximity to various designated sites.</p> <p>As a result of the proximity of these areas, the admission by the Parish Council that the NP is likely to allocate sites for development; contain policies that may affect sensitive natural or heritage assets located in or in proximity to the Neighbourhood Area; and /or have other significant environmental effects that have not already been considered and dealt with through an up-to-date Sustainability Appraisal of the CLP:KP, there is potential for significant environmental effects to occur.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The NP area is in close proximity to various designated sites.</p> <p>As a result of the proximity of these areas, the admission by the Parish Council that the NP is likely to allocate sites for development; contain policies that may affect sensitive natural or heritage assets located in or in proximity to the Neighbourhood Area; and /or have other significant environmental effects that have not already been considered and dealt with through an up-to-date Sustainability Appraisal of the CLP:KP, there is potential for significant environmental effects to occur.</p>

**West Wittering Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment (SEA)
and Habitats Regulations Assessment (HRA)**

Statutory Consultee	Summary of Comments
Historic England	
Historic England (HE) – Reply 3 November 2016	<p>West Wittering has 29 listed building entries on the National Heritage List for England, one scheduled monument and a conservation area. It is therefore a sensitive historic environment.</p> <p>HE note that the Parish Council has indicated that the neighbourhood plan is likely to:</p> <ul style="list-style-type: none"> • allocate sites for development; • contain policies that may affect sensitive natural or heritage assets located in or in proximity to the Neighbourhood Area; and/or • have other significant environmental effects that have not already been considered and dealt with through an up-to-date Sustainability Appraisal of the District Council's Local Plan. <p>HE therefore consider that it is likely that the West Wittering Neighbourhood Plan will have significant environmental effects, and it should therefore be subject to Strategic Environmental Assessment.</p>
Environment Agency	
Environment Agency – reply – 14 November 2016	<p>Given the limited amount of information provided (in terms of the scale and location of proposed development), it is difficult to make an informed determination in this case. However, West Wittering Parish Council have specifically stated that the neighbourhood plan is likely to result in the following:</p> <ul style="list-style-type: none"> • contain policies that may affect sensitive natural or heritage assets located in or in proximity to the Neighbourhood Area; and/or • have other significant environmental effects that have not already been considered and dealt with through an up-to-date Sustainability Appraisal of the Chichester Local Plan. <p>Based on this, we can only conclude at this stage that the plan has the potential to give rise to significant environmental effects for areas within our remit.</p> <p>Should more information become available as to the scale and location of proposed development, we would be happy to revisit our opinion.</p>

Natural England	
<p>Natural England – reply – 2 November 2016</p>	<p>The neighbourhood plan area is in close proximity to various designated sites, including but not limited to;</p> <ul style="list-style-type: none"> • Chichester Harbour Site of Special Scientific Interest • Bracklesham Bay Site of Special Scientific Interest • Chichester and Langstone Harbours Special Protection Area • Solent and Dorset Coast potential Special Protection Area • Chichester and Langstone Harbours Ramsar • Solent Maritime Special Area of Conservation • Chichester Harbour Area of Outstanding Natural Beauty <p>1. Strategic Environmental Assessment - Screening Considering;</p> <ul style="list-style-type: none"> • the proximity of the plan area to the designated sites • the admission the plan will be allocating sites • the plan could have other significant environmental effects that have not already been considered and dealt with through an up-to-date Sustainability Appraisal of the Chichester Local Plan <p><u>It would be our advice at this time that a SEA should be carried out.</u></p> <p>If this Neighbourhood Plan allocates sites for development, which have not been fully assessed as part of the Local Plan process and which could lead to significant environmental effects, a SEA would be required.</p> <p>Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at: http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans</p> <p>2. Habitats Regulations Assessment Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.</p>

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress **before** a local plan has been adopted and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan.

Below is an annex of information which should help when drafting the full neighbourhood plan.

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)² website will provide much of the nationally held natural environment data for the plan area. The most relevant layers to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)³.

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)⁴. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. The local planning authority should be able to supply the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in the plan. NCA information can be found [here](#)⁵.

There may also be a local **landscape character assessment** covering the area. This is a tool to help understand the character

² <http://magic.defra.gov.uk/>

³ <http://www.nbn-nfbr.org.uk/nfbr.php>

⁴ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁵ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

	<p>and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. The local planning authority should be able to help access these if they are not online.</p> <p>If the neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. Access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic⁶ website and also from the LandIS website⁷, which contains more information about obtaining soil data.</p> <p>Natural environment issues to consider</p> <p>The National Planning Policy Framework⁸ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁹ sets out supporting guidance. <u>The local planning authority should be able to provide further advice on the potential impacts of the plan or order on the natural environment and the need for any environmental assessments.</u></p> <p><u>Landscape</u></p> <p>The plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.</p> <p>If proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, NE recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p><u>Wildlife habitats</u></p> <p>Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here¹⁰), such as Sites of Special Scientific Interest or Ancient woodland¹¹. If there are likely to be any adverse impacts you will need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.</p>
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⁶ <http://magic.defra.gov.uk/>

⁷ <http://www.landis.org.uk/index.cfm>

⁸ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

¹⁰ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹¹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

	<p>Priority and protected species</p> <p>You will also want to consider whether any proposals might affect priority species (listed here¹²) or protected species. To help do this, Natural England has produced advice here¹³ to help understand the impact of particular developments on protected species.</p> <p>Best and Most Versatile Agricultural Land</p> <p>Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land¹⁴.</p> <p>Improving your natural environment</p> <p>The plan or order can offer exciting opportunities to enhance the local environment. If setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you may wish to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> • Providing a new footpath through the new development to link into existing rights of way. • Restoring a neglected hedgerow. • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. • Think about how lighting can be best managed to encourage wildlife. • Adding a green roof to new buildings. <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. • Assessing needs for accessible greenspace and setting out
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¹² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspciesimportance.aspx>

¹³ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

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

	<p>proposals to address any deficiencies or enhance provision.</p> <ul style="list-style-type: none">• Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this¹⁵).• Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).• Planting additional street trees.• Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.• Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).
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¹⁵ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

APPENDIX B

KEY POLICY DOCUMENTS AND STRATEGIES

Neighbourhood plans form the bottom tier of the planning system and so are influenced by various higher level plans, policies and guidance. These various publications have informed the Scoping Report.

- The National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Chichester Local Plan Key Policies 2014 – 2029.
- Chichester Local Plan Key Policies 2014 – 2029 Sustainability Appraisal 2014 and Habitats Regulation Assessment 2014.
- Site Allocation Preferred Approach Development Plan Document – Proposed Submission 2016.
- Chichester Harbour Management Plan 2009-2014
- Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2010)
- Habitat Regulations Assessment (HRA) of its emerging Site Allocation Development Plan 2016.
- Interim Solent Recreation Mitigation Strategy 2104
- Chichester Harbour Management Plan 2009-2014
- Landscape Capacity Assessment 2009 and Extension 2011.
- Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2010)
- Strategic Flood Risk Assessment of Chichester District Council 2008
- Beachy Head to Selsey Bill Shoreline Management Plan (2006)
- West Wittering Conservation Area character appraisal 2006
- Settlement Capacity Profiles 2013
- Assessment of Housing Development Needs Study: Sussex Coast HMA 2014
- Coastal West Sussex Strategic Housing Market Assessment Update 2012
- Strategic Housing Land Availability Assessment 2014
- Open Space Study 2013
- Employment Land Review update 2013
- Retail study 2010
- Tourism Study 2006
- Transport Study 2013