



Strategic Environmental Assessment for the West Wittering Neighbourhood Plan

Environmental Report Addendum

West Wittering Neighbourhood Plan Steering Group

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Quality information

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Table of Contents

1.	Introduction.....	1
	Background.....	1
	Purpose of this document.....	1
2.	Appraising the updates to the Neighbourhood Plan.....	2
	Methodology.....	2
	Findings of screening exercise.....	2
3.	Summary of findings.....	3
	Overall conclusions.....	3

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1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of West Wittering's emerging Neighbourhood Plan (WWNP).
- 1.2 The WWNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. It is being prepared in the context of the Adopted Chichester Local Plan: Key Policies (2014-2029) and the emerging Chichester Local Plan Review (2019-2037).
- 1.3 Regulation 14 consultation on the WWNP was initially undertaken between February and April 2020.¹ This was accompanied by an SEA Environmental Report², which was prepared as the main output of the SEA process. This presented an appraisal of the draft plan and reasonable alternatives, and was prepared to meet the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.4 The consultation on the WWNP undertaken in early 2020 included the proposed allocation on 'Land at Church Road' for 25 homes, with a view to meeting the target in the emerging Chichester Local Plan. In addition, the WWNP proposed a smaller allocation on 'Land at Rookwood Road' for 15 affordable homes.
- 1.5 Since that time Welbeck Homes have brought forward a proposal for a much larger development on land which includes the proposed allocation site at Church Road³. In light of this proposal, it is considered that the identification of land for such a large development is a strategic matter that should be assessed through the emerging Chichester Local Plan. This is in the context of discussions about overall housing numbers required and other options for such proposals in the district.
- 1.6 With regards to the proposed Neighbourhood Plan allocation at Rookwood Road, Chichester District Council has highlighted that this does not need to be allocated through the WWNP because it can be delivered through the current Local Plan's rural exception site policy.
- 1.7 In addition, a number of further updates have been made to the Neighbourhood Plan to reflect comments received at Regulation 14 consultation.

Purpose of this document

- 1.8 This Environmental Report Addendum considers the implications of the updates to the Neighbourhood Plan for the SEA findings previously presented.
- 1.9 As such, the addendum should be read alongside the SEA Environmental Report published in February 2020 which accompanied the initial Regulation 14 consultation.

¹ West Wittering Parish Council (February 2020) West Wittering Neighbourhood Plan 2019-2029, Pre-Submission Consultation Version.

² AECOM (February 2020) Strategic Environmental Assessment for the West Wittering Neighbourhood Plan, Environmental Report to accompany Regulation 14 consultation on the Neighbourhood Plan.

³ Planning application ref: 20/02491/OUT, available to view on Chichester District Council's planning portal (accessible [here](#)).

2. Appraising the updates to the Neighbourhood Plan

Methodology

- 2.1 The updates to the WWNP have been screened for likely significant effects. The purpose of this screening exercise is to establish whether the proposed updates are likely to lead to significant effects in relation to the findings previously presented in the Environmental Report, which should then be appraised in more detail.
- 2.2 The focus of the screening is on the proposed updates to the WWNP; however, explicit consideration is also given to the effects of the WWNP as updated (i.e. the cumulative effects of the updates and the rest of the WWNP as submitted).

Findings of screening exercise

- 2.3 The following table presents the findings of the screening of the updates to the WWNP.

Table 2.2: Screening the updates made to the Neighbourhood Plan

Update	Focus (changes in relation to...)	Screened in?	Rationale
Update to policy	Policy WW1 'Design': Wording enhanced to include "Development will be supported where it maximises opportunities to achieve zero energy buildings, with measures to reduce water use and appropriate drainage and helps to combat and mitigate the impacts of climate change."	No	The update to the policy seeks to provide an additional impetus on climate change mitigation and adaptation through the design of development in the Neighbourhood Plan area. The changes, whilst augmenting the policy, do not constitute a change in the overall aim and focus of the wider WWNP policies and does not impact on the overall Neighbourhood Plan strategy.
2	Policy WW3a 'Allocation of Land at Church Road' and Policy WW3b 'Allocation of Land at Rookwood Road' have been removed and replaced with Policy WW3 'Housing Development in West Wittering Parish'. Policy WW3c 'Windfall Housing Development' has been renumbered to Policy WW4.	No	The updates remove the two allocations from the Neighbourhood Plan. In this respect the updates remove the two elements of the Neighbourhood Plan which have the most likely to lead to significant effects. Whilst these are substantive changes to the Neighbourhood Plan, the likelihood of significant effects resulting from the Neighbourhood Plan are now minimised as a result of these updates. As such, no further additional effects are anticipated which should be considered in more detail.
3	Policies WW4 to WW12 within the 2020 version of the Neighbourhood Plan have been renumbered and are now Policies WW5 to WW13 within the May 2021 version of the Neighbourhood Plan. This is due to the separation of the housing policies as discussed above.	No	The updates comprise revisions to policy numbering.
4	Three additional community facilities / open spaces added to Policy WW12 (numbers 14 to 16 within the list.	No	The change does not comprise a change to the overall aim and focus of the policy.

3. Summary of findings

Overall conclusions

- 3.1 The SEA Regulations require the SEA process to identify, describe and evaluate the likely significant effects of the WWNP and alternatives.
- 3.2 The screening of the updates has not identified further likely significant effects that should be explored by the SEA process through more detailed appraisal.
- 3.3 The main substantive updates to the WWNP relate to the removal of the allocations for development at Church Road and Rookwood Road. These allocations were the elements of the WWNP with the most likelihood of leading to significant environmental effects. In light of this, it is unlikely that further significant effects would result from the updates to the WWNP associated with removal of the allocations.⁴
- 3.4 As such, in association with the requirements of the SEA Regulations, further detailed assessment work is not required to explore the implications of the updates to the WWNP.

⁴ Latest MHCLG approved guidance on SEA screening for Neighbourhood Plans highlights that significant effects are unlikely for Neighbourhood Plans which do not allocate sites for development, see [here](#). As such, if the WWNP were to be rescreened for SEA following the removal of the allocations, it would be unlikely that a full SEA process would now be required for the Neighbourhood Plan.

