

Strategic Environmental Assessment for the Wisborough Green Neighbourhood Plan

Environmental Report to accompany the Regulation 14
version of the Neighbourhood Plan

Wisborough Green Neighbourhood Plan Steering Group

April 2021

Quality information

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Non-Technical Summary

What is Strategic Environmental Assessment (SEA)?

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

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

What is the Wisborough Green Neighbourhood Plan?

The Wisborough Green Neighbourhood Plan (hereafter referred to as the “WGNP”) is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the WGNP, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (November 2019), which includes information about the WGNP area’s environment and community.

The purpose of this Environmental Report is to:

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

The Environmental Report contains:

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

Assessment of reasonable alternatives for the Wisborough Green Neighbourhood Plan

Housing numbers to deliver through the Neighbourhood Plan

As discussed in Chapter 2 within the main body of the Environmental Report, Chichester District Council are in the process of undertaking a review of the Local Plan. The Preferred Approach version of the Chichester Local Plan Review (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy S2 ‘Settlement Hierarchy’ also lists Wisborough Green as a ‘Service Village’. Policy S5 ‘Parish Housing Requirements 2016-2035’ confirms that small scale housing sites should be identified for the

development of an additional 25 dwellings in Wisborough Green Parish over the plan period, to be found within the revision of the 'made' Neighbourhood Plan.

However, a revised housing figure of 40 dwellings was subsequently confirmed to Wisborough Green Parish Council by Chichester District Council in November 2020. Chichester District Council have also revised the Local Plan period from 2016-2035 to 2019-2037.

Spatial strategy options considered through the SEA

During the earlier stages of the WGNP's development, there was a recognition that the Neighbourhood Plan would potentially need to allocate sites for development in light of the revised housing numbers (for each parish) within the emerging Chichester Local Plan Review.

In light of this, Wisborough Green Parish Council undertook a local call for sites process between January 2019 and March 2019, with a view to identifying sites which could be considered as potential allocations for the WGNP.

The Neighbourhood Plan Steering Group (with support from an independent planning consultancy) has subsequently undertaken assessments of the various sites in the parish identified through the call for sites process in terms of their suitability, availability and achievability for the purposes of a potential Neighbourhood Plan allocation.

Five sites were identified as appropriate locations to consider as possible allocations for the WGNP. Sites were discounted on the basis that they were not suitable, available or achievable; or not favoured by the local community through the consultation process. Further details of the site assessment process can be found in the Site Selection Report accompanying the WGNP at Regulation 14 consultation.

Subsequent to the site assessment, Chichester District Council published their updated Housing and Economic Land Availability Assessment (HELAA) in September 2020. The updated HELAA identified an additional site – Ansell's Yard – as having capacity to accommodate new development areas (contrary to the site assessment conclusions). In this respect, Ansell's Yard has also been considered as a possible allocation for the WGNP.

The six sites, which are listed below in **Table NTS1** and shown in **Figure 4.1** within the main body of the Environmental Report, are located on land which is situated adjacent to the settlement of Wisborough Green.

Table NTS1: Sites taken forward for further consideration through the SEA process

Site ID	Name of site, address	Size (Ha) ¹
WG19-2	Ansell's Yard	1.20
WG19-3	Tanglewood Nursery	0.60
WG19-4	Stable Field	1.35
WG19-5	Winterfold Garden	0.65
WG19-7	Paddock Farm Field	1.20
WG19-8	Glebe Field	1.89

To support the choice of a development strategy for the WGNP, the SEA process has assessed a number of spatial strategy options as reasonable alternatives. These spatial strategy options comprise packages of the sites identified above, which are summarised below and shown in **Figure 4.2** within the main body of the Environmental Report.

- **Option 1:** Delivery of the housing target through allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5;

¹ Represents total site size and not necessarily total developable area and is taken from the site assessment report (for Sites WG19-3, WG19-4, WG19-5, WG19-7 and WG19-8) and the HELAA 2020 (for Site WG19-2).

- **Option 1 (max):** Meeting and exceeding the housing target (with higher densities)² through allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5;
- **Option 2:** Delivery of the housing target through allocations at Site WG19-3, Site WG19-4, Site WG19-5, and Site WG19-8; and
- **Option 3:** Delivery of the housing target through allocations at Site WG19-3, Site WG19-4, Site WG19-5, and Site WG19-7.

In the context of the above, all four options include the three sites identified through the site assessments undertaken for the WGNP to date as best suited for potential allocations. These sites are WG19-3, WG19-4, and WG19-5. All four options would also meet Chichester District Council's housing requirement of 40 dwellings for the WGNP area.

Appraisal findings

The appraisal considers the relative sustainability merits of each of the four spatial strategy options. Findings are presented as a commentary on effects. To support the appraisal findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme. It is anticipated that this will provide the reader with a likely indication of the relative performance of the four options in relation to each theme considered. The detailed appraisal results are presented in **Table 4.2 – Table 4.9** within the main body of the Environmental Report, with a summary below.

This assessment has highlighted that all four options have the potential to have positive impacts in relation to the 'Population and Community', 'Health and Wellbeing' and 'Transportation' themes, particularly in terms of delivering new housing in areas with good access to the services and facilities available locally and encouraging more sustainable and active methods of travel for undertaking some day to day activities within the WGNP area. However, as the three sites located along Kirdford Road (i.e. Site WG19-2, Site WG19-3 and Site WG19-4) are relatively disjointed from most of the facilities in Wisborough Green, Option 2 and Option 3 perform more favourably in comparison to Option 1 and Option 1 (max) with regards to these SEA themes.

From a landscape perspective, given the location of the potential site allocations (all within the northern section of the WGNP area, adjacent to Wisborough Green village), none of the potential options are likely to adversely impact the special qualities of the South Downs National Park. Site WG19-4 and Site WG19-8 are perhaps the most sensitive sites, given that new development areas at these locations would impact upon the integrity of locally important green gaps and open areas which protect the distinctiveness and identity of the village core. Option 1 and Option 1 (max) would deliver the highest proportion of new development on sites which are perhaps less sensitive from a landscape and villagescape perspective (i.e. Site WG19-2 and Site WG19-3). Nonetheless, Option 1, through delivering lower levels of growth in comparison to Option 1 (max), will help to limit potential effects from new development on local landscape and villagescape features. This is subject to proposals incorporating sensitive designs which contribute to local distinctiveness and sense of place, with due regard given to the landscape strategies, mitigation measures and recommendations as outlined in the Landscape Capacity Study.

Regarding the historic environment, potential adverse impacts are possible through all options given they comprise sites which are within or within proximity to locations within the WGNP area with concentrations of heritage features (including listed buildings and the Wisborough Green Conservation Area). However, Site WG19-2 and Site WG19-3 are not likely to adversely impact the setting of any heritage designations given 1) the visual screening provided by surrounding vegetation at these locations and 2) the relatively flat topography within the surrounding areas. In this respect, Option 1 and Option 1 (max) are the most favourable options with regards to conserving the historic environment.

Ecologically, the scale of development to be taken forward through the WGNP (i.e. 40-48 residential dwellings across all options, with three business units on Site WG19-2) is not likely to adversely impact the integrity of any European or nationally designated sites for biodiversity and / or

² Considers higher densities on three Sites (WG19-2, WG19-3 and WG19-4) which have been promoted by developers. The total number of dwellings to be delivered within Option 1 (max) would exceed Chichester District Council's housing requirement by approximately six to eight dwellings (c.46-48 dwellings total).

geodiversity. Option 2 is least likely to adversely impact local ecological networks given the relative distance of the sites from priority habitats. However, Option 1, through delivering lower levels of growth in comparison to Option 1 (max), will help to limit potential effects from new development on local features and areas of biodiversity interest and support the resilience of ecological networks. Whilst Option 3 would also deliver lower levels of growth in comparison to Option 1 (max), the proximity of Site WG19-7 to the River Kird (a tributary river which connects to the 'Upper Arun' SSSI) indicates that the site is likely to have a higher ecological sensitivity in comparison to Site WG19-2. It should also be noted that all options have the potential to positively enhance ecological networks providing development proposals are designed to deliver measurable, proportionate and appropriate biodiversity net gains, in line with national and local policy.

The provisional ALC assessment and the likelihood of BMV agricultural land assessment datasets from Natural England suggest that the undeveloped areas of the potential site allocations have a low likelihood (less than or equal to 20%) of containing areas of BMV land. In this respect, the options are unlikely to result in the permanent loss of BMV land. Nonetheless, the national dataset is of very low resolution and may not necessarily provide an accurate reflection of the agricultural land quality within the WGNP area. It is important to highlight that the southern section of Site WG19-2 contains some areas of brownfield land, including areas of hardstanding (currently utilised for parking) alongside small business units. In this respect, Option 1 and Option 1 (max) would likely facilitate the highest proportion of new development on previously developed land within the WGNP area. Overall, Option 2 and Option 3 would facilitate a greater proportion of new development areas on greenfield land. This has the potential to result in a greater loss of soils resources and natural features which help to regulate soil and water quality.

In relation to adapting to the effects of climate change, other than a small area of land within the southern section of Site WG19-7, the potential site allocations through all options are located within Flood Zone 1 and therefore have a low fluvial flood risk. Whilst most of the sites have a low to very low surface water flood risk, Option 1 and Option 1 (max) performs least favourably in terms of surface water flood risk issues. However, it is anticipated that surface water flood risk issues could largely be mitigated via the use of appropriate surface water management which would minimise the risk of surface water run-off to surrounding areas. Furthermore, in recognition of Chichester District Council's declaration of a climate emergency it is important for the WGNP to encourage proposals which mitigate and adapt to the climate crisis.

Current approach taken forward through the Neighbourhood Plan

Following the assessment of reasonable alternatives for the spatial strategy options, the WGNP seeks to deliver the housing target of at least 40 dwellings through a combination of allocations on Sites WG19-2 – WG19-5 as proposed through Option 1 and Option 1 (max), specifically:

- Site WG19-2: 'Ansells Yard' (up to 18 dwellings) – Policy SS8 within the WGNP;
- Site WG19-3: 'Tanglewood Nursery' (nine dwellings) – Policy SS7 within the WGNP;
- Site WG19-4: 'Stable Field' (up to ten dwellings) – Policy SS6 within the WGNP; and
- Site WG19-5: 'Winterfold Garden' (eight dwellings) – Policy SS5 within the WGNP.

This follows the consideration of the findings of the site assessments undertaken for the WGNP, consultation events, and ongoing consideration of viability and achievability and the SEA findings.

Additionally, the WGNP supports the allocations at Greenways Nursery and Clark's Yard which were taken forward through the 'made' Neighbourhood Plan in July 2016 (see Policy SS2 and Policy SS3). Sites included in the 'made' Neighbourhood Plan that have since been delivered (Great Meadow and Songhurst Meadow) have been removed.

Assessment of the Regulation 14 version of the Wisborough Green Neighbourhood Plan

The assessment has concluded that the Regulation 14 version of the WGNP is likely to lead to significant positive effects in relation to the 'Population and Community' SEA theme. This relates to the focus of the WGNP on safeguarding and enhancing community infrastructure, facilitating the delivery of housing which meets local needs and through supporting economic vitality by enhancing the prospects for employment locally. The WGNP will also bring significant positive effects in relation to the 'Health and Wellbeing' SEA theme, linked to its promotion of improved and accessible public rights of way networks, enhancements to green infrastructure and open space provision to encourage active lifestyles, and the facilitation of flexible and easily adaptable dwellings for all residents. This will positively contribute to the creation of mixed, balanced and sustainable communities.

The WGNP is also likely to lead to positive effects in relation to the 'Landscape' SEA theme. These benefits largely relate to the Neighbourhood Plan's emphasis on protecting and enhancing the special qualities of the parish, supporting the quality of the public realm, protecting the integrity of local green gaps, and through incorporating high-quality and sensitive design through new development proposals.

In relation to the 'Historic Environment' SEA theme, the WGNP includes several measures which seek to conserve and enhance both designated and non-designated heritage assets (and their settings). Nonetheless, **the SEA recommends** that development proposals at all locations should be encouraged to undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.

Additionally, the WGNP will bring positive effects in relation to the 'Biodiversity' SEA theme through retaining habitats, enhancing ecological networks and delivering net gains. However, given the approaches taken forward through the WGNP will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall. Furthermore, to protect the integrity of European designated sites (and their qualifying features), the WGNP should appropriately consider and address the recommendations within the HRA (relating to air quality mitigation and phosphate neutrality) which accompanies the WGNP at Regulation 14 consultation. It is anticipated that the recommendations will be reflected in the submission version of the WGNP.

Regarding the 'Climate Change' SEA theme, the WGNP will potentially lead to positive effects through supporting development proposals which tackle flood risk issues, deliver renewable energy generating infrastructure and include low carbon energy sources to address the climate crisis. However, this is dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design.

The WGNP will also initiate several beneficial approaches regarding the 'Transportation' SEA theme, given its focus on reducing traffic congestion, supporting a modal shift towards sustainable transport options and by ensuring that new developments provide appropriate access to local services and facilities. Specifically, the proposed site allocations located along Kirdford Road (Site WG19-2 'Ansells Yard', Site WG19-3 'Tanglewood Nursery' and Site WG19-4 'Stable Field') shall be expected to include provision for safe pedestrian access within the development site and provide connection to the current pedestrian network to access village facilities. This will encourage active travel within the WGNP area and help limit the need to travel by private vehicle.

Likewise, the WGNP will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' SEA theme through the implementation of objectives which seek to limit pollution and improve the environmental quality of the parish. Whilst the WGNP area will facilitate a proportion of new dwellings on greenfield sites, the results of the predictive ALC assessments indicate that this is unlikely to result in the loss of productive agricultural land.

Next steps

This Environmental Report accompanies the WGNP for Regulation 14 consultation.

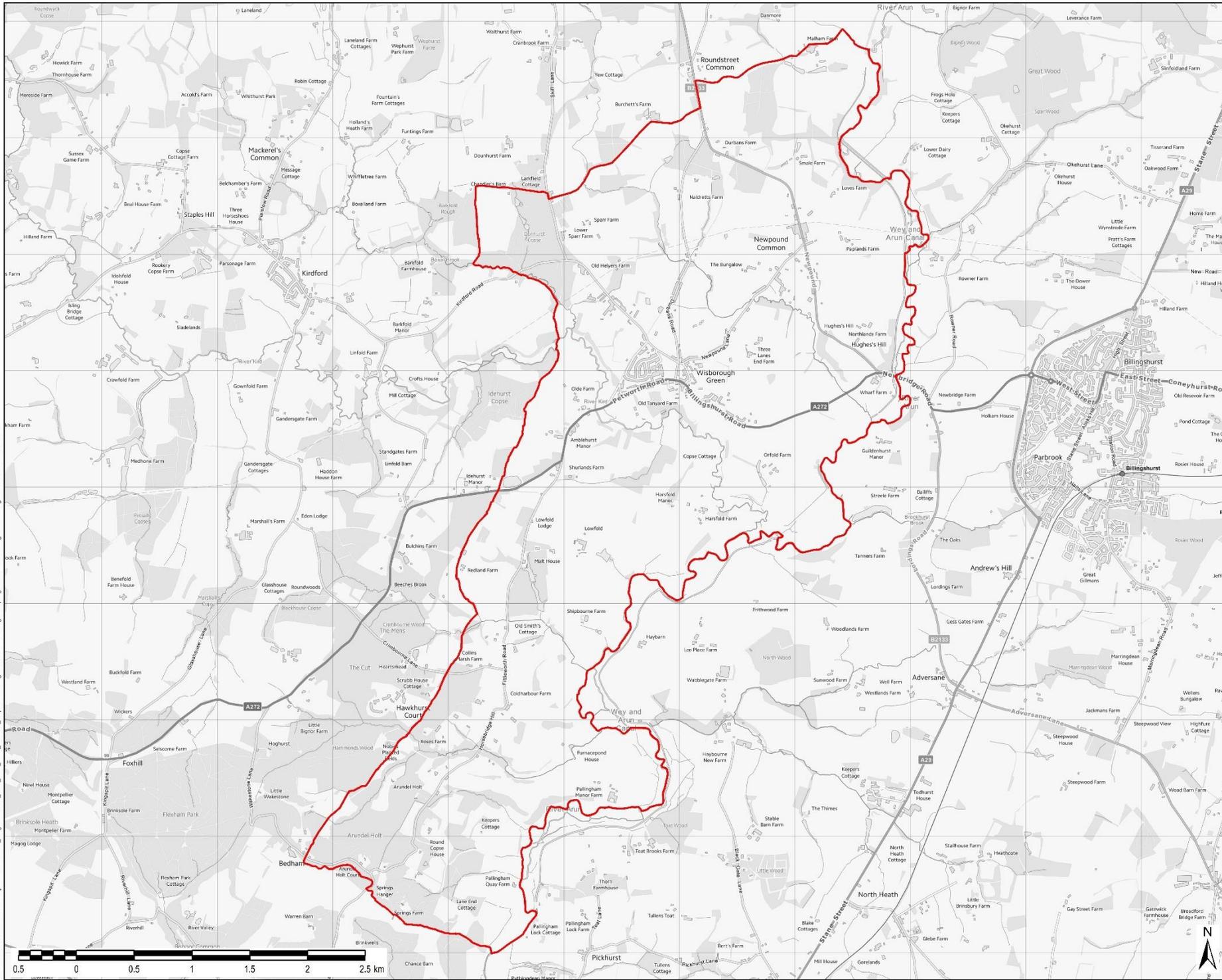
Following consultation, any representations made will be considered by the WGNP Steering Group, and the WGNP and Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the WGNP for submission to the Local Planning Authority, Chichester District Council, for subsequent Independent Examination.

At Independent Examination, the WGNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.

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

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LEGEND

- Wisborough Green
- Neighbourhood Plan Area

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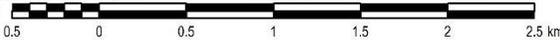
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FIGURE 1.1

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1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment in support of Wisborough Green's emerging Neighbourhood Plan, which is a revision of the adopted Neighbourhood Plan which was 'made' in 2016. The 'made' Neighbourhood Plan is being reviewed in order to align itself with the emerging Chichester Local Plan Review.
- 1.2 The Wisborough Green Neighbourhood Plan (hereafter referred to as the "WGNP") is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Adopted Chichester Local Plan: Key Policies (2014-2019), with due regard given to the emerging Chichester Local Plan Review (2019-2037).
- 1.3 It is currently anticipated that the WGNP will be submitted to Chichester District Council later in 2021.
- 1.4 Key information relating to the WGNP is presented in **Table 1.1**.

Table 1.1: Key facts relating to the WGNP

Name of Responsible Authority	Wisborough Green Parish Council
Title of Plan	Wisborough Green Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	The WGNP is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Adopted Chichester Local Plan: Key Policies (2014-2029), with due regard given to the emerging Chichester Local Plan Review (2019-2037).
Timescale	The WGNP will be used to guide and shape development within the Neighbourhood Plan area.
Area covered by the plan	To 2037
Summary of content	The WGNP area covers the parish of Wisborough Green in West Sussex (Figure 1.1). The WGNP will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	Louise Davies: Parish Clerk Email: clerk@wisboroughgreenpc.org

SEA Screening for the Wisborough Green Neighbourhood Plan

- 1.5 The WGNP has been screened in by Chichester District Council as requiring a Strategic Environmental Assessment (SEA).
- 1.6 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, the WGNP has been screened in as requiring an SEA process for the following reasons:
- The WGNP will allocate new development in the parish. This includes potentially in environmentally sensitive locations, such as:
 - locations with sensitivity for the historic environment, including potentially within the setting of listed buildings and the Wisborough Green Conservation Area; and
 - locations with sensitivity for landscape character, including potentially within the setting of the South Downs National Park.
 - Parts of the WGNP area have significant sensitivity with regards to European designated biodiversity sites. In this context, part of the parish falls within 'The Mens' Special Area of Conservation (SAC).
- 1.7 In light of this screening outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

SEA explained

- 1.8 SEA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SEA for the WGNP seeks to maximise the developing plan's contribution to sustainable development.
- 1.9 SEA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive³. It also widens the scope of the assessment from focusing on environmental issues to further consider community issues.
- 1.10 Two key procedural requirements of the SEA Regulations are that:
1. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
 2. A report (the 'Environmental Report') is published for consultation alongside the Draft Plan (i.e. the Regulation 14 version of the WGNP) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

³ Directive 2001/42/EC

Structure of this SEA Environmental Report

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

Table 1.2: Questions that must be answered by the SEA Environmental Report in order to meet the regulatory⁴ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ⁵
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents and main objectives of the plan.
What is the sustainability 'context'?	<ul style="list-style-type: none"> Relationship with other relevant plans and programmes. The relevant environmental protection objectives, established at international or national level. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What's the scope of the SEA?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What is the sustainability 'baseline'?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What are the key issues and objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment.
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with. The likely significant effects associated with alternatives. Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the Regulation 14 version of the plan. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Regulation 14 version of the plan.
What happens next?	<ul style="list-style-type: none"> The next steps for the plan making / SEA process.

⁴ Environmental Assessment of Plans and Programmes Regulations 2004

⁵ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the Wisborough Green Neighbourhood Plan

Local Plan context for the Neighbourhood Plan

- 2.1 The WGNP is being prepared in the context of the 'Chichester Local Plan: Key Policies 2014-2029'⁶ (adopted in July 2015), with due regard given to the emerging Local Plan Review. The Local Plan provides the broad policy framework and a long-term strategy to manage development, protect the environment, deliver infrastructure and promote sustainable communities within Chichester District.
- 2.2 Given that the southern section of the WGNP area is within the South Downs National Park, the WGNP should also be in general compliance with the South Downs Local Plan (2014-2033)⁷ which was adopted in July 2019 by the South Downs National Park Authority.
- 2.3 In the context of the Neighbourhood Plan area, Wisborough Green is designated as a 'Service Village' within Policy 2 'Development Strategy and Settlement Hierarchy' of the Local Plan. Outside of Chichester city and the four Settlement Hubs of East Wittering / Bracklesham, Selsey, Southbourne and Tangmere, Policy 2 states that the Service Villages will be the focus of new development and facilities. Provisions will be made for the following:
 - Small scale housing developments consistent with the indicative housing numbers set out in Policy 5 'Parish Housing Sites 2012-2029', stated as 60 dwellings for Wisborough Green;
 - Local community facilities, including village shops that meet identified needs within the village, neighbouring villages and surrounding smaller communities, which will help make the settlements more self-sufficient; and
 - Small scale employment, tourism and leisure proposals.
- 2.4 A 'Site Allocations Development Plan Document' (DPD) was prepared to help deliver the housing and employment numbers within the Local Plan. Table 1.1 within the DPD confirms that 57 dwellings will be delivered through extant planning permissions, with a further eleven dwellings achieved through additional housing sites through the 'made' WGNP (which was adopted in July 2016). The DPD does not propose any additional allocations within the Neighbourhood Plan area.⁸
- 2.5 Chichester District Council are in the process of undertaking a review of the Local Plan. The Preferred Approach version of the Chichester Local Plan Review⁹ (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy S2 'Settlement Hierarchy' also lists Wisborough Green as a 'Service Village'. Policy S5 'Parish Housing Requirements 2016-2035' confirms that small scale housing sites should be identified for the development of an additional 25 dwellings in Wisborough Green Parish over the plan period, to be found within the revision of the 'made' Neighbourhood Plan.
- 2.6 A revised housing figure of 40 dwellings was subsequently confirmed to Wisborough Green Parish Council by Chichester District Council in November 2020. Chichester District Council have also revised the Local Plan period from 2016-2035 to 2019-2037.

⁶ Chichester District Council (2014): 'Adopted Chichester Local Plan: Key Policies 2014-2029', [online] available to download via: <<https://www.chichester.gov.uk/newlocalplan>>

⁷ South Downs National Park Authority (2019): 'South Downs Local Plan 2014-2033', [online] available to access via: <<https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/>>

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

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

- 2.7 Neighbourhood plans will form part of the development plan for Chichester, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Chichester, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Vision, aims and objectives for the Neighbourhood Plan

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



Wisborough Green will continue to be a traditional rural parish that welcomes positive change, sustainable growth and progress, whilst conserving and enhancing the special qualities that create this small but thriving community within its unique, historical, and precious environment, for current and future generations to enjoy.

Vision Statement for the Wisborough Green Neighbourhood Plan



- 2.9 The vision statement is underpinned by the following ten objectives. The WGNP will:
- Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Wisborough Green and the wellbeing of the community.
 - Accommodate sustainable housing development on the allocated sites in accordance with local and national policy.
 - Ensure that all new housing and/or extension reflects the established Sussex vernacular of the parish in terms of density, building styles and materials, respecting existing listed and other historic buildings and features.
 - Ensure that such open market development reflects local housing needs providing multi-use housing appropriate for all age groups, and that affordable housing is prioritised for people with defined local connection to Wisborough Green.
 - Encourage the provision of new open and green spaces for sporting and general social / recreational use by the community.
 - Define a new settlement boundary and identified sites where appropriate development will be accommodated.
 - Encourage sustainable design that promotes awareness of energy conservation and efficiency in mitigation of climate change.
 - Protect and conserve the special qualities of the South Downs National Park.
 - Encourage the conservation and enhancement of the historic environment.
 - Protect and enhance the natural environment, both habitats and landscapes.

3. What is the scope of the SEA?

SEA Scoping Report

- 3.1 The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.¹⁰ These authorities were consulted on the scope of the WGNP SEA in November 2019.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the WGNP;
 - Baseline data against which the WGNP can be assessed;
 - The key sustainability issues for the WGNP; and
 - An ‘SEA Framework’ of objectives against which the WGNP can be assessed.
- 3.3 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Natural England	
<i>Consultations Team (email response received on 2nd December 2019)</i>	
Natural England has no specific comments to make on this neighbourhood plan SEA scoping.	Comment noted. The Annex has been a useful source of reference for the preparation of the WGNP, and during the SEA process.
However, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	
Historic England	
<i>Historic Places Adviser (email response received on 26th November 2019)</i>	
I am happy to confirm that we have no comments to make and are pleased to see that the scoping report raises the issues identified in the conservation area including the impact of through traffic and incremental loss of rural character.	Comment noted.
Environment Agency	
<i>Planning SSD (email response received on 17th December 2019)</i>	
We have reviewed your Scoping Report and support the inclusion of the specific objectives under topics of Biodiversity and Geodiversity, Climate Change, and Land, Soil and Water Resources which address issues in our remit in our remit.	Comment noted. The Checklist has been a useful source of reference for the preparation of the WGNP, and during the SEA process.
Attached is the Neighbourhood Plan Checklist we have produced for Neighbourhood Plans in Chichester District Council area which you may find useful in progressing the SEA.	

¹⁰ In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme’.

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

Key Sustainability Issues

Air Quality

- There are no AQMAs within the Neighbourhood Plan area. However, the ASR notes that the road network within the district is vulnerable to air pollution issues associated with congestion.
 - The ASR confirms that there are three AQMAs within Chichester district, all of which are within the city of Chichester, approximately 30km to the south west of the Neighbourhood Plan area.
 - Emissions associated with road transport (primarily NO₂) are the main pollutant of concern.
- 3.5 Due to the absence of any significant air quality issues within the Neighbourhood Plan area, **the air quality theme has been scoped out for the purposes of the SEA process.**

Biodiversity and Geodiversity

- The WGNP area is within the Key Conservation Zone for 'The Mens' SAC and 'Ebernoe Common' SAC.
- The integrity of 'The Mens' SAC is threatened by a variety of factors, including: forestry and woodland management, habitat connectivity, invasive species, change in land management, air pollution: risk of atmospheric nitrogen deposition, and public access / disturbance.
- 'The Mens' SSSI is located alongside the western boundary of the Neighbourhood Plan area. The whole of the parish overlaps with a SSSI IRZ for the development types likely to be taken forward through the Plan (i.e. residential, rural residential and rural non-residential).
- A further two SSSIs are within 1km from the boundaries of the Neighbourhood Plan area, namely: 'Coppedhall Hanger' SSSI (to the north east) and 'Bognor Common Quarry' SSSI (to the south west).
- At the local level, there are several SNClS located either within or within proximity to the parish, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC).
- Biodiversity Action Plan (BAP) Priority Habitats located within and adjacent to the Neighbourhood Plan area include: coastal and floodplain grazing marsh, deciduous woodland, good quality semi-improved grassland, lowland fens, lowland meadows, traditional orchard, and ancient woodland.

Climate Change

- Any increases in the built footprint of the Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions in Wisborough Green.
- Chichester has seen a 36.0% reduction in the percentage of total emissions per capita between 2005 and 2017, lower than the reductions for West Sussex (38.0%), the South East of England (40.0%) and England (40.0%).
- The areas at highest risk of flooding in Wisborough Green cover areas of land adjacent to the watercourses of the River Arun and the River Kird. These areas are in Flood Zone 3, representing areas that have a 1% (1 in 100) or greater annual flood risk.
- Within the village itself, the existing road network is vulnerable to surface water flood risk issues, particularly along Newpound Lane.

Landscape

- The South Downs National Park overlaps with the southern section of the Neighbourhood Plan area, containing several special qualities which classify its distinctiveness and value.
- Most of the Neighbourhood Plan area is located within the 'Low Weald' NCA, with land towards the southern extent of the parish is within the 'Wealden Greensand' NCA.

- The Neighbourhood Plan area overlaps with the 'LW2: North Western Low Weald' LCA, the 'LW3: Upper Arun Valley' LCA and the 'WG4: North Western Ridges' LCA, with a variety of landscape sensitivity issues identified within the land management guidelines prepared alongside the assessment for West Sussex.
- Within the Landscape Capacity Study, Sub-Area 166 'River Kird and Southern Setting' and Sub-Area 167 'Wisborough Green Settled Low Weald' encompass the Neighbourhood Plan area, containing several key characteristics and key qualities.
- Chichester District Council have allocated several Tree Preservation Orders in the Neighbourhood Plan area in the interest of their amenity value.
- The views across the Neighbourhood Plan area are an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process.

Historic Environment

- The Neighbourhood Plan area contains one Grade I and 94 Grade II listed buildings which are protected through the Listed Buildings and Conservation Areas Act 1990. It is currently not possible to determine whether the Grade II listed buildings are 'at risk'.
- Completed in September 2010, the Wisborough Green Conservation Area Appraisal and Management Plan identifies several key positive features, principal issues and site specific improvements to be addressed through recommended actions.
- The HER for West Sussex contains records of 37 locally important heritage features within the parish, including the Wey and Arun Canal, glass houses and furnaces, Mesolithic and Neolithic flint working sites, brickworks and brickworks, limekilns, and parkscapes.
- There are eleven character area appraisals which have been completed for distinctive areas of the parish. This includes a summary of their key features and an associated map of the buildings of interest and important viewpoints contributing to the setting of these areas.

Land, Soil and Water Resources

- Most of the undeveloped land surrounding the existing village is underlain by areas of Grade 3 (good to moderate) agricultural land. However, without the subset grading (3a or 3b) it is not possible to tell at this stage whether all the agricultural land is BMV.
- The water resources located within and within proximity to the Neighbourhood Plan area include the River Arun (along with the Wey and Arun Junction Canal), and the River Kird.
- Other than a small area of land at the southern extent of the Neighbourhood Plan area, the whole of the parish is within the 'River Arun (u/s Pallingham)' Surface Water NVZ.
- In terms of water quality, the overall classification in 2016 for the River Arun was defined as 'moderate', with the overall classification for the River Kird defined as 'poor'.
- The RNAGs for both watercourses are primarily linked to the following activities: poor soil management, poor nutrient management and sewage discharge (continuous).
- The Neighbourhood Plan area potentially overlaps with the Soft Sand (including potential Silica Sand) MSA, Brick Clay Resource MSA and Building Stone MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E.

Population and Community

- The population of Wisborough Green increased at a lower rate between 2001 and 2011 in comparison to Chichester, the South East of England and England averages.
- Wisborough Green has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the parish's sense of identity.
- There are also open areas of significance within the Neighbourhood Plan area.
- Generally, there are a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (32.6%) in comparison to the total for the South East of England (23.4%) and England (22.3%).
- The Neighbourhood Plan area overlaps with three LSOAs: Chichester 002C, 002D, and 005F.

Health and Wellbeing

- The 2018 Public Health Profile for Chichester states that the rate of people killed or seriously injured on roads in the district is worse than average.
- The JSNA highlights that annual changes in the 65+ population averaged +2,500 per year between 2002 and 2017, projecting averages of +4,800 per year between 2017 and 2032.
- Based on 2011 Census data, 85.9% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', higher than the totals for Chichester (82.6%), the South East of England (83.6%) and England.
- Within Wisborough Green, 15.6% of residents in the Neighbourhood Plan area report that their daily activities are limited in some way.

Transportation

- There are no railway stations within Wisborough Green parish. The nearest mainline railway station connecting residents to the national network is in the settlement of Billingshurst, located approximately 3.5km to the east of the village.
- Regarding the bus network, service frequency is limited to four journeys per week (Mon, Tue, Thu and Fri), and there are no services on the weekend.
- Based on 2011 Census data, 92.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for Chichester (84.4%), the South East of England (81.4%) and England (74.2%).
- The total number of households in the Neighbourhood Plan area which have access to at least two cars or vans (60.6%) at least 15% higher than the totals for Chichester (42.4%), the South East of England (39.7%) and England (32.0%).
- The A272 is sensitive to traffic issues during peak times of year (i.e. holiday seasons), during rush hours (i.e. weekday mornings and evenings) and at weekends, particularly at Newbridge.
- A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus, coach, walk or cycle to work (10.0%) in comparison to the totals for Chichester (15.8%), the South East of England (17.4%) and England (17.0%).

SEA Framework

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

SEA Objective	Assessment questions
Biodiversity and Geodiversity	
Protect and enhance all biodiversity and geodiversity	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the integrity of the European designated sites located within proximity to the Neighbourhood Plan area? • Support the status of the nationally and locally designated sites within and within proximity to the Neighbourhood Plan area? • Protect and enhance priority habitats and species, including those listed in the annexes of the European Habitats Directive and the European Birds Directive? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?

Climate change

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

Landscape

<p>Protect and enhance the character and quality of landscapes and villagescapes.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the natural beauty and special qualities of the South Downs National Park, in line with the Partnership Management Plan and Local Plan? • Conserve and enhance locally important landscape and villagescape features within the Neighbourhood Plan area? • Conserve and enhance local diversity and character? • Protect locally important viewpoints contributing to the sense of place and visual amenity of the Neighbourhood Plan area?
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Historic Environment

<p>Protect, conserve and enhance heritage assets within the Neighbourhood Plan area</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting? • Conserve and enhance the special interest, character and appearance of locally important features and their settings? • Support the integrity and the historic setting of sites of archaeological or historic interest recorded on the West Sussex HER? • Support access to, interpretation and understanding of the historic evolution and character of the environment? • Conserve and enhance archaeological remains, including historic landscapes? • Provide a positive strategy for the conservation and enhancement of the area's historic environment by guiding development proposals to address issues identified as threats to the character or appearance of the Wisborough Green Conservation Area? • Guide development proposals to secure remediation of issues identified as affecting the conservation area and prevent cumulative impacts?
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Land, Soil and Water Resources

<p>Ensure the efficient and effective use of land.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land? • Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 1 to 3a agricultural land? • Protect the integrity of mineral safeguarding areas?
<p>Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the amount of waste produced? • Support the minimisation, reuse and recycling of waste? • Maximise opportunities for local management of waste to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
<p>Use and manage water resources in a sustainable manner.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Protect surface water resources?

Population and Community

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

Health and Wellbeing

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

Promote sustainable transport use and reduce the need to travel.

Will the option/proposal help to...

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

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

Introduction

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

Overview of plan making / SEA work undertaken since 2016

- 4.4 Wisborough Green Neighbourhood Plan was 'made' in July 2016 following a successful referendum. However, the 'made' Neighbourhood Plan is now being reviewed in order to align itself with the emerging Chichester Local Plan Review.
- 4.5 The review of the 'made' Neighbourhood Plan has been led by the Neighbourhood Plan Steering Group, which includes representatives of the Parish Council and volunteers from the local community.
- 4.6 Significant public consultation has been carried out to date to support the emerging WGNP. This has gathered local views and opinions, with a view to engaging local people throughout the Neighbourhood Plan's development process. This has included events, household questionnaires, meetings, open days, community surveys, and engagement through the Neighbourhood Plan website.

Housing numbers to deliver through the Neighbourhood Plan

- 4.7 As discussed in Chapter 2, Chichester District Council are in the process of undertaking a review of the Local Plan. The Preferred Approach version of the Chichester Local Plan Review¹¹ (2016-2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Within the emerging Local Plan, Policy S2 'Settlement Hierarchy' also lists Wisborough Green as a 'Service Village'. Policy S5 'Parish Housing Requirements 2016-2035' confirms that small scale housing sites should be identified for the development of an additional 25 dwellings in Wisborough Green Parish over the plan period, to be found within the revision of the 'made' Neighbourhood Plan.
- 4.8 However, a revised housing figure of 40 dwellings was subsequently confirmed to Wisborough Green Parish Council by Chichester District Council in November 2020. Chichester District Council have also revised the Local Plan period from 2016-2035 to 2019-2037.

¹¹ Chichester District Council (2019): 'Chichester Local Plan Review: Preferred Approach (2016-2035)', [online] available to access via: <<https://www.chichester.gov.uk/article/30923/Preferred-approach---consultation-December-2018>>

Spatial strategy options considered through the SEA

- 4.9 During the earlier stages of the WGNP's development, there was a recognition that the Neighbourhood Plan would potentially need to allocate sites for development in light of the revised housing numbers (for each parish) within the emerging Chichester Local Plan Review.
- 4.10 In light of this, Wisborough Green Parish Council undertook a local call for sites process between January 2019 and March 2019, with a view to identifying sites which could be considered as potential allocations for the WGNP.
- 4.11 The Neighbourhood Plan Steering Group (with support from an independent planning consultancy) has subsequently undertaken assessments of the various sites in the parish identified through the call for sites process¹² in terms of their suitability, availability and achievability for the purposes of a potential Neighbourhood Plan allocation.
- 4.12 Five sites were identified as appropriate locations to consider as possible allocations for the WGNP. Sites were discounted on the basis that they were not suitable, available or achievable; or not favoured by the local community through the consultation process. Further details of the site assessment process can be found in the Site Selection Report accompanying the WGNP at Regulation 14 consultation.
- 4.13 Subsequent to the site assessment, Chichester District Council published their updated Housing and Economic Land Availability Assessment (HELAA)¹³ in September 2020. The updated HELAA identified an additional site – Ansells Yard – as having capacity to accommodate new development areas (contrary to the site assessment conclusions). In this respect, Ansells Yard has also been considered as a possible allocation for the WGNP.
- 4.14 The six sites, which are listed below in **Table 4.1** and shown in **Figure 4.1** below, are located on land which is situated adjacent to the settlement of Wisborough Green.

Table 4.1: Sites taken forward for further consideration through the SEA process

Site ID	Name of site, address	Size (Ha) ¹⁴
WG19-2	Ansells Yard	1.20
WG19-3	Tanglewood Nursery	0.60
WG19-4	Stable Field	1.35
WG19-5	Winterfold Garden	0.65
WG19-7	Paddock Farm Field	1.20
WG19-8	Glebe Field	1.89

- 4.15 To support the choice of a development strategy for the Neighbourhood Plan, the SEA process has assessed a number of spatial strategy options as reasonable alternatives. These spatial strategy options comprise packages of the sites identified above, which are summarised below.
- **Option 1:** Delivery of the housing target through allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5;
 - **Option 1 (max):** Meeting and exceeding the housing target (with higher densities)¹⁵ through allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5;

¹² The initial site assessment report contributes to the evidence base for the emerging WGNP and will accompany the WGNP at Regulation 14 consultation.

¹³ Chichester District Council (2020): 'HELAA', [online] available to access via:

<https://www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment>

¹⁴ Represents total site size and not necessarily total developable area and is taken from the site assessment report (for Sites WG19-3, WG19-4, WG19-5, WG19-7 and WG19-8) and the HELAA 2020 (for Site WG19-2).

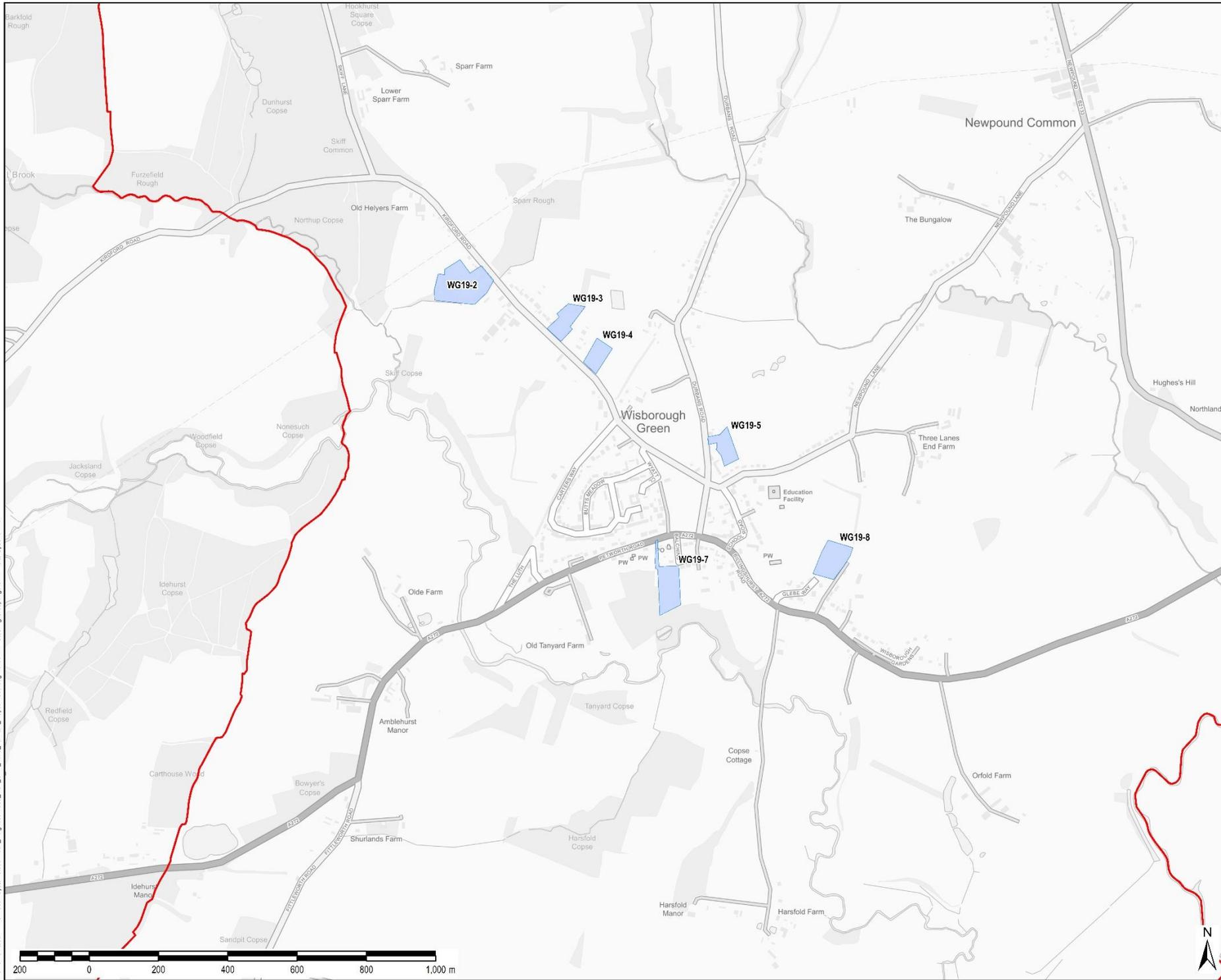
¹⁵ Considers higher densities on three Sites (WG19-2, WG19-3 and WG19-4) which have been promoted by developers. The total number of dwellings to be delivered within Option 1 (max) would exceed Chichester District Council's housing requirement by approximately six to eight dwellings (c.46-48 dwellings total).

- **Option 2:** Delivery of the housing target through allocations at Site WG19-3, Site WG19-4, Site WG19-5, and Site WG19-8; and
- **Option 3:** Delivery of the housing target through allocations at Site WG19-3, Site WG19-4, Site WG19-5, and Site WG19-7.

4.16 In the context of the above, all four options include the three sites identified through the site assessments undertaken for the Neighbourhood Plan to date as best suited for potential allocations. These sites are WG19-3, WG19-4, and WG19-5. All four options would also meet Chichester District Council's housing requirement of 40 dwellings for the WGNP area.

4.17 **Figure 4.2** below visually represents these options¹⁶.

¹⁶ Option 1 and Option 1 (max) are considered collectively under the 'Option 1' visual representation shown on Figure 4.2, given that both options comprise the same four sites (Sites WG19-2, WG19-3, WG19-4 and WG19-5).



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- LEGEND**
- Wisborough Green Neighbourhood Plan Area
 - Site Option
 - WG19-2: Ansells Yard
 - WG19-3: Tanglewood Nursery
 - WG19-4: Stable Field
 - WG19-5: Winterfold Garden
 - WG19-7: Paddock Farm Field
 - WG19-8: Glebe Field

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Purpose of Issue
DRAFT

Client
WISBOROUGH GREEN NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE WISBOROUGH GREEN NEIGHBOURHOOD PLAN

Drawing Title
SITES CONSIDERED THROUGH THE APPRAISAL OF DEVELOPMENT STRATEGY OPTIONS UNDERTAKEN THROUGH THE SEA

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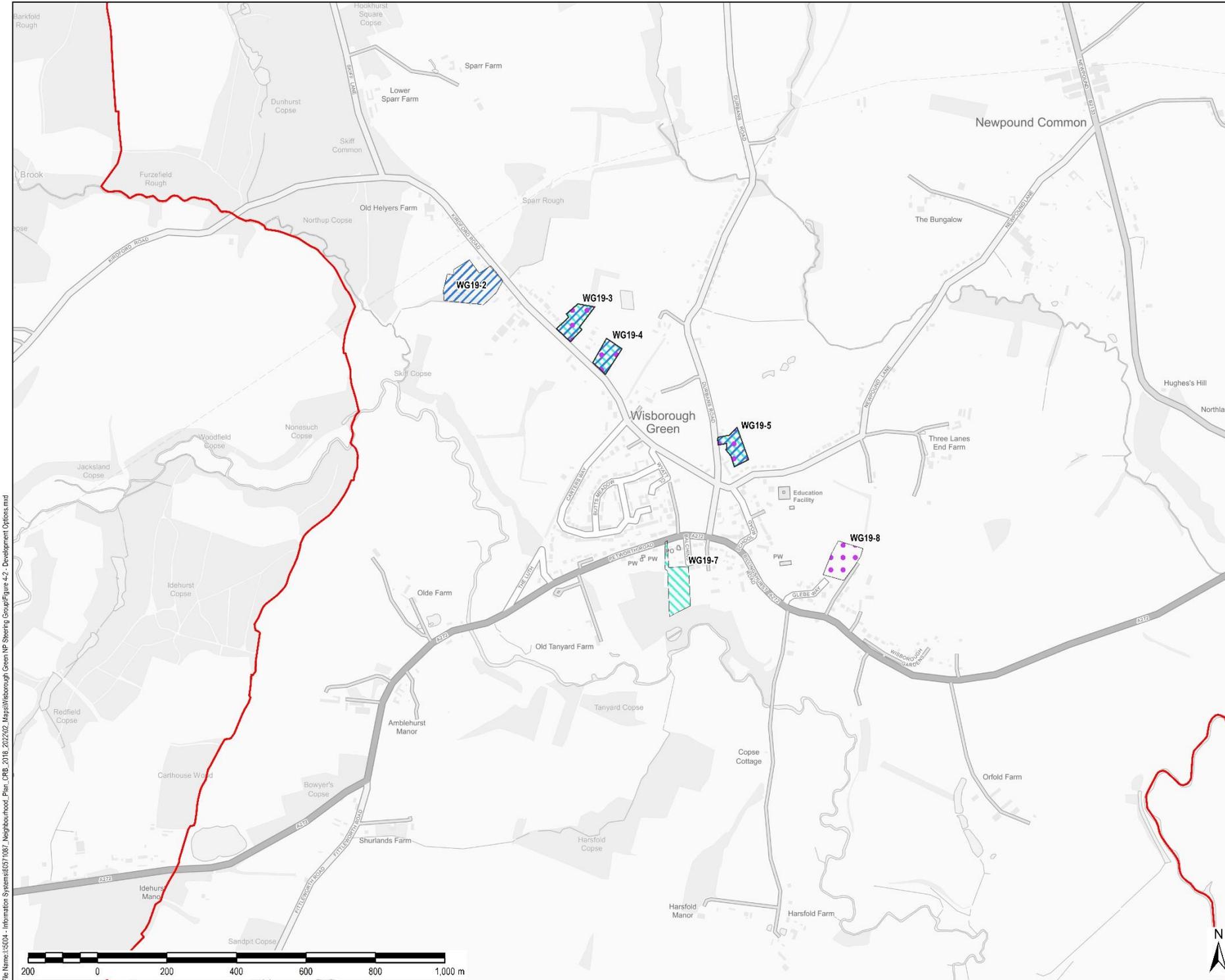
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LEGEND

- Wisborough Green Neighbourhood Plan Area
- Development Option
 - Option 1
 - Option 2
 - Option 3
- WG19-2: Ansells Yard
- WG19-3: Tanglewood Nursery
- WG19-4: Stable Field
- WG19-5: Winterfold Garden
- WG19-7: Paddock Farm Field
- WG19-8: Glebe Field

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Client
WISBOROUGH GREEN NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE WISBOROUGH GREEN NEIGHBOURHOOD PLAN

Drawing Title
DEVELOPMENT STRATEGY OPTIONS CONSIDERED THROUGH THE SEA

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Appraisal findings

- 4.18 Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the appraisal has been presented through eight SEA themes, as follows:
- Biodiversity and Geodiversity;
 - Climatic Factors (including flood risk);
 - Landscape;
 - Historic Environment;
 - Land, Soil and Water Resources;
 - Population and Community;
 - Health and Wellbeing; and
 - Transportation.
- 4.19 The appraisal considers the relative sustainability merits of each of the four spatial strategy options. Findings are presented as a commentary on effects. To support the appraisal findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme. It is anticipated that this will provide the reader with a likely indication of the relative performance of the four options in relation to each theme considered.
- 4.20 Sources of information to support the appraisal has included (amongst others): Ordnance Survey maps, MAGIC Interactive Map¹⁷, the Environment Agency's Flood Risk Maps for England¹⁸, Natural England's Agricultural Land Classification maps^{19,20}, Google Earth²¹, reports and interactive mapping layers available on Chichester District Council's webpages, the West Sussex Historic Environment Record (HER) and Chichester HER, and baseline studies provided by the WGNP Steering Group (available to access via the WGNP's website)²².
- 4.21 **Table 4.2** to **Table 4.9** below present the findings of the appraisal of the three spatial strategy options for each of the SEA themes.

¹⁷ MAGIC (2021): 'Interactive Map', [online] available to access via: <https://magic.defra.gov.uk/>

¹⁸ Environment Agency (2021): 'Flood Map for Planning', [online] available to access via: <https://flood-map-for-planning.service.gov.uk/>

¹⁹ Natural England (2021): 'Regional Agricultural Land Classification Maps and Likelihood of Best and Most Versatile Land', [online] available to access via: <http://publications.naturalengland.org.uk/category/5954148537204736>

²⁰ Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic Scale Map for the South East Region (ALC018)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/5624668800679936>

²¹ Google (2021): 'Google Earth', [online] available to access via: <https://earth.google.com/web/>

²² Wisborough Green Parish Council (2021): 'Revised NP Evidence', [online] available to access via: <https://www.wisboroughgreen.org/neighbourhood-plan-review-2019/>

Table 4.2: Appraisal findings: Biodiversity and Geodiversity

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>There are no European or nationally designated sites for biodiversity and / or geodiversity located within or adjacent to any of the potential site allocations. However, 'The Mens' Special Area of Conservation (SAC) extends alongside the western boundary of the WGNP area, approximately 1km to the west of Wisborough Green village, and shares an overlapping designation with 'The Mens' Site of Special Scientific Interest (SSSI). In the wider context, the 'Upper Arun' SSSI is located alongside the eastern boundary of the WGNP area, approximately 1.5km to the east of Wisborough Green village and encompassing the River Arun. The River Kird (which passes directly to the south of Wisborough Green village) is a tributary of the River Arun and connects to the SSSI.</p> <p>In the context of the above, the following sites overlap with SSSI Impact Risk Zones for the types of development likely to come forward through the Neighbourhood Plan during the plan period, specifically:</p> <ul style="list-style-type: none"> Site WG19-5, Site WG19-7 and Site WG19-8: IRZs for 'large non-residential developments outside existing settlements / urban areas where footprint exceeds 1ha' and 'any residential development of 100 or more houses outside existing settlements / urban areas' <p>However, the scale of development to be taken forward through the WGNP (i.e. 40-48 residential dwellings across all options, with three business units on Site WG19-2) does not exceed the IRZ thresholds. In this respect, none of the options are likely to adversely impact the integrity of any European or nationally designated sites for biodiversity and / or geodiversity. The WGNP has also been accompanied by a Habitats Regulations Assessment (HRA) which considers in detail the potential impact pathways between the potential site allocations and European designated sites.</p> <p>As key components of local ecological networks, Sites of Nature Conservation Interest (SNCI) represent some of the most significant areas of semi-natural habitat in Chichester District²³. There are seven SNCIs within or within proximity to the WGNP area, predominantly woodland copse, meadows and river corridors. Many of the SNCIs contain areas of Biodiversity Action Plan (BAP) priority habitats, including areas of deciduous woodland, ancient woodland, coastal and floodplain grazing marsh, good quality semi-improved grassland, and lowland meadows. In this respect, none of the potential site allocations are located within a SNCI, with the nearest SNCI (Dunhurst and Northup Copses) located approximately 150m to the north west of Site WG19-2. However, the following sites either contain or are directly adjacent to areas of BAP priority habitat:</p> <ul style="list-style-type: none"> Site WG19-2 (proposed through Option 1 and Option 1 (max)): area of deciduous woodland and ancient woodland located directly to the east of the site, on the opposite side of Kirdford Road; and Site WG19-7 (proposed through Option 3): corridor of deciduous woodland located directly to the south of the site, extending eastwards alongside the River Kird. <p>Whilst the loss of this habitat to development is unlikely, disturbance to the habitat through these options has the potential to take place from noise, light pollution or trampling from enhanced access.</p>	2	3	1	4

²³ Chichester District Council (2018): 'My Chichester District Online Mapping Tool: SINCS', [online] available to access via: <https://mydistrict.chichester.gov.uk/>

Table 4.2: Appraisal findings: Biodiversity and Geodiversity

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>Overall, Option 2 is least likely to adversely impact local ecological networks given the relative distance of the sites from priority habitats. The remaining three options have the potential to directly and indirectly impact areas of BAP priority habitats. Option 1, through delivering lower levels of growth in comparison to Option 1 (max), will help to limit potential effects from new development on local features and areas of biodiversity interest and support the resilience of ecological networks. Although Option 3 would also deliver lower levels of growth in comparison to Option 1 (max), the proximity of Site WG19-7 to the River Kird (a tributary river which connects to the 'Upper Arun' SSSI) indicates that the site is likely to have a higher ecological sensitivity in comparison to Site WG19-2.</p> <p>Nonetheless, all options have the potential to provide enhancements to ecological networks providing development proposals are designed to deliver measurable, proportionate and appropriate biodiversity net gains, in line with national and local policy. This could include retaining and enhancing habitats, improving ecological connectivity to create biodiversity networks with the surrounding landscape, and including measures to attract wildlife to new development areas such as: planting wildflower meadows and native hedgerows; bridges / tunnels for small mammals; the use of boxes /bricks for birds, bees and invertebrates; ponds and drainage ditches.</p>				

Table 4.3: Appraisal findings: Climate Change

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>In response to the UK Government’s commitment to tackling the climate crisis, Chichester District Council declared a climate emergency²⁴ in July 2019 and pledged a target to achieve net zero carbon by 2050. In the context of this, it will be important for the WGNP to encourage proposals which seek to incorporate sustainable construction methods through design, and which seek to deliver low-carbon development. This could include via the use of thermally efficient insulation materials and double glazing, the use of sustainable water sources (rainwater harvesting and management), and via the application of renewable energy sources (where appropriate).</p> <p>In terms of climate change mitigation, Chichester has seen an approximate 36.0% reduction in the percentage of total emissions per capita between 2005 and 2017, lower than the reductions for West Sussex (38.0%), the South East of England (40.0%) and England (40.0%).²⁵ Road transport is a significant contribution to emissions at the district level. In this respect, Site WG19-5 and Site WG19-7 are within a five-minute walking distance to Wisborough Green village centre (as shown within Figure 13 in the current version of the WGNP) and benefit from pedestrian connectivity into the village centre. The remaining four potential site allocations are located at further distance from local amenities (i.e. outside of the five-minute walking distance to the village centre, as shown in the WGNP). However, Site WG19-2, Site WG19-3 and Site WG19-4 (key sites within Option 1 and Option 1 (max)) do not benefit from pedestrian connectivity into the village centre. Therefore, development through Option 2 and Option 3 will, to an extent, help limit greenhouse gas emissions from transport through encouraging a greater proportion of new development in locations with proximity to the key amenities of Wisborough Green village and public transport networks.</p> <p>In relation to adapting to the effects of climate change, areas within Flood Zone 2 and Flood Zone 3 within the WGNP area are broadly confined to land surrounding the main watercourses, including the River Kird and the River Arun. Due to its proximity to the River Kird, there is a small area of land towards the southern boundary of Site WG19-7 which is within Flood Zone 2. However, the rest of the site is within Flood Zone 1 and has a low fluvial flood risk. Given the remaining five potential site allocations are all within Flood Zone 1, fluvial flood risk is unlikely to comprise a significant constraint to development through all options. It is also considered that the provisions of the NPPF and national policy (including relating to the sequential / exception test) will help guide development away from potential flood risk areas and ensure that appropriate mitigation measures are implemented. Such measures could include the use of permeable materials and natural features within the design of new development areas to appropriately respond to the potential impacts from more frequent extreme weather events.</p> <p>Regarding surface water flood risk issues, areas at ‘medium’ to high’ risk within Wisborough Green village are primarily located along the road network, particularly along Kirdford Road, Durbans Road and Newpound Lane. Although most of the potential site allocations have a ‘very low’ or ‘low’</p>	=2	=2	=1	=1

²⁴ Chichester District Council (2019): ‘Climate Emergency’, [online] available to access via: <https://www.chichester.gov.uk/article/31755/Council-declares-a-climate-emergency>

²⁵ UK Gov (2017): ‘Local Authority CO₂ emissions estimates 2005-2017 (kt CO₂) - Full dataset’ [online] available from: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

Table 4.3: Appraisal findings: Climate Change

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>risk, there are some isolated areas of 'medium' to 'high' risk within the following sites:</p> <ul style="list-style-type: none"> Site WG19-2 (proposed through Option 1 and Option 1 (max)): areas of 'high' risk alongside the southern site boundary, impacting areas surrounding a drain which connects to Boxal Brook (approximately 100m to the west of the site). Additional areas of 'high' risk immediately to the east of the site, along Kirdford Road; and Site WG-19-5 (proposed through all options): corridor of 'medium' risk areas within the central section of the site, with areas of 'high' risk located directly to the west of the site (along Durbans Road). <p>Reflecting this, Option 1 and Option 1 (max) perform least favourably in terms of surface water flood risk issues. However, it is anticipated that surface water flood risk issues could largely be mitigated via the use of appropriate surface water management which would minimise the risk of surface water run-off to surrounding areas.</p>				

Table 4.4: Appraisal findings: Landscape

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>Designated in 2010 and covering an area of approximately 1,650 km² (including the southern section of the WGNP area), the South Downs National Park (SDNP)²⁶ contains some of England’s most iconic lowland landscapes. Given the location of the potential site allocations (all within the northern section of the WGNP area, adjacent to Wisborough Green village), none of the potential options are likely to adversely impact the special qualities of this nationally protected landscape.</p> <p>At the local level, landscape and villagescape character plays an important part in understanding the relationship between people and place, identifying recognisable and distinct patterns in the landscape which make one area different from another. Landscape and villagescape character can assist in the assessment of the likely significance of effects of change resulting from new development areas, both in visual and amenity terms. In this regard, Chichester District Council’s Landscape Capacity Study (LCS) contains a detailed overview of the constraints and opportunities associated with broad areas of growth surrounding key settlements across the district. A brief summary of the local landscape sensitivity assessment in relation to the potential site allocations is provided below:</p> <ul style="list-style-type: none"> • Site WG19-7 is within sub-area 166 ‘River Kird and Southern Setting’, defined within the LCS as having a ‘LOW’ capacity for change. • Site WG19-2, Site WG19-3, Site WG19-4, Site WG19-5 and Site WG19-8 are within sub-area 167 ‘Wisborough Green Settled Low Weald, also defined within the LCS as having a ‘LOW’ capacity for change. <p>In this respect, the potential site allocations through all four options have the potential to adversely impact local landscape and villagescape character in the absence of sensitive design. Reflecting these sensitivities, development proposals should be accompanied by an appropriate Landscape and Visual Impact Assessment in line with the current Landscape Institute Guidelines which demonstrate how any impacts would be appropriately mitigated through the application of sensitive design measures. This could include measures which seek to conserve and enhance the special qualities of the local landscape, retain and enhance locally important viewpoints, incorporate local materials into the design to respond to local architectural styles, and incorporate visual screening from the surrounding landscape (including from nearby residential areas).</p> <p>Nonetheless, some of the sites are perhaps more sensitive than others from a local landscape and villagescape perspective. For example:</p> <ul style="list-style-type: none"> • Site WG19-2 is located to the north west of the village and is a partly developed site with areas of hardstanding and small business units. The site is nestled within the landscape at this location, due to its relatively flat topography and the visual screening provided (in part) by the vegetation along its boundaries. • Site WG19-3 comprises approximately five glass houses which (in their current form) are broadly similar in height and width to the properties located immediately to the west. The site, whilst relatively open in character, is nestled within the existing ribbon development located along Kirdford Road. 	1	2	4	3

²⁶ SDNP Authority (2021): South Downs Local Plan and Policies Map (2014-2033), [online] available to access via: <https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/>

Table 4.4: Appraisal findings: Landscape

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<ul style="list-style-type: none"> Site WG19-4 is relatively open in character and forms part of the local green gap between properties along Kirdford Road and Wisborough Green village. As highlighted within the Locally Valued Open Land Assessment²⁷ (completed in February 2020 on behalf of the WGNP Steering Group), a primary purpose of the local green gap in this area is to separate the village core, and particularly the conservation area, from the ribbon development further along Kirdford Road. This is explored within the ‘Historic Environment’ appraisal, below. Site WG19-5 and Site WG19-7 are located adjacent to the existing village core and are partially screened from view by the surrounding buildings and vegetation along Durbans Road and Petworth Road, respectively. Both sites slope away from the village core towards nearby watercourses (further explored within the ‘Land, Soil and Water Resources’ appraisal) which reduces their visual prominence from within the village. Nonetheless, there are direct views into both sites from properties located along Durbans Road and Petworth Road. Site WG19-8 is relatively open in character and forms part of the local green gap between properties located along Billingshurst Road and Wisborough Green village (particularly Newpound Lane, to the north of the site). As highlighted within the Locally Valued Open Land Assessment, the local green gap includes a group of fields which are visible from a number of public footpaths, including two which pass adjacent to the northern and eastern site boundary. The local green gap also forms the rural setting for views towards the Grade I listed ‘The Parish Church of St Peter ad Vincula’. <p>In the context of the above, Site WG19-4 and Site WG19-8 are perhaps the most sensitive sites, given that new development areas at these locations would impact upon the integrity of locally important green gaps and open areas which protect the distinctiveness and identity of the village core. Option 1 and Option 1 (max) would deliver the highest proportion of new development on sites which are perhaps less sensitive from a landscape and villagescape perspective (i.e. Site WG19-2 and Site WG19-3). Nonetheless, Option 1, through delivering lower levels of growth in comparison to Option 1 (max), will help to limit potential effects from new development on local landscape and villagescape features.</p> <p>Regarding locally important landscape and villagescape features of interest, Chichester District Council have designated Tree Preservation Orders (TPOs) in the interest of their amenity value²⁸. This includes TPO areas adjacent to:</p> <ul style="list-style-type: none"> Site WG19-4 (alongside Kirdford Road); Site WG19-5 (to the west of the site alongside Durbans Road); and Site WG19-8 (encompassing Glebe Way). <p>However, it is anticipated that these features can be retained through new development areas. Additionally, delivering net gains in biodiversity and green infrastructure enhancements have the potential to help conserve and enhance landscape and villagescape character, including its special qualities</p>				

²⁷ Terra Firma Consultancy Ltd (2020): ‘Wisborough Green Locally Valued Open Land Assessment’, [online] available to access via: <https://www.wisboroughgreen.org/neighbourhood-plan-review-2019/>

²⁸ Chichester District Council (2018): ‘My Chichester District Online Mapping Tool: TPOs’, [online] available to access via: <https://mydistrict.chichester.gov.uk/>

Table 4.4: Appraisal findings: Landscape

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>and sense of place. For example, enhanced habitats (trees, hedgerows, grass, shrub, etc.) can form important parts of the landscape, and also provide a role in landscape buffering and planting, providing screening to restrict undesirable views. They can also play a role in contributing towards local distinctiveness and a sense of place.</p> <p>In summary, Option 1 is likely to perform most favourably in relation to the Landscape SEA theme given that the scale of proposals which would be taken forward at these locations can potentially limit the impacts on landscape and villagescape character. This is providing that proposals incorporate sensitive designs which contribute to local distinctiveness and sense of place, with due regard given to the landscape strategies, mitigation measures and recommendations (as outlined in the LCS). Proposals should also seek to maintain the integrity of the local green gap between the village core and the ribbon development along Kirdford Road (particularly for Site WG19-4).</p>				

Table 4.5: Appraisal findings: Historic Environment

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>In relation to historic environment constraints, the settlement of Wisborough Green has the largest concentration of features and areas of historic interest in the WGNP area, including 94 Grade II listed buildings, the Grade I listed 'The Parish Church of St Peter ad Vincula'²⁹, and Wisborough Green Conservation Area. In this respect, potential impacts to the historic environment are possible through all options, given they comprise sites which are within proximity to the existing village boundary. For example:</p> <ul style="list-style-type: none"> Site WG19-4 (proposed through all options): direct views into the site from the Grade II listed 'Brookland Farmhouse', which is located approximately 100m to the north west. Given the relatively open aspect of the site itself and the surrounding landscape, the Grade II listed 'Brookland Farmhouse' is also likely to be visible from some locations within the site. Wisborough Green Conservation Area is located approximately 100m to the south of the site. Views into / from the conservation area are unlikely due to the screening provided by vegetation alongside 1) neighbouring agricultural fields and 2) Kirdford Road. Site WG19-5 (proposed through all options): southern and western site boundaries located adjacent to Wisborough Green Conservation Area. The site is also within the setting of the Grade II listed 'Park View' and the Grade II listed 'The Cricketers Arms Public House', given the location of these heritage assets directly adjacent to its south western boundary. However, the vegetation along the site boundaries is likely to provide some visual screening. Site WG19-7 (proposed through Option 3): northern and north western site boundaries located adjacent to Wisborough Green Conservation Area. The site is also within the setting of two Grade II listed buildings which are located directly to the north of the site (along Petworth Road), specifically: 'Albion House' and 'Jasmine Cottage'. The two Grade II listed buildings adjacent to the north east of the site: 'Yew Tree Cottage' and 'Yew Trees' (at Balchins Close) are screened from view by the existing residential dwellings and vegetation located alongside the north eastern site boundary. The existing access into the site (via a turning from Petworth Road) is also within the setting of the Grade II listed 'Coed Afal'. However, this heritage asset is partially screened from view by existing vegetation. Site WG19-8 (proposed through Option 2): direct views into Wisborough Green Conservation Area from within the site, including locally important viewpoints of the Grade I listed 'The Parish Church of St Peter ad Vincula' from the public rights of way located adjacent to the northern and eastern site boundaries. <p>Reflecting these sensitivities, consultation with Historic England is encouraged in order to ensure that development proposals seek to implement sensitive design techniques which respect and enhance the setting of heritage assets. Such measures could include:</p> <ul style="list-style-type: none"> high quality and (where possible) locally sourced materials and detailing that contribute positively to the setting of nearby heritage assets and reflect local building traditions. 	=1	=1	4	3

²⁹ Historic England (2021): National Heritage List for England', [online] available to access via: <https://historicengland.org.uk/listing/the-list/advanced-search>

Table 4.5: Appraisal findings: Historic Environment

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<ul style="list-style-type: none"> addressing the principal issues and site-specific improvements for the Wisborough Green Conservation Area (as listed within the Appraisal and Management Plan).³⁰ safeguarding locally important viewpoints which contribute to the setting of heritage designations. retention of traditional heritage features through the design of new development areas. proposals could reflect the distinctive and historical architectural style and design traditions established in the WGNP area, integrating with the historic topography, settlement form, historic street patterns and street lines. <p>It is important to note that Site WG19-2 and Site WG19-3 are not located within or adjacent to any nationally designated listed buildings or the Wisborough Green Conservation Area. Additionally, these sites are not likely to adversely impact the setting of any heritage designations given 1) the visual screening provided by surrounding vegetation at these locations and 2) the relatively flat topography within the surrounding areas. In this respect, Option 1 and Option 1 (max) are the most favourable options with regards to conserving the historic environment.</p> <p>With reference to non-designated heritage assets and features, the West Sussex Historic Environment Record (HER) and Chichester HER contain several locally important heritage features which contribute to the character and setting of the WGNP area. This includes: the Wey and Arun Canal; glass houses and furnaces; records of Mesolithic and Neolithic flint working sites; brickyards, brickworks, and limekilns; woodlands and parkscapes; and monuments of local significance. However, in the absence of a detailed mapping system showing the location of these features, it is uncertain whether any of the options are likely to impact upon any locally important heritage features. Nonetheless, development proposals at all locations should be encouraged to undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.</p>				

³⁰ Chichester District Council (2010): 'Wisborough Green Conservation Area Appraisal and Management Proposals', [online] available to access via: <<https://www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals#wisborough>>

Table 4.6: Appraisal findings: Land, Soil and Water Resources

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>Regarding the location of the best and most versatile (BMV) land for agricultural purposes, a detailed agricultural land classification (ALC) assessment has not been undertaken for most of the WGNP area. The provisional ALC assessment and the likelihood of BMV agricultural land assessment datasets from Natural England suggest that the undeveloped areas of the potential site allocations have a low likelihood (less than or equal to 20%) of containing areas of BMV land. In this respect, all options are unlikely to result in the permanent loss of BMV land. Nonetheless, the national dataset is of very low resolution and may not necessarily provide an accurate reflection of the agricultural land quality within the WGNP area.</p> <p>It is important to highlight that the southern section of Site WG19-2 contains some areas of brownfield land, including areas of hardstanding (currently utilised for parking) alongside small business units. In this respect, Option 1 and Option 1 (max) would likely facilitate the highest proportion of new development on previously developed land within the WGNP area.</p> <p>Regarding the water environment, there are no watercourses passing within or adjacent to the potential site allocations. However, the following sites have the potential to impact nearby watercourses (via surface water run-off from new areas of hardstanding) in the absence of mitigation:</p> <ul style="list-style-type: none"> • Site WG19-2 is located approximately 100m to the east of Boxal Brook (a tributary of the River Kird). There is a drain located along the southern site boundary which connects to this watercourse. Additional areas of hardstanding within the site itself has the potential to increase run-off into the drain and (by extension) Boxal Brook. • Site WG19-5 gently slopes down to the north east (towards an unnamed tributary of the River Arun). Although the tributary is approximately 250m from the site itself, there is a corridor of land extending between the site and the watercourse which contains several areas of 'medium' to 'high' surface water flood risk. This indicates that the soil has poor infiltration at these locations and has the potential to become waterlogged (leading to overland flow during rainfall events). • Site WG19-7 is located approximately 50m to the north of the River Kird. The site slopes down to the south, towards the watercourse. <p>As discussed within the 'Climate Change' appraisal, it is anticipated that surface water flood risk issues could largely be mitigated via the use of appropriate surface water management which would minimise the risk of surface water run-off to surrounding areas.</p> <p>All the potential site allocations are within the 'River Arun (u/s Pallingham)' Surface Water Nitrate Vulnerable Zone (NVZ). It is useful to note that as the WGNP is likely to allocate land for residential development and potential employment areas, such uses are not considered to significantly increase the risk of pollution to NVZs. However, development proposals should be encouraged to deliver nitrate neutrality to minimise the risks to nearby watercourses (and their catchments).</p> <p>Adopted in July 2018, the Joint Minerals Local Plan³¹ outlines areas of mineral sensitivity within West Sussex. In this context, the WGNP area (encompassing the potential site allocations through all options) potentially</p>	=1	=1	3	4

³¹ West Sussex County Council (2018): 'Joint Minerals Local Plan', [online] available to access via: <https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/>

Table 4.6: Appraisal findings: Land, Soil and Water Resources

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>overlaps with the Soft Sand (including potential Silica Sand) Mineral Safeguarding Area (MSA), Brick Clay Resource MSA, and Building Stone MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E.</p> <p>Overall, Option 2 and Option 3 would facilitate a greater proportion of new development areas on greenfield land. This has the potential to result in a greater loss soils resources and of natural features which help to regulate soil and water quality.</p>				

Table 4.7: Appraisal findings: Population and Community

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>Accessibility to amenities is a key determinant of residents' quality of life. In this respect, Wisborough Green village contains the largest range of services and facilities within the WGNP area, including a village shop and post office, church, public house, sports pavilion, primary school, and a café. In terms of the relative distance of the sites from local services and facilities, Option 2 and Option 3 would deliver the highest proportion of new development areas within a five-minute walking distance to Wisborough Green village centre. This provides good accessibility to the services and facilities available locally. Whilst Site WG19-8 (as proposed through Option 2) is located further than a five-minute walking distance to the village centre, the site benefits from pedestrian connectivity into the village centre via a footpath located along Glebe Way and the A272 (Billingshurst Road). Therefore, Option 1 and Option 1 (max) are less likely to support social inclusion and community cohesion. This is given the relative disjoint of Site WG19-2, Site WG19-3 and Site WG19-4 from the village centre, and the absence of a footpath located along Kirdford Road which limits pedestrian connectivity to local amenities. Nonetheless, the width of the verge located alongside Kirdford Road could potentially accommodate a footpath.</p> <p>Housing availability is also a key determinant to residents' quality of life. In this respect, delivering higher levels of growth through Option 1 (max) has the potential to 'future proof' the WGNP by meeting (and exceeding) locally identified needs. In this respect, Option 1 (max) would deliver approximately eight additional dwellings, 20% above Chichester District Council's housing requirement of 40 dwellings (as proposed by the remaining three options). However, higher growth options have the potential to place additional pressures on existing services and facilities if new development areas do not facilitate community infrastructure enhancements.</p> <p>Overall therefore, Option 2 and Option 3 will do more than Option 1 and Option 1 (max) to support the quality of life of residents, social inclusion and community cohesion.</p>	=3	=3	2	1

Table 4.8: Appraisal findings: Health and Wellbeing

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>The benefits to wellbeing and mental health resulting from close contact with the natural environment are well-documented. In this respect, proposals should proactively seek to enhance green and blue infrastructure networks within the WGNP area. This could include via the incorporation of amenity greenspace, natural and semi-natural greenspaces, green corridors, and other outdoor areas (e.g. allotments, play spaces and community gardens).</p> <p>Whilst all options are likely to encourage active lifestyles by facilitating development within proximity to the existing settlement of Wisborough Green, Option 2 and Option 3 are likely to perform more favourably. This is given the relative proximity of sites taken forward through these options to local public green spaces and open spaces within the village core (as shown within Figure 11 in the current version of the WGNP), and the disjoint of Site WG19-2, Site WG19-3 and Site WG19-4 from these amenities.</p> <p>Access to services and facilities is also an important contributor to health and wellbeing. However, the nearest GP surgeries are located outside of the WGNP area in the settlements of Billingshurst (to the east), Petworth (to the south west), Pulborough (to the south) and Loxwood (to the north).</p> <p>Nevertheless, Wisborough Green village contains a range of services and facilities including a village shop and post office, church, public house, sports pavilion, primary school, and a café. As such, all options are likely to facilitate development in locations with good accessibility to local amenities. However, given the relative disjoint of Site WG19-2, Site WG19-3 and Site WG19-4 from the services and facilities within Wisborough Green village, and the lack of pedestrian connectivity to the village centre from these sites (as discussed within the 'Population and Community' appraisal above), Option 2 and Option 3 are more favourable in comparison to Option 1 and Option 1 (max).</p>	=2	=2	=1	=1

Table 4.9: Appraisal findings: Transportation

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>With reference to local public transport networks, the WGNP area is not connected to the rail network, with the nearest railway station accessible in the neighbouring settlement of Billingshurst (located approximately 3.5km to the east of Wisborough Green village). Although there are bus routes (64 and 69)³² which pass through Wisborough Green and connect to neighbouring towns of Loxwood, Plaistow, Billingshurst and Horsham, services are relatively infrequent (roughly four journeys per week, with no weekend services). In the context of the above, there is a high dependency on private vehicles, with over 90% of households in the WGNP area having access to at least one car or van (based on Census data).</p> <p>Nevertheless, options which do more to reduce the dependence on private vehicles for undertaking some day-to-day activities within the WGNP area are preferable in relation to this SEA theme. In this respect, all options would deliver new development areas in proximity to Wisborough Green village, which is the location with the widest range of services and facilities within the WGNP area (including a village shop and post office, church, public house, sports pavilion, primary school, and a café).</p> <p>In the context of the above, Site WG19-5 and Site WG19-7 are within a five-minute walking distance to Wisborough Green village centre (as shown within Figure 13 in the current version of the WGNP) and benefit from pedestrian connectivity into the village centre. Therefore, development through Option 3 will encourage a greater proportion of new development in locations with proximity to the key amenities of Wisborough Green village and public transport networks. With reference to Option 2, whilst some of the potential site allocations are located further than a five-minute walking distance to the village centre, Site WG19-8 benefits from pedestrian connectivity into Wisborough Green village centre via a footpath located along Glebe Way and the A272 (Billingshurst Road). Whilst the three sites located along Kirdford Road do not currently benefit from pedestrian connectivity to the village centre (i.e. Site WG19-2, Site WG19-3 and Site WG19-4), the width of the verge located along this route could potentially accommodate a footpath. Nonetheless, the potential site allocations through Option 1 and Option 1 (max) are perhaps less likely to reduce the reliance on private vehicles in comparison to Option 2 and Option 3.</p> <p>The impact of the COVID-19 pandemic means that the future baseline of travel demand is likely to be different for all residents within the WGNP area. In the longer term it is hard to predict how behaviours will evolve and whether some of the travel responses observed in lockdown will be maintained in some form. However, reflecting the results of the National Travel Attitudes Study³³, 94% of respondents thought it likely that they would continue to rely on active travel methods (walking and cycling) once travel restrictions were removed. In this respect, new development areas should seek to provide connectivity and accessibility to local public transport networks and maximise opportunities for safe walking and cycling to local services and facilities.</p> <p>The primary route passing through the WGNP area is the A272 (Billingshurst Road), which connects to Billingshurst (approximately 2km to the east),</p>	3	4	2	1

³² Compass Travel (2021): 'West Sussex Bus Services', [online] available to access via: <https://www.compass-travel.co.uk/compass-timetables/bus-timetables/>

³³ Department for Transport (2020): 'National Travel Attitudes Study: Wave 4 (Provisional)': [online] available to access via: <https://www.gov.uk/government/statistics/national-travel-attitudes-study-wave-4-provisional>

Table 4.9: Appraisal findings: Transportation

Option 1: Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5

Option 1 (max): Allocations at Site WG19-2, Site WG19-3, Site WG19-4, and Site WG19-5 (higher densities)

Option 2: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-8

Option 3: Allocations at Site WG19-3, Site WG19-4 and Site WG19-5, and Site WG19-7

Discussion of potential effects and relative merits of options	Rank of preference			
	Option 1	Option 1 (max)	Option 2	Option 3
<p>Petworth (approximately 6km to the south west) and Midhurst (approximately 15km to the south west). Regarding congestion issues along the route, given existing traffic flows along the A272, the delivery of 40-48 new dwellings within the WGNP area is unlikely to significantly affect congestion. However, in terms of impacts on other routes in the village, the higher levels of growth proposed through Option 1 (max) have increased potential for adverse effects, particularly along Kirdford Road.</p> <p>Wherever practicable, development proposals should seek to include traffic calming measures through design (i.e. 20mph limits through new development areas etc.) to minimise congestion at the most sensitive locations and incorporate active travel linkages. Proposals should also take a proportionate approach to parking which effectively balances the need to support the use of alternative modes of transport to the private car with limiting potential adverse impacts on the built environment from on-street parking and other uses.</p>				

Summary of appraisal findings

- 4.22 This assessment has highlighted that all four options have the potential to have positive impacts in relation to the 'Population and Community', 'Health and Wellbeing' and 'Transportation' themes, particularly in terms of delivering new housing in areas with good access to the services and facilities available locally and encouraging more sustainable and active methods of travel for undertaking some day to day activities within the WGNP area. However, as the three sites located along Kirdford Road (i.e. Site WG19-2, Site WG19-3 and Site WG19-4) are relatively disjointed from most of the facilities in Wisborough Green, Option 2 and Option 3 perform more favourably in comparison to Option 1 and Option 1 (max) with regards to these SEA themes.
- 4.23 From a landscape perspective, given the location of the potential site allocations (all within the northern section of the WGNP area, adjacent to Wisborough Green village), none of the potential options are likely to adversely impact the special qualities of the South Downs National Park. Site WG19-4 and Site WG19-8 are perhaps the most sensitive sites, given that new development areas at these locations would impact upon the integrity of locally important green gaps and open areas which protect the distinctiveness and identity of the village core. Option 1 and Option 1 (max) would deliver the highest proportion of new development on sites which are perhaps less sensitive from a landscape and villagescape perspective (i.e. Site WG19-2 and Site WG19-3). Nonetheless, Option 1, through delivering lower levels of growth in comparison to Option 1 (max), will help to limit potential effects from new development on local landscape and villagescape features. This is subject to proposals incorporating sensitive designs which contribute to local distinctiveness and sense of place, with due regard given to the landscape strategies, mitigation measures and recommendations as outlined in the Landscape Capacity Study.
- 4.24 Regarding the historic environment, potential adverse impacts are possible through all options given they comprise sites which are within or within proximity to locations within the WGNP area with concentrations of heritage features (including listed buildings and the Wisborough Green Conservation Area). However, Site WG19-2 and Site WG19-3 are not likely to adversely impact the setting of any heritage designations given 1) the visual screening provided by surrounding vegetation at these locations and 2) the relatively flat topography within the surrounding areas. In this respect, Option 1 and Option 1 (max) are the most favourable options with regards to conserving the historic environment.
- 4.25 Ecologically, the scale of development to be taken forward through the WGNP (i.e. 40-48 residential dwellings across all options, with three business units on Site WG19-2) is not likely to adversely impact the integrity of any European or nationally designated sites for biodiversity and / or geodiversity. Option 2 is least likely to adversely impact local ecological networks given the relative distance of the sites from priority habitats. However, Option 1, through delivering lower levels of growth in comparison to Option 1 (max), will help to limit potential effects from new development on local features and areas of biodiversity interest and support the resilience of ecological networks. Whilst Option 3 would also deliver lower levels of growth in comparison to Option 1 (max), the proximity of Site WG19-7 to the River Kird (a tributary river which connects to the 'Upper Arun' SSSI) indicates that the site is likely to have a higher ecological sensitivity in comparison to Site WG19-2. It should also be noted that all options have the potential to positively enhance ecological networks providing development proposals are designed to deliver measurable, proportionate and appropriate biodiversity net gains, in line with national and local policy.
- 4.26 The provisional ALC assessment and the likelihood of BMV agricultural land assessment datasets from Natural England suggest that the undeveloped areas of the potential site allocations have a low likelihood (less than or equal to 20%) of containing areas of BMV land. In this respect, the options are unlikely to result in the permanent loss of BMV land. Nonetheless, the national dataset is of very low resolution and may not necessarily provide an accurate reflection of the agricultural land quality within the WGNP area. It is important to highlight that the southern section of Site WG19-2 contains some areas of brownfield land, including areas of hardstanding (currently utilised for parking) alongside small business units. In this respect, Option 1 and Option 1 (max) would likely facilitate the highest proportion of new

development on previously developed land within the WGNP area. Overall, Option 2 and Option 3 would facilitate a greater proportion of new development areas on greenfield land. This has the potential to result in a greater loss of soils resources and natural features which help to regulate soil and water quality.

- 4.27 In relation to adapting to the effects of climate change, other than a small area of land within the southern section of Site WG19-7, the potential site allocations through all options are located within Flood Zone 1 and therefore have a low fluvial flood risk. Whilst most of the sites have a low to very low surface water flood risk, Option 1 and Option 1 (max) performs least favourably in terms of surface water flood risk issues. However, it is anticipated that surface water flood risk issues could largely be mitigated via the use of appropriate surface water management which would minimise the risk of surface water run-off to surrounding areas. Furthermore, in recognition of Chichester District Council’s declaration of a climate emergency it is important for the WGNP to encourage proposals which mitigate and adapt to the climate crisis.

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

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

- 4.28 Following the assessment of reasonable alternatives for the spatial strategy options, the WGNP seeks to deliver the housing target of at least 40 dwellings through a combination of allocations on Sites WG19-2 – WG19-5 as proposed through Option 1 and Option 1 (max), specifically:
- Site WG19-2: ‘Ansells Yard’ (up to 18 dwellings) – Policy SS8 within the WGNP;
 - Site WG19-3: ‘Tanglewood Nursery’ (nine dwellings) – Policy SS7 within the WGNP;
 - Site WG19-4: ‘Stable Field’ (up to ten dwellings) – Policy SS6 within the WGNP; and
 - Site WG19-5: ‘Winterfold Garden’ (eight dwellings) – Policy SS5 within the WGNP.
- 4.29 This follows the consideration of the findings of the site assessments undertaken for the WGNP, consultation events, and ongoing consideration of viability and achievability and the SEA findings presented above.
- 4.30 Additionally, the WGNP supports the allocations at Greenways Nursery and Clark’s Yard which were taken forward through the ‘made’ Neighbourhood Plan in July 2016 (see Policy SS2 and Policy SS3). Sites included in the ‘made’ Neighbourhood Plan that have since been delivered (Great Meadow and Songhurst Meadow) have been removed.

Neighbourhood Plan policies

- 4.31 To support the implementation of the vision statement for the Neighbourhood Plan, the Regulation 14 version of the WGNP puts forward 36 policies to guide new development within the WGNP area.
- 4.32 The revised WGNP comprises some of the saved policies from the ‘made’ Neighbourhood Plan along with several new and amended policies. In this respect, amendments to policy wording in places has reflected the latest available studies and baseline information available. Policies were developed following extensive community consultation and evidence gathering and are listed below in **Table 4.10**.

Table 4.10: Neighbourhood Plan policies

Reference	Policy Name
Overarching Policies	
OA1	Development Allocation
OA2	Spatial Strategy

Reference	Policy Name
OA3	Settlement Boundary
OA4	Small Scale Housing Sites
OA5	Local Green Gaps
OA6	Development in the Plan Area that lies within the SDNP
OA7	Land Adjoining the SDNP
OA8	Flood Risk
Environmental Policies	
EN1	Ecological Sites
EN2	Landscape Character and Open Views
EN3	Public Rights of Way
EN4	Conserving and Enhancing the Heritage Environment
EN5	Local Green Space
EN6	Local Open Space
EN7	Biodiversity
Community Development Policies	
CD1	Retention of Assets of Community Value
Housing Policies	
HO1	Housing Need
HO2	Agricultural Occupancy Conditions
Design Standards Policies	
DS1	Housing Density
DS2	Vernacular for New Developments
DS3	Housing Extensions – Style and Vernacular
DS4	Parking Provision and Standards
Economic Development Policies	
ED1	Development of New Business and Existing Business
ED2	Encourage and Support Home Working
ED3	Site Specific Policy – Commercial Areas
Infrastructure Policies	
IN1	Waste Water Management
IN2	Pedestrian Access
IN3	Street Lighting and Dark Night Skies
IN4	Climate Change, Energy Conservation and Renewable Energy Schemes
IN5	Communications Connectivity
Wisborough Green Site-Specific Policies	
SS2	Greenways Nursery, Kirdford Road

Reference	Policy Name
SS3	Clark's Yard, Billingshurst Road
SS5	Winterfold Garden, Durbans Road
SS6	Stable Field, Kirdford Road
SS7	Tanglewood Nursery, Kirdford Road
SS8	Ansells Yard, Kirdford Road

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

Introduction

- 5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the Regulation 14 consultation version of the WGNP. This chapter presents:
- An appraisal of the current version of the WGNP under the eight SEA theme headings; and
 - The overall conclusions at this current stage and recommendations for the next stage of plan-making.

Approach to this appraisal

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

Biodiversity and Geodiversity

- 5.5 There are no European or nationally designated sites for biodiversity and / or geodiversity located within or adjacent to any of the proposed site allocations. Site WG19-5 'Winterfold Garden' (see Policy SS5) overlaps with SSSI Impact Risk Zones (IRZs) for the types of development likely to come forward during the plan period, specifically: IRZs for 'large non-residential developments outside existing settlements / urban areas where footprint exceeds 1ha' and 'any residential development of 100 or more houses outside existing settlements / urban areas'. However, the scale of development to be taken forward through the WGNP (approximately 40 dwellings) does not exceed the IRZ thresholds.
- 5.6 In the wider context, there are five European Sites located within a 10km radius surrounding the WGNP area, including: The Mens SAC, Ebernoe Common SAC, Duncton to Bignor Escarpment SAC, Arun Valley SAC and Arun Valley SPA / Ramsar. In this respect, the Regulation 14 version of the WGNP is accompanied by a Habitats Regulations Assessment (HRA) which considers in detail the potential impact pathways between the proposed site allocations and European designated sites. Several recommendations in the form of additional policy wording are made to ensure that adequate mitigation measures are delivered by developers at the planning application stage. These recommendations (which relate to air quality mitigation and phosphate neutrality) can be viewed within the HRA and are expected to be reflected in the submission version of the WGNP.
- 5.7 Through changes in land management, one of the key initiatives within the UK Government's Environment Bill (2020) is to develop a Nature Recovery Network, providing 500,000 hectares of additional wildlife habitat, more effectively linking existing protected sites and landscapes, as

well as urban green and blue infrastructure³⁴. An environmental net gain principle for development is also embedded within the goals and policies of the UK Government's 25-Year Environment Plan³⁵ (which was published in January 2018) and the Planning White Paper (published in August 2020)³⁶.

- 5.8 In the context of the above and with reference to the proposed site allocations, Policy SS5 'Winterfold Garden, Durbans Road', Policy SS6 'Stable Field, Kirdford Road', Policy SS7 'Tanglewood Nursery, Kirdford Road' and Policy SS8 'Ansells Yard, Kirdford Road' confirm that the proposals shall detail biodiversity enhancements and provide overall biodiversity net gains (where possible). Any additional planting shall incorporate native species which are appropriate to the environs. Policy EN1 'Ecological Sites' states that new development areas must avoid the loss of biodiversity, including designated sites and habitats. Additionally, stepping stones or corridors identified for the green infrastructure network (available on the WGNP website) should be protected to maintain connectivity between nationally and internationally designated sites. Where it is robustly demonstrated that avoidance measures are not possible, the policy goes on to suggest that proposals should incorporate mitigation and deliver biodiversity net gains. This is reaffirmed through Policy EN7 'Biodiversity' which suggests that natural features should be incorporated within and surrounding new development areas to provide biodiversity enhancements and net gains (wherever possible).
- 5.9 More broadly, the WGNP sets out provisions which will 1) help limit potential effects from new development on features and areas of biodiversity interest and 2) support enhancements. For example, Policy EN7 stipulates that all proposals for development should protect and enhance biodiversity and geodiversity in line with national policy and with the following criteria (which includes but is not limited to):
- Protecting and enhancing internationally, nationally and locally designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands;
 - Preserving ecological networks, and the migration or transit of flora and fauna;
 - Protecting ancient trees and woodlands; and
 - Promoting the preservation, restoration and enhancement of wildlife, priority habitats and the protection and recovery of priority species.
- 5.10 Where adverse impacts on biodiversity cannot be avoided, Policy EN7 also outlines a requirement for mitigation measures to be incorporated into new development areas. This should ensure that ecological sensitivities are appropriately considered during the planning, construction and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains.
- 5.11 In terms of locally important areas of biodiversity value, none of the proposed site allocations are located within a Site of Nature Conservation Interest (SNCI), with the nearest SNCI (Dunhurst and Northup Copses) located approximately 150m to the north west of Site WG19-2 'Ansells Yard' (see Policy SS8). However, there is an area of deciduous woodland BAP priority habitat and ancient woodland located directly to the east of Ansells Yard, on the opposite side of Kirdford Road. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. However, the proposed site allocations have the potential to provide enhancements to ecological networks.
- 5.12 In the context of the above, Policy OA2 'Spatial Strategy' highlights that new development areas should not adversely impact upon biodiversity, significant trees and the wider countryside. Proposals for small-scale housing sites within the settlement boundary is supported through Policy OA4 providing that new development areas would not result in the

³⁴ GOV.UK (2020): 'Environment Bill – Policy Statement', [online] available to access via:

<https://www.gov.uk/government/publications/environment-bill-2020/30-january-2020-environment-bill-2020-policy-statement>

³⁵ DEFRA (2018): 'A Green Future: Our 25 Year Plan to Improve the Environment', [online] available to access via:

<https://www.gov.uk/government/publications/25-year-environment-plan>

³⁶ MHCLG (2020): 'Planning for the Future', [online] available to access via:

<https://www.gov.uk/government/consultations/planning-for-the-future>

loss of valuable trees, hedges or other natural features. This is reaffirmed through Policy DS2 'Vernacular for New Developments' which aims to prevent the loss of ancient woodlands and veteran trees within the WGNP area. Proposals which have the potential to impact local green gaps will only be supported in the exceptional circumstances as listed within Policy OA5, including the retention of important trees and hedgerows. Positive community uses for these open areas is encouraged through the policy where it can be demonstrated that the proposal would enhance biodiversity. Furthermore, Policy EN1 confirms that all new development proposals within the WGNP area must retain existing hedgerows in order to ensure that protected species and habitats are not harmed.

- 5.13 The integrity of protected species (particularly nocturnal species) will be indirectly supported through the provisions of Policy IN3 'Street Lighting and Dark Night Skies' which seeks to avoid any adverse impacts on the unlit environment within the parish by using low-level lighting. In this respect, proposals will be expected to minimise impacts to biodiversity and ensure that key habitats, particularly woodlands, are appropriately safeguarded and not considered as a natural shield to lighting. This will safeguard areas which provide roosting and foraging sites for protected species, maintaining habitat connectivity and reducing fragmentation.

Climate Change

- 5.14 In response to the UK Government's commitment to tackling the climate crisis, Chichester District Council declared a climate emergency in July 2019 and pledged a target to achieve net zero carbon by 2050. In the context of this, it will be important for the WGNP to encourage proposals which seek to deliver mitigation and adaptation measures through design. A key policy in this regard is Policy IN4 'Climate Change, Energy Conservation and Renewable Energy Schemes', encouraging proposals and outlining measures which seek to incorporate sustainable construction methods through design, minimise energy consumption, and which seek to deliver low-carbon development. Specifically, energy generating schemes and infrastructure using renewable energy sources and insulating materials will be supported for existing individual properties and new development within the WGNP area. Additionally, Policy DS4 'Parking Provision and Standards' aims to ensure that adequate parking capacity is provided within new development areas, including the installation of electric vehicle charging facilities in accordance with West Sussex County Council's parking standards policy.
- 5.15 The impact of the COVID-19 pandemic means that the future baseline of travel demand is likely to be different for all residents. In the longer term it is hard to predict how behaviours will evolve and whether some of the travel responses observed in lockdown will be maintained in some form. Policy EN3 states that existing public rights of way and means of public access within the WGNP area should be protected and enhanced (where possible) through new development areas. Policy IN2 outlines that development proposals should provide pedestrian connectivity within the development site which connects to the existing public rights of way network within the WGNP area. This is important with reference to the proposed site allocations, given that those located along Kirdford Road (Site WG19-2 'Ansell's Yard', Site WG19-3 'Tanglewood Nursery' and Site WG19-4 'Stable Field') do not currently benefit from pedestrian connectivity to the village centre. In terms of climate change mitigation, these provisions will help encourage a limitation of emissions associated with new development proposals through protecting and enhancing local walking and cycle routes and ensuring developments have good accessibility to services and facilities.
- 5.16 Policy OA2 'Spatial Strategy' outlines that proposals for sustainable development will be supported in principle providing that it is located within or in close proximity to a five-minute walking distance from local amenities within the village centre. Proposals for new development areas located outside of the settlement boundary will only be permitted in exceptional circumstances (see Policy OA3). This approach will further support climate change mitigation through delivering an increased proportion of growth in the locations within the WGNP area with the widest range of services and facilities, employment opportunities, public transport provision and active travel networks. This will help reduce the need to travel to access key amenities and limit the need to travel by private vehicle.

- 5.17 In relation to adapting to the effects of climate change, areas within Flood Zone 2 and Flood Zone 3 within the WGNP area are broadly confined to land surrounding the main watercourses, including the River Kird and the River Arun. Given the proposed site allocations (see Policies SS5 – SS8) are all within Flood Zone 1, fluvial flood risk is unlikely to comprise a significant constraint to development. Nonetheless, WGNP policies also seek to provide sufficient adaptation measures in order to minimise the flood risk potential from new developments. Key policies in this regard include Policy OA8 'Flood Risk' which states that new development areas within flood risk zones should be subject to a site-specific flood risk assessment. Policy IN1 'Waste Water Management' also requires proposals to demonstrate that any new connections to the primary sewer network would not increase the risk of flooding. It is also considered that the provisions of the NPPF and national policy (including relating to the sequential / exception test) will help guide development away from potential flood risk areas and ensure that appropriate mitigation measures are implemented.
- 5.18 Regarding surface water flood risk issues, areas at 'medium' to 'high' risk within Wisborough Green village are primarily located along the road network, particularly along Kirdford Road, Durbans Road and Newpound Lane. Although most of the proposed site allocations have a 'very low' or 'low' risk, there are some isolated areas of 'medium' to 'high' risk within the following sites:
- Site WG19-2 'Ansells Yard' (see Policy SS8): areas of 'high' risk alongside the southern site boundary, impacting areas surrounding a drain which connects to Boxal Brook (approximately 100m to the west of the site). Additional areas of 'high' risk immediately to the east of the site, along Kirdford Road; and
 - Site WG-19-5 'Winterfold Garden' (see Policy SS5): corridor of 'medium' risk areas within the central section of the site, with areas of 'high' risk located directly to the west of the site (along Durbans Road).
- 5.19 However, it is anticipated that surface water flood risk issues could largely be mitigated via the use of appropriate surface water management which would minimise the risk of surface water run-off to surrounding areas. In this respect, Policy SS5 'Winterfold Garden, Durbans Road', highlights that a flood risk assessment shall be submitted to demonstrate how flood risk to the site will be managed, including surface water drainage features as part of the overall design scheme. This is reaffirmed through the additional site-specific policies within the WGNP (see Policies SS6 – SS8).
- 5.20 With further reference to adapting to the effects of climate change, Policy EN1 'Ecological Sites' aims to deliver 'measurable' biodiversity net gains through habitat creation, restoration, and enhancement (amongst other considerations), whilst also preventing the loss of ecological assets from development. Policy EN7 'Biodiversity' seeks to ensure that the existing networks (which includes green spaces) are safeguarded, improved, and enhanced. Alongside the policies which aim to protect and enhance areas of open space and local green spaces (see Policy OA5 'Local Green Gaps', Policy EN5 'Local Green Space' and Policy EN6 'Local Open Space'), this will support the protection of natural features in the landscape (i.e. trees and hedgerows) that will help limit the impacts of the likely effects of climate change (including extreme weather events) through providing summer shading and reducing surface water run-off. Relevant to climate change mitigation, these natural features also act as carbon sequestrators in the landscape.

Landscape

- 5.21 In terms of landscape sensitivity, it is important to acknowledge that none of the proposed site allocations are within the boundaries of the South Downs National Park which overlaps with the southern section of the WGNP area. Given the location of the proposed site allocations within the northern section of the WGNP area (adjacent to Wisborough Green village), none of the sites are likely to adversely impact the special qualities of this nationally protected landscape. Within the WGNP, Policy OA6 stipulates that any development proposals within the South Downs National Park must conserve and enhance its special qualities including (but not limited to) its tranquillity and dark skies. The policy recognises that proposals must also be consistent

with the statutory purposes and duty of this nationally protected landscape. Policy OA7 states that any development within the land adjoining the South Downs National Park will only be permitted where it positively contributes to its setting and does not detract from its visual qualities and essential characteristics. The policy confirms that the assessment of such proposals should have regard to the South Downs Partnership Management Plan and the Local Plan. Furthermore, Policy OA2 'Spatial Strategy' and Policy EN4 stipulates that development proposals should consider the wider landscape impact in relation to the National Park.

- 5.22 Landscape and villagescape character play an important part in understanding the relationship between people and place, identifying recognisable and distinct patterns in the landscape which make one area different from another. The proposed site allocations are within sub-area 167 'Wisborough Green Settled Low Weald, defined within Chichester District Council's Landscape Capacity Study (LCS) as having a 'LOW' capacity for change. In this respect, the delivery of approximately 40 dwellings over the plan period has the potential to have impacts on landscape and villagescape character if not appropriately located and designed.
- 5.23 Reflecting these sensitivities, development proposals should include measures which seek to conserve and enhance the special qualities of local landscapes and villagescapes, retain and enhance locally important viewpoints, incorporate local materials into the design to respond to local architectural styles (i.e. the Sussex vernacular), and incorporate visual screening from the surrounding landscape (including from nearby residential areas). Key policies within the WGNP in this regard include Policy DS1 'Housing Density', Policy DS2 'Vernacular for New Developments' and Policy DS3 'Housing Extensions – Style and Vernacular'. Proposals will be developed with high quality and sensitively designed properties which adhere to the Village Design Statement (which provides advice on detailing and appropriate materials).
- 5.24 With reference to the proposed site allocations (and their surrounding environs):
- Site WG19-2 'Anells Yard' (see Policy SS8) is located to the north west of the village and is a partly developed site with areas of hardstanding and small business units. The site is nestled within the landscape at this location, due to its relatively flat topography and the visual screening provided (in part) by the vegetation along its boundaries.
 - Site WG19-3 'Tanglewood Nursery' (see Policy SS7) comprises approximately five glass houses which (in their current form) are broadly similar in height and width to the properties located immediately to the west. The site, whilst relatively open in character, is nestled within the existing ribbon development located along Kirdford Road.
 - Site WG19-4 'Stable Field' (see Policy SS6) is relatively open in character and forms part of the local green gap between properties along Kirdford Road and Wisborough Green village. As highlighted within the Locally Valued Open Land Assessment (completed in February 2020 on behalf of the WGNP Steering Group), a primary purpose of the local green gap in this area is to separate the village core, and particularly the conservation area, from the ribbon development further along Kirdford Road.
 - Site WG19-5 'Winterfold Garden' (see Policy SS5) is located adjacent to the existing village core and is partially screened from view by the surrounding buildings and vegetation along Durbans Road. The site slopes away from the village core towards a nearby watercourse which reduces its visual prominence from within the village. Nonetheless, there are direct views into the sites from properties located along Durbans Road.
- 5.25 In the context of the above, Site WG19-4 'Stable Field' is perhaps the most sensitive site, given that new development areas at this location would impact upon the integrity of locally important green gaps and open areas which protect the distinctiveness and identity of the village core. In recognition of this, Policy SS6 'Stable Field, Kirdford Road' requires the proposal to consider how the style of dwellings will consider the highly sensitive and open nature of the local green gap in which it is situated. This could include via sensitive designs which contribute to local distinctiveness and sense of place, with due regard given to the landscape strategies, mitigation measures and recommendations (as outlined in the LCS).

- 5.26 Policy OA5 'Local Green Gaps' also acknowledges the importance of such areas within the parish. Specifically, proposals which have the potential to impact upon the integrity of the gaps will only be supported in exceptional circumstances and must comply with the following criteria (amongst other considerations):
- The proposals should retain the openness of Local Green Gaps, visually and physically delineating the break between the central core and outlying areas;
 - The proposal should be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the Local Green Gap; and
 - Proposals should be accompanied by a mitigation plan showing how the Local Green Gap can be enhanced by planting and other amelioration.
- 5.27 Regarding locally important landscape and villagescape features of interest, Chichester District Council have designated Tree Preservation Orders (TPOs) in the interest of their amenity value. This includes TPO areas adjacent to Site WG19-4 'Stable Field' (alongside Kirdford Road) and Site WG19-5 'Winterfold Garden' (to the west of the site alongside Durbans Road). However, it is anticipated that these features can be retained through new development areas. Additionally, delivering net gains in biodiversity and green infrastructure enhancements have the potential to help conserve and enhance landscape and villagescape character, including its special qualities and sense of place. For example, enhanced habitats (trees, hedgerows, grass, shrub, etc.,) can form important parts of the landscape, and also provide a role in landscape buffering and planting, providing screening to restrict undesirable views. They can also play a role in contributing towards local distinctiveness and a sense of place.
- 5.28 Key policies in this regard include Policy OA2 'Spatial Strategy' which welcomes proposals within or in close proximity to the settlement boundary, providing that new development areas retain locally important green spaces and would not sprawl into the wider countryside. Additionally, the policy states that new development areas should conserve and retain village character (in line with the Village Design Statement and site context), protecting prominent views and significant trees. This is reaffirmed through Policy EN7 'Biodiversity' which seeks to protect ancient trees and trees of arboricultural value.
- 5.29 Policy IN3 'Street Lighting and Dark Night Skies' affirms that external lighting within new commercial and residential developments should be avoided (where possible). Where demonstrated as being necessary, the policy highlights that an external lighting scheme should be submitted alongside the planning application to demonstrate that the proposal would not detract from the unlit environment of the parish and has been designed to minimise light pollution. Policy EN2 'Landscape Character and Open Views' affirms that new development areas should maintain local landscape character and should not cause unacceptable loss or harm to significant views that provide open aspects across the village, surrounding fields and open spaces. Where new development areas have the potential to adversely impact upon landscape character and views, proposals will be expected to incorporate appropriate mitigation measures to reduce any harm to an acceptable level. These policies will support a limitation of effects on the open countryside and safeguard these areas from inappropriate types and scales of development. This will help to limit potential effects from new development on local landscape and villagescape features.
- 5.30 More broadly in relation to landscape and villagescape character, Policy OA4 states that proposals for small-scale housing sites within the settlement boundary should integrate within the existing village and complement the character of the parish. Policy ED1 'Development of New and Existing Business' is supportive of such proposals providing that they would conserve and enhance local distinctiveness and not have any detrimental effects on the surrounding landscape character. Policy EN4 'Conserving and Enhancing the Heritage Environment' states that new development must recognise, respect and enhance the local distinctiveness and character of the area. In this respect, planning permission shall be supported where development is in keeping with the character of the existing natural area and sensitively contributes to creating places of a high architectural and built quality. Additionally, Policy DS1 'Housing Density' aims to ensure that new or replacement dwellings reflect the immediate character of the street or area within its location. The built coverage of all sites shall be

expected to provide sufficient space for planting areas to mature and for new developments to assimilate with the village and its setting.

Historic Environment

- 5.31 In relation to historic environment constraints, the settlement of Wisborough Green has the largest concentration of features and areas of historic interest in the WGNP area, including 94 Grade II listed buildings, the Grade I listed 'The Parish Church of St Peter ad Vincula', and Wisborough Green Conservation Area. In this respect, impacts to the historic environment are possible from the following proposed site allocations given they are within proximity to heritage assets within the village. For example:
- Site WG19-4 'Stable Field' (see Policy SS6): direct views into the site from the Grade II listed 'Brookland Farmhouse', which is located approximately 100m to the north west. Given the relatively open aspect of the site itself and the surrounding landscape, the Grade II listed 'Brookland Farmhouse' is also likely to be visible from some locations within the site. Wisborough Green Conservation Area is located approximately 100m to the south of the site. Views into / from the conservation area are unlikely due to the screening provided by vegetation alongside 1) neighbouring agricultural fields and 2) Kirdford Road.
 - Site WG19-5 'Winterfold Garden' (see Policy SS5): southern and western site boundaries located adjacent to Wisborough Green Conservation Area. The site is also within the setting of the Grade II listed 'Park View' and the Grade II listed 'The Cricketers Arms Public House', given the location of these heritage assets directly adjacent to its south western boundary. However, the vegetation along the site boundaries is likely to provide some visual screening.
- 5.32 Reflecting these sensitivities, WGNP policies should seek to ensure that development proposals seek to implement sensitive design techniques which respect and enhance the setting of heritage assets. Such measures could include:
- High quality and (where possible) locally sourced materials and detailing that contribute positively to the setting of nearby heritage assets and reflect local building traditions.
 - Addressing the principal issues and site-specific improvements for the Wisborough Green Conservation Area (as listed within the Appraisal and Management Plan).
 - Safeguarding locally important viewpoints which contribute to the setting of heritage designations.
 - Retention of traditional heritage features through the design of new development areas.
 - Proposals could reflect the distinctive and historical architectural style and design traditions established within the WGNP area, integrating with the historic topography, settlement form, historic street patterns and street lines.
- 5.33 Key policies in this regard include Policy DS2 'Vernacular for New Developments', Policy DS3 'Housing Extensions – Style and Vernacular' and Policy EN4 'Conserving and Enhancing the Heritage Environment'. These policies are likely to provide opportunities for new development to positively contribute to the fabric and setting of heritage assets through incorporating high-quality design which reflects the historic character and special qualities of Wisborough Green. With reference to the proposed site allocations, Policy SS5 'Winterfold Garden, Durbans Road' and Policy SS6 'Stable Field, Kirdford Road' also stipulate that a heritage statement shall be submitted alongside the planning application. Specifically, the statement will detail how the design and style of dwellings will consider the proximity to the Wisborough Green Conservation Area, neighbouring listed buildings and non-designated heritage assets.
- 5.34 More broadly in relation to historic environment sensitivities, Policy EN4 affirms that new development areas should conserve and enhance the special interest and settings of designated and non-designated heritage assets in accordance with legislation and national policy. The policy specifies (but is not limited to) listed buildings, buildings of local importance, historic structures and features of character, buildings within the conservation area, historic

parcs and gardens, historic landscapes, monuments and sites of archaeological potential. Policy OA2 'Spatial Strategy' highlights that new development areas should not adversely impact the Wisborough Green Conservation Area. Policy OA4 states that proposals for small-scale housing sites within the settlement boundary should not adversely affect any heritage assets. This is reaffirmed through Policy ED1 'Development of New and Existing Business' which supports such proposals providing that they would conserve and enhance the special interest and setting of designated and non-designated heritage assets.

- 5.35 It is important to note that Site WG19-2 'Ansells Yard (see Policy SS8) and Site WG19-3 'Tanglewood Nursery' (see Policy SS7) are not located within or adjacent to any nationally designated listed buildings or the Wisborough Green Conservation Area. Additionally, these sites are not likely to adversely impact the setting of any heritage designations given 1) the visual screening provided by surrounding vegetation at these locations and 2) the relatively flat topography within the surrounding areas.
- 5.36 With reference to non-designated heritage assets and features, the West Sussex Historic Environment Record (HER) and Chichester HER contain several locally important heritage features which contribute to the character and setting of the WGNP area. This includes approximately 30 unlisted buildings within the Wisborough Green Conservation Area, the Wey and Arun Canal; glass houses and furnaces; records of Mesolithic and Neolithic flint working sites; brickyards, brickworks, and limekilns; woodlands and parkscapes; and monuments of local significance. However, in the absence of a detailed mapping system showing the location of these features, it is uncertain whether any of the proposed site allocations are likely to impact upon any locally important heritage features. Nonetheless, **the SEA recommends** that development proposals at all locations should be encouraged to undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.

Land, Soil and Water Resources

- 5.37 Regarding the location of the best and most versatile (BMV) land for agricultural purposes, a detailed agricultural land classification (ALC) assessment has not been undertaken for most of the WGNP area. The provisional ALC assessment and the likelihood of BMV agricultural land assessment datasets from Natural England suggest that the undeveloped areas of the proposed site allocations have a low likelihood (less than or equal to 20%) of containing areas of BMV land. In this respect, new development is unlikely to result in the permanent loss of BMV land. Nonetheless, the national dataset is of very low resolution and may not necessarily provide an accurate reflection of the agricultural land quality within the WGNP area.
- 5.38 It is important to highlight that the southern section of Site WG19-2 'Ansells Yard (see Policy SS8) contains some areas of brownfield land, including areas of hardstanding (currently utilised for parking) alongside small business units. Therefore, an allocation at this location is likely to facilitate a proportion of new development on previously developed land within the WGNP area.
- 5.39 More broadly, WGNP policies seek to safeguard the open countryside and rural hinterland from high levels of inappropriate development to positively safeguard land, soil and water resources. For example, Policy OA2 'Spatial Strategy' confirms that new development areas should be located within the settlement boundary in order to protect the wider countryside from inappropriate development. Proposals located outside of the settlement boundary will be limited and controlled in line with Policy OA3 and will be expected to align with local and national policy. The provision of enhanced green infrastructure will indirectly help promote and protect these resources, including the promotion of high-quality green networks and the protection and enhancement of key landscape features. This will help support the capacity of the landscape and villagescape to regulate soil and water quality. Key policies in this regard include Policy OA5 'Local Green Gaps', Policy EN1 'Ecological Sites', Policy EN5 'Local Green Space' and Policy EN6 'Local Open Space'.
- 5.40 Regarding the water environment, the WGNP area contains a variety of wetlands - rivers, tributaries, a section of canal, ponds, springs and water meadows. Whilst there are no watercourses passing within or adjacent to the proposed site allocations, the following sites

have the potential to impact nearby watercourses (via surface water run-off from new areas of hardstanding) in the absence of mitigation:

- Site WG19-2 'Ansells Yard' (see Policy SS8) is located approximately 100m to the east of Boxal Brook (a tributary of the River Kird). There is a drain located along the southern site boundary which connects to this watercourse. Additional areas of hardstanding within the site itself has the potential to increase run-off into the drain and (by extension) Boxal Brook.
- Site WG19-5 'Winterfold Garden' (see Policy SS5) gently slopes down to the north east (towards an unnamed tributary of the River Arun). Although the tributary is approximately 250m from the site itself, there is a corridor of land extending between the site and the watercourse which contains several areas of 'medium' to 'high' surface water flood risk. This indicates that the soil has poor infiltration at these locations and has the potential to become waterlogged (leading to overland flow during rainfall events).

- 5.41 As discussed within the 'Climate Change' appraisal, it is anticipated that surface water flood risk issues could largely be mitigated via the use of appropriate surface water management which would minimise the risk of surface water run-off to surrounding areas. To eliminate the risk of sewage infiltrating into surface water systems, proposals shall be expected to provide appropriate waste water management facilities through Policy IN1. Specifically, any new connections to the primary sewer network will not be supported unless it can be shown that the network has sufficient capacity to accommodate the proposed development. Policy EN7 'Biodiversity' also states that development proposals should avoid potential impacts to the River Arun and its contributory sites.
- 5.42 All the proposed site allocations are within the 'River Arun (u/s Pallingham)' Surface Water Nitrate Vulnerable Zone (NVZ). It is useful to note that as the WGNP is likely to allocate land for residential development and potential employment areas, such uses are not considered to significantly increase the risk of pollution to NVZs.

Population and Community

- 5.43 In terms of housing provision, Policy OA1 'Development Allocation' states that the WGNP will deliver Chichester District Council's housing target of at least 40 dwellings through a combination of allocations on Sites WG19-2 – WG19-5, specifically:
- Site WG19-2: 'Ansells Yard' (up to 18 dwellings) – Policy SS8;
 - Site WG19-3: 'Tanglewood Nursery' (nine dwellings) – Policy SS7;
 - Site WG19-4: 'Stable Field' (up to ten dwellings) – Policy SS6; and
 - Site WG19-5: 'Winterfold Garden' (eight dwellings) – Policy SS5.
- 5.44 This follows the consideration of the findings of the site assessments undertaken for the WGNP, consultation events, an ongoing consideration of viability and achievability and the SEA findings presented within **Table 4.2** to **Table 4.9** above. Additionally, the WGNP supports the allocations at Greenways Nursery and Clark's Yard which were taken forward through the 'made' Neighbourhood Plan in July 2016 (see Policy SS2 and Policy SS3), consistent with the spatial strategy for the village (see Policy OA2). In this regard, the WGNP seeks to deliver development in the most accessible locations in the parish, within proximity to the village centre. The scale of development will reflect the settlement's role and function, to deliver homes to meet an identified local need. This will ensure that new development areas are predominantly located within proximity to the settlement within the WGNP area with the largest range of services and facilities, whilst also delivering homes to meet an identified local need.
- 5.45 More broadly in relation to housing provision, the WGNP also seeks to deliver homes of a range of types and tenures to meet the general and specialist needs for housing (see Policy HO1 'Housing Need'). The WGNP also supports a 30% allocation of affordable housing for proposals of six or more dwellings, in line with the emerging Local Plan Review. Housing provision in rural areas will be encouraged through Policy HO2 'Agricultural Occupancy' which seeks safeguard the loss housing for rural workers. Proposals for small-scale housing sites

- within the settlement boundary will be encouraged through Policy OA4 providing that the development integrates within the existing village and maintains residential amenity.
- 5.46 Accessibility to amenities is a key determinant of residents' quality of life. In this respect, Wisborough Green village contains the largest range of services and facilities within the WGNP area (as previously discussed), including a village shop and post office, church, public house, sports pavilion, primary school, and a café. Policy CD1 'Retention of Assets of Community Value' confirms that development proposals will not be supported if they would result in the loss or harm to community assets. Proposals to enhance the viability and community value of such assets is encouraged through the policy.
- 5.47 Whilst the proposed site allocations are within proximity to the settlement, the allocations at Site WG19-2 'Ansells Yard', Site WG19-3 'Tanglewood Nursery' and Site WG19-4 'Stable Field' are in locations which are perhaps less likely to support social inclusion and community cohesion. This is given the relative disjoint of the sites from the village centre (i.e. further than a five-minute walking distance), and the absence of a footpath located along Kirdford Road which limits pedestrian connectivity to local amenities. Nonetheless, the width of the verge located alongside Kirdford Road could potentially accommodate a footpath. In the context of the above, Policy IN2 'Pedestrian Access' stipulates that development proposals will be required to demonstrate that they include provision for safe pedestrian access within the development site and provide connection to the current pedestrian network to access village facilities. This is reaffirmed within the site-specific policies for the proposed allocations along Kirdford Road (see Policies SS6 – SS8).
- 5.48 The WGNP also sets out a range of provisions for supporting economic vitality and employment opportunities locally. In this respect, Policy ED1 'Development of New and Existing Business' promotes new employment development proposals which are of a scale, use and nature appropriate to their location. It also supports the provision of live/work units or retail/commercial units within new development areas in accordance with other Neighbourhood Plan policies (see Policy ED2). In addition to supporting the local economy, this will facilitate working from home and running a business from home. Further supporting social and economic vitality, Policy ED3 'Site Specific Policy – Commercial Areas' encourages proposals which would deliver and facilitate employment and enterprise opportunities at the Newpound and Wharf Farm commercial areas within the parish. Policy IN5 'Communications Connectivity' encourages proposals to improve and expand the telecommunication infrastructure networks within the WGNP area (subject to the conditions listed within the policy). Additionally, the policy states that applications for residential development will only be approved if the scheme is able to connect to the best available broadband network.

Health and Wellbeing

- 5.49 The quality of residential neighbourhoods and housing is a key determinant of residents' quality of life and health and wellbeing. In this respect Policy DS1 'Housing Density', Policy DS2 'Vernacular for New Developments', Policy DS3 'Housing Extensions – Style and Vernacular' and Policy IN3 'Street Lighting and Dark Night Skies' set out a range of provisions for delivering high quality residential development. This includes through: promoting design which supports local distinctiveness and a high-quality public realm; creating legible and accessible villagescapes; creating distinctive and varied neighbourhoods which provide for local needs through a mix of uses, unit sizes, tenures and densities; ensuring that streets, spaces and buildings can be used by all; and creating secure neighbourhoods and safe environments. The policies also seek to ensure that public access is secured to open space and green infrastructure, and design and layout promotes inclusive and accessible places, walkable neighbourhoods and social interaction.
- 5.50 The quality of housing will also be supported by the policies which promote the energy efficiency of new development. Key policies in this regard include Policy IN4 'Climate Change, Energy Conservation and Renewable Energy' and Policy DS2 which highlight that new homes should be designed towards achieving environmental efficiency, including through the use of the highest standards of sustainable design and construction, minimising energy consumption, and incorporating design strategies that reduce heat loss. This will support the physical and

mental health and wellbeing of residents, helping to reduce energy bills and limit issues relating to fuel poverty.

- 5.51 Access to services and facilities is also an important contributor to health and wellbeing. However, the nearest GP surgeries are located outside of the WGNP area in the settlements of Billingshurst (to the east), Petworth (to the south west), Pulborough (to the south) and Loxwood (to the north). Nevertheless, Wisborough Green village contains a range of services and facilities including a village shop and post office, church, public house, sports pavilion, primary school, and a café. As such, the proposed site allocations are likely to facilitate development in locations with good accessibility to local amenities (as discussed within the 'Population and Community' appraisal above). Assets of community value are further safeguarded through the provisions of Policy CD1.
- 5.52 There is now robust evidence that access to the natural environment improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. Green infrastructure provides space – including natural green space – for recreation and relaxation, and access to nature has been evidenced to improve people's health and wellbeing, through encouraging healthy outdoor recreation and relaxation. Key policies in this regard include Policy OA5 'Local Green Gaps', Policy EN5 'Local Green Space' and Policy EN6 'Local Open Space' which recognise that green infrastructure within development proposals should be accessible for all and promote health, wellbeing, community and cohesion and active living.
- 5.53 There is an existing network of pavements, footpaths, bridleways and a cycle trails within the WGNP area which are all heavily used and well supported by both residents and visitors alike. If a public right of way crosses a proposed development site, Policy EN3 highlights that the proposal would not be supported unless it can be demonstrated that either the current course of the right of way can be retained or that any diversion would not impact upon residential amenity or safety. Additionally, Policy IN2 'Pedestrian Access' outlines a requirement for development proposals to provide pedestrian access between development sites and the existing public rights of way network within the WGNP area. This will positively encourage active travel and healthier lifestyles.

Transportation

- 5.54 With no rail connectivity and in the absence of frequent bus services, access to public transport networks within the WGNP area is relatively limited. There is a high dependency on private vehicles, with over 90% of households in the WGNP area having access to at least one car or van (based on Census data). As discussed within the 'Population and Community' and 'Health and Wellbeing' appraisals presented above, the proposed site allocations are within proximity to Wisborough Green village, which is the location with the widest range of services and facilities in the WGNP area. This will help reduce the need to travel to access the amenities available in the village and limit the need to travel by private vehicle. Additionally, Policy OA2 'Spatial Strategy' outlines that proposals for sustainable development will be supported in principle providing that it is located within or in close proximity to a five-minute walking distance from local amenities within the village centre. Proposals for new development areas located outside of the settlement boundary will only be permitted in exceptional circumstances (Policy OA3).
- 5.55 The impact of the COVID-19 pandemic means that the future baseline of travel demand is likely to be different for all residents. In the longer term it is hard to predict how behaviours will evolve and whether some of the travel responses observed in lockdown will be maintained in some form. However, reflecting the results of the National Travel Attitudes Study, 94% of respondents thought it likely that they would continue to rely on active travel methods (walking and cycling) once travel restrictions were removed. In this respect, new development areas should seek to maximise opportunities for safe walking and cycling to local services and facilities. This is important in the local context, as three of the four proposed site allocations do not currently provide pedestrian access to the village centre (as previously discussed).
- 5.56 In the context of the above, Policy EN3 states that existing public rights of way and means of public access within the WGNP area will be expected to be protected and enhanced (where possible) through new development areas. Active travel will be further supported by Policy IN2

which states that development proposals should provide pedestrian connectivity within the development site which connects to the existing public rights of way network within the WGNP area. Specifically, the policy seeks to enhance access and linkages to the network in order to reduce the reliance on private cars.

- 5.57 The dominance of vehicles on streets is a significant barrier to walking and cycling, often reducing the appeal of streets as public places. Regarding congestion issues, on-road parking in the village centre, School Road and Newpound Lane causes congestion particularly at school drop off and pick up times, when events are held in the village hall or sports fixtures held on the village green. With a view to ameliorating the current parking issues experienced within the village, Policy DS4 'Parking Provision and Standards' seeks to ensure that new development areas provide adequate provision for off-road parking. Specifically, the policy provides criteria for designated off-street parking, garages for off-street parking, visitor parking, non-residential parking, and parking for electric vehicles within new development areas. With reference to the proposed site allocations, Policy SS5 'Winterfold Garden, Durbans Road', Policy SS6 'Stable Field, Kirdford Road', Policy SS7 'Tanglewood Nursery, Kirdford Road' and Policy SS8 'Ansells Yard, Kirdford Road' affirms that off-street vehicular parking should be provided on-site in accordance with Policy DS4.

Conclusions at this current stage

- 5.58 The assessment has concluded that the Regulation 14 version of the WGNP is likely to lead to significant positive effects in relation to the 'Population and Community' SEA theme. This relates to the focus of the WGNP on safeguarding and enhancing community infrastructure, facilitating the delivery of housing which meets local needs and through supporting economic vitality by enhancing the prospects for employment locally. The WGNP will also bring significant positive effects in relation to the 'Health and Wellbeing' SEA theme, linked to its promotion of improved and accessible public rights of way networks, enhancements to green infrastructure and open space provision to encourage active lifestyles, and the facilitation of flexible and easily adaptable dwellings for all residents. This will positively contribute to the creation of mixed, balanced and sustainable communities.
- 5.59 The WGNP is also likely to lead to positive effects in relation to the 'Landscape' SEA theme. These benefits largely relate to the Neighbourhood Plan's emphasis on protecting and enhancing the special qualities of the parish, supporting the quality of the public realm, protecting the integrity of local green gaps, and through incorporating high-quality and sensitive design through new development proposals.
- 5.60 In relation to the 'Historic Environment' SEA theme, the WGNP includes several measures which seek to conserve and enhance both designated and non-designated heritage assets (and their settings). Nonetheless, **the SEA recommends** that development proposals at all locations should be encouraged to undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance.
- 5.61 Additionally, the WGNP will bring positive effects in relation to the 'Biodiversity' SEA theme through retaining habitats, enhancing ecological networks and delivering net gains. However, given the approaches taken forward through the WGNP will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall. Furthermore, to protect the integrity of European designated sites (and their qualifying features), the WGNP should appropriately consider and address the recommendations within the HRA (relating to air quality mitigation and phosphate neutrality) which accompanies the WGNP at Regulation 14 consultation. It is anticipated that the recommendations will be reflected in the submission version of the WGNP.
- 5.62 Regarding the 'Climate Change' SEA theme, the WGNP will potentially lead to positive effects through supporting development proposals which tackle flood risk issues, deliver renewable energy generating infrastructure and include low carbon energy sources to address the climate crisis. However, this is dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design.

- 5.63 The WGNP will also initiate several beneficial approaches regarding the 'Transportation' SEA theme, given its focus on reducing traffic congestion, supporting a modal shift towards sustainable transport options and by ensuring that new developments provide appropriate access to local services and facilities. Specifically, the proposed site allocations located along Kirdford Road (Site WG19-2 'Ansells Yard', Site WG19-3 'Tanglewood Nursery' and Site WG19-4 'Stable Field') shall be expected to include provision for safe pedestrian access within the development site and provide connection to the current pedestrian network to access village facilities. This will encourage active travel within the WGNP area and help limit the need to travel by private vehicle.
- 5.64 Likewise, the WGNP will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' SEA theme through the implementation of objectives which seek to limit pollution and improve the environmental quality of the parish. Whilst the WGNP area will facilitate a proportion of new dwellings on greenfield sites, the results of the predictive ALC assessments indicate that this is unlikely to result in the loss of productive agricultural land.

6. What are the next steps?

- 6.1 This Environmental Report accompanies the WGNP for Regulation 14 consultation.
- 6.2 Following consultation, any representations made will be considered by the Neighbourhood Plan Steering Group, and the Neighbourhood Plan and Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the Neighbourhood Plan for submission to the Local Planning Authority, Chichester District Council, for subsequent Independent Examination.
- 6.3 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.
- 6.4 If the Independent Examination is favourable, WGNP will be subject to a referendum, organised by Chichester District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, WGNP will become part of the Development Plan for the parish.

Appendix A Context Review and Baseline

A1 – Air Quality

Context Review

Key messages from the National Planning Policy Framework (NPPF)³⁷ include:

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

Published in January 2018 by the UK Government, ‘A Green Future: Our 25 Year Plan to Improve the Environment’³⁸ sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 ‘Clean Air’ and the policies contained within ‘Chapter 4: Increasing resource efficiency and reducing pollution and waste’ within the 25-year plan directly relate to the air quality SEA theme.

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

Implemented in 2015, the AQAP for Chichester District ‘Towards Better Air Quality’³⁹ outlines five priority actions for improving air quality across the district, including:

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

Summary of Current Baseline

Chichester District Council is required to monitor air quality across the district under Section 82 of the Environment Act (1995), report regularly to Defra and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide (NO₂), sulphur dioxide, ozone, benzene and particulates. Where exceedances exist, areas are declared as Air Quality

³⁷ HM GOV (2018): ‘Revised National Planning Policy Framework’, [online] available to access via: <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>>

³⁸ HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf>

³⁹ Chichester District Council (2015): ‘Towards Better Air Quality: An AQAP for Chichester District (2015-2020)’ [online] available to access via: <http://chichester.gov.uk/pollutioncontrolairquality>>

Management Areas (AQMAS) and local authorities are required to produce an Air Quality Action Plan (AQAP) to improve air quality in the area.

Released in June 2019, the Air Quality Annual Status Report (ASR)⁴⁰ for Chichester confirms that there are three AQMAS within the district, designated primarily for exceedances in the national air quality objectives for nitrogen dioxide (NO₂):

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

There are no AQMAS within the Neighbourhood Plan area.

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

Summary of Future Baseline

New housing and employment provision within the parish has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO₂, particularly along the main routes through the Neighbourhood Plan area.

Implementation of the aims, objectives and policies contained in the AQAP and the Local Transport Plan (further discussed in Chapter 10), along with the broad air quality mitigation measures for the European designated sites contained with the Habitats Regulation Assessment (HRA)⁴¹ for the Chichester Local Plan Review, present opportunities to continue to improve air quality within both the Neighbourhood Plan area and the wider district.

A2 – Biodiversity and Geodiversity

Context Review

At the European level, the EU Biodiversity Strategy⁴² was adopted in May 2011 in order to deliver an established new Europe-wide target to *'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'*.

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

- One of the three overarching objectives of the NPPF is an environmental objective to *'contribute to protecting and enhancing our natural, built and historic environment' including by 'helping to improve biodiversity.'*
- *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value [...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.'*

⁴⁰ Chichester District Council (2018): 'Air Quality ASR for Chichester District', [online] available to access via: <<https://www.chichester.gov.uk/pollutioncontrolairquality>>

⁴¹ Chichester District Council (2018): 'Habitat Regulations Assessment: Chichester Local Plan Review', [online] available to access via: <<http://chichester.gov.uk/article/30928/Supporting-evidence---Local-Plan-review>>

⁴² European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf>

- *‘To protect and enhance biodiversity and geodiversity, plans should:*
 - a) *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
 - b) *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.*

The Natural Environment White Paper (NEWP)⁴³ sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK’s failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

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

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ aims to *‘halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people’*⁴⁴.

The recently published 25 Year Environment Plan⁴⁵ sets out the Government’s environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

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

In this context, Goal 3 ‘Thriving plants and wildlife’ and the policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Chapter 5 ‘Securing clean,

⁴³ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>>

⁴⁴ DEFRA (2011): ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’, [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>>

⁴⁵ HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

productive and biologically diverse seas and oceans' directly relate to the biodiversity and geodiversity SEA theme.

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

- Policy 48 'Natural Environment'; and
- Policy 49 'Biodiversity'.

Summary of Current Baseline

European designated sites

Located alongside the western boundary of the Neighbourhood Plan area, 'The Mens' Special Area of Conservation (SAC)⁴⁶ was designated in April 2005 and covers an area of approximately 200 ha. Primarily an area of broad-leaved deciduous woodland, the Annex I habitats that is the primary reason for the selection of the site is 'Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer (*Quercion robori-petraeae* or *Ilici-Fagenion*); Beech forests on acid soils'. Likewise, the Annex II listed Barbastelle bat (*Barbastella barbastellus*) is present as a qualifying feature, but not as a primary reason for the selection of the site.

The European Site Conservation Objectives⁴⁷ for 'The Mens' SAC seek to maintain or restore:

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

Site Improvement Plans (SIPs) have been developed for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS). Although the IPENS project closed in 2015, the SIP for 'The Mens'⁴⁸ provides a high-level overview of the issues (both current and predicted) affecting the condition of the SAC.

Specifically, the SIP outlines the priority actions required to improve the condition of the site, with timescales for several actions ongoing until 2020. Priority issues and actions are grouped into the following six categories: forestry and woodland management, habitat connectivity, invasive species, change in land management, air pollution: risk of atmospheric nitrogen deposition, and public access / disturbance.

Nationally designated sites

Sharing an overlapping designation with 'The Mens' SAC, 'The Mens' Site of Special Scientific Interest (SSSI) was notified in July 1986 under Section 28 of the Wildlife and Countryside Act (1981). The citation for the SSSI states⁴⁹:

"The Mens remains as one of the most extensive examples of Wealden Woodland in West Sussex. It is important for its size, structural diversity and the extremely rich fungal and lichen floras which occur here. The wood supports a diverse community of breeding birds and is the locality of a nationally endangered species of fly.

⁴⁶ JNCC (no date): 'The Mens Special Area of Conservation', [online] available to access via: <https://sac.jncc.gov.uk/site/UK0012716>

⁴⁷ Natural England (2014): 'European Site Conservation Objectives for The Mens SAC (UK0012716)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/5642356338458624>

⁴⁸ Natural England (2015): 'Site Improvement Plan: The Mens (SIP242)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/5548316158853120>

⁴⁹ Natural England (no date): 'The Mens SSSI', [online] available to access via: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000537>

“Much of the woodland lies on Weald Clay although in some places Paludina limestone outcrops at the surface. The woodland is predominantly high forest of sessile and pedunculate oak (*Quercus petraea* and *Q. robur* respectively), beech *Fagus sylvatica* holly *Ilex aquifolium* and locally, ash *Fraxinus excelsior*, birches *Betula spp.* and wild service tree *Sorbus torminalis*. Beech dominates the lighter soils over an understorey of holly and yew *Taxus baccata*. On the heavier clay soils oak-ash woodland occurs over a mixed shrub layer which includes hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, crab apple *Malus sylvestris* and blackthorn *Prunus spinosa*.

“The Mens has one of the richest lichen floras in the south-east, including several species closely associated with ancient woodlands. The site also supports a rich bryophyte flora (mosses and liverworts), with a number of locally rare species such as the moss *Brachydontium trichodes*. In addition, The Mens is one of the richest woods in the country for fungi with three species of *Russula* for which this is the only known site. Two other species have been recorded from only two other sites in Britain.

“The Mens has an important insect fauna. Many rare beetles (*Coleoptera*) are found here together with one species of fly *Chelostoma curvinervis* which is endangered with extinction. Woodland butterflies and moths (*Lepidoptera*) are also well represented here and include such notable species as the purple emperor *Apatura iris* and the orange footman moth *Eilema sororcula*.”

Based on the most recent condition assessments undertaken in 2008 and 2013, 97.33% of the SSSI was classified as being in a ‘favourable’ condition, with the remaining 2.67% of the SSSI classified as ‘unfavourable – declining’.

Designated in May 1998 and covering an area of approximately 17 ha, the Upper Arun SSSI borders the eastern boundary of the Neighbourhood Plan area, incorporating the River Arun. The citation for the SSSI states⁵⁰:

“The Upper Arun consists of a 13km length of the River Arun, flowing south across the weald clay and lower greensand between New Bridge, Billingshurst and Stopham Bridge, Pulborough. It supports an outstanding assemblage of breeding dragonflies including several rare species.

“The Upper Arun is relatively unpolluted and supports a diverse riverine flora. This, together with a varied river structure caused by cattle trampling and other erosion, has resulted in an extremely complex habitat upon which the dragonflies depend for breeding, feeding and resting sites. Common clubrush *Schoenoplectus lacustris* and reed canarygrass *Phalaris arundinacea* are abundant, together with sedges *Carex spp.*, water plantain *Alisma plantago-aquatica*, branched bur-reed *Sparganium erectum*, arrowhead *Sagittaria sagittifolia* and yellow water-lily *Nuphar lutea*. The river banks are largely vegetated with grasses such as tufted hair-grass *Deschampsia cespitosa* together with nettle *Urtica dioica* and docks *Rumex spp.* In places the banks have been trodden-in by cattle and are bare of vegetation.

“Fifteen species of dragonfly breed within the river, including the nationally rare scarce chaser *Libellula fulva*, for which this is the best stretch of river in West Sussex. Also found are the notable species club-tailed dragonfly *Gomphus vulgatissimus*, brilliant emerald *Somatochlora metallica* and the hairy dragonfly *Brachytron pratense*.”

Based on the most recent condition assessments undertaken in 2011, 100% of the SSSI was classified as being in an ‘unfavourable – recovering’ condition.

A further two SSSIs are within 1km from the boundaries of the Neighbourhood Plan area, namely: Coppedhall Hanger SSSI (to the north east) and Bognor Common Quarry SSSI (to the south west).

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

⁵⁰ Natural England (no date): ‘Upper Arun SSSI’, [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000768>> last accessed [27/10/19]

or more of the development types likely to be taken forward through the Plan (i.e. residential, rural residential and rural non-residential development types).

Locally important sites

There are several Sites of Nature Conservation Interest (SNCI)⁵¹ located within or adjacent to the Neighbourhood Plan area, most of which share overlapping designations with the European and nationally designated sites. These are: Dunhurst and Northup Copses SNCI; Wisborough Green Pastures SNCI; Blackhouse Copse Complex and Meadows SNCI; Badlands Meadows, Badland Hanger and Brickkiln Common Complex SNCI; Bignor Hangar SNCI; Flexham Park SNCI; and the Wey and Arun Canal, River Arun and adjacent meadows SNCI.

There are areas of Biodiversity Action Plan (BAP) Priority Habitats located within and adjacent to the Neighbourhood Plan area, including coastal and floodplain grazing marsh, deciduous woodland, good quality semi-improved grassland, lowland fens, lowland meadows and traditional orchard. There are also several areas of ancient woodland within the parish.

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

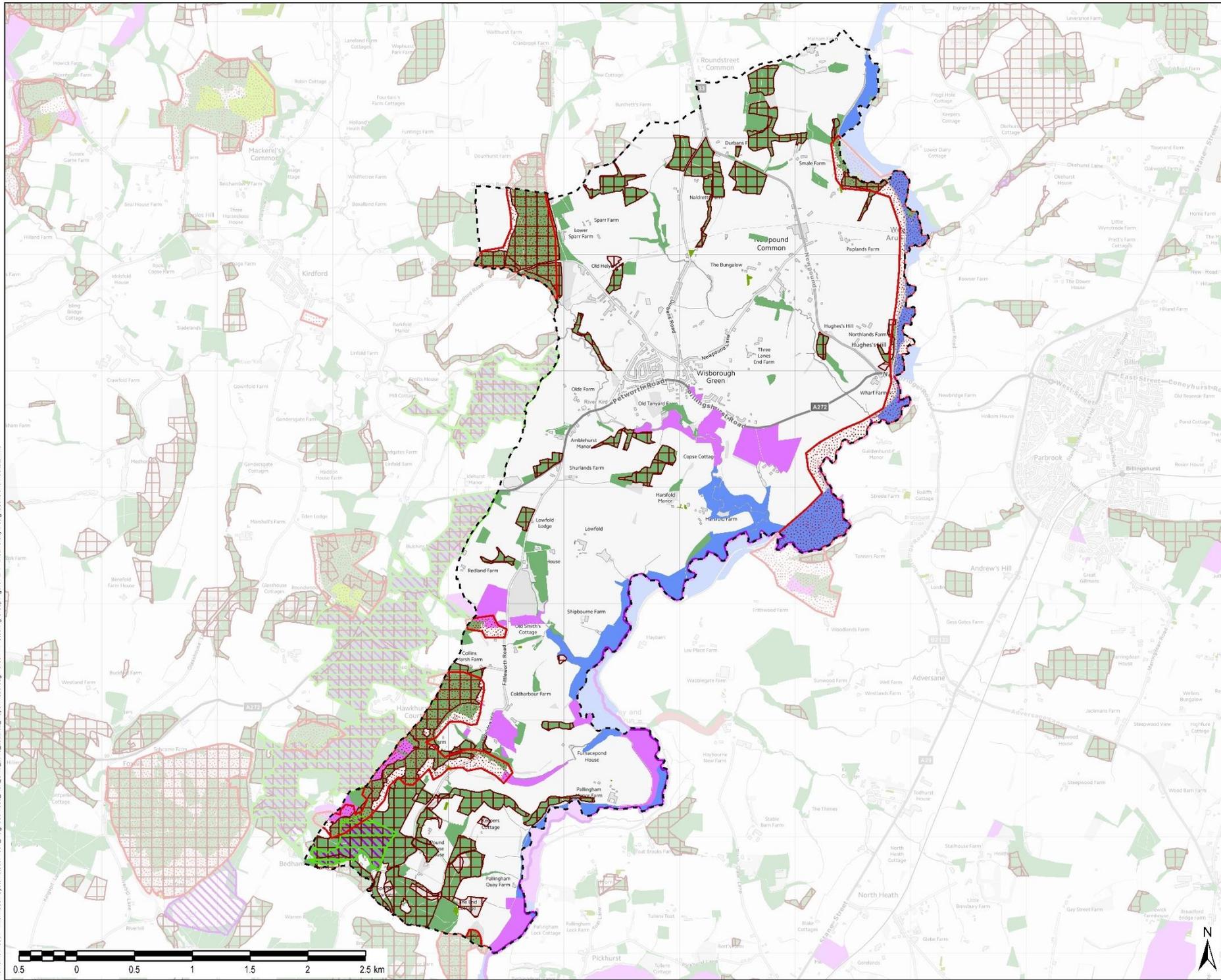
Summary of Future Baseline

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

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

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

⁵¹ Chichester District Council (2019): 'My Chichester District', [online] available to access via: <https://mydistrict.chichester.gov.uk/>



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LEGEND

- Wisborough Green
- - - Neighbourhood Plan Area
- Ancient Woodland
- Special Area of Conservation (SAC)
- Site of Nature Conservation Interest (SNCI)
- Site of Special Scientific Interest (SSSI)

Biodiversity Action Plan Priority Habitats

- Coastal and Floodplain Grazing Marsh
- Deciduous Woodland
- Good Quality Semi-improved Grassland
- Lowland Fens
- Lowland Meadows
- Traditional Orchard

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Purpose of Issue: **FINAL**

Client: **WISBOROUGH GREEN NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE WISBOROUGH GREEN NEIGHBOURHOOD PLAN**

Drawing Title: **BIODIVERSITY DESIGNATIONS AND HABITATS**

Drawn CN	Checked JW	Approved TS	Date 15/10/2019
AECOM Internal Project No: 60571087		Scale @ A3 1:30,000	

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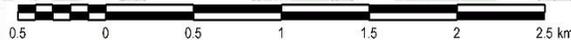
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FIGURE A2.1

01



A3 – Climate Change

Context Review

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below⁵² :

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

The UK Climate Change Act⁵³ was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

The Climate Change Act includes the following:

- 2050 Target. The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.
- The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same. For more detail, visit the UK adaptation policy page 54.

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

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

⁵² GOV.UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>>

⁵³ GOV.UK (2008): 'Climate Change Act 2008', [online] accessible via <<http://www.legislation.gov.uk/ukpga/2008/27/contents>>

⁵⁴ Committee on Climate Change (2017): 'UK Adaptation Policy' [online] accessible via <<https://www.theccc.org.uk/tackling-climate-change/preparing-for-climate-change/uk-adaptation-policy/>>

existing buildings; and support renewable and low carbon energy and associated infrastructure.'

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

The Flood and Water Management Act⁵⁵ highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce run-off and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS).⁵⁶

Further guidance is provided in the document 'Planning for SuDS'.⁵⁷ This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

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

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

Implemented by the South Downs National Park Authority (SDNPA), the Climate Change Adaptation Plan⁵⁸ for the National Park seeks to:

- Assess the current and predicted impacts of climate change in relation to their purposes and statutory functions;
- Conduct an assessment of the risks and opportunities this presents to the assets of the National Park and the business of the Authority; and
- Prepare an action plan that includes proposals for adaptation responses that adequately address the risks presented by climate change.

⁵⁵ Flood and Water Management Act (2010) [online] available at: <<http://www.legislation.gov.uk/ukpga/2010/29/contents>>

⁵⁶ N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS.

⁵⁷ CIRIA (2010) 'Planning for SuDS – making it happen' [online] available to access via <http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx>

⁵⁸ South Downs National Park Authority (2019): 'Climate Change Adaptation Plan', [online] available to access via: <<https://www.southdowns.gov.uk/sdnpa-climate-change-adaptation-plan/>>

The SDNPA and its partners have a key role in meeting the challenges and opportunities that climate change may present. The Adaptation Plan sets out how this will be achieved, including a longer-term action plan which the SDNPA will continually monitor and review.

Summary of Current Baseline

Contribution to climate change

In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that Chichester has higher per capita emissions than West Sussex but is broadly in line with per capita emissions covering the South East of England and England since 2005. Chichester has seen a 33.7% reduction in the percentage of total emissions per capita between 2005 and 2016, lower than the reductions for West Sussex (36.6%), the South East of England (36.7%) and England (37.6%)⁵⁹.

Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team⁶⁰. UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change (under medium emissions scenarios 50th percentile) for South East England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows⁶¹:

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

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

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);
- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100-year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;

⁵⁹ Department of Energy and Climate Change (2018) 2005 to 2016 UK local and regional CO2 emissions – data tables [online] available at: <<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>>

⁶⁰ The data was released on 26th November 2018: See: <<http://ukclimateprojections.metoffice.gov.uk/>>

⁶¹ Met Office (2018): 'Land Projection Maps: Probabilistic Projections', [online map] available to access via: <<https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps>>

- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

Flood risk

The areas at highest risk of flooding in Wisborough Green cover areas of land adjacent to the watercourses of the River Arun and the River Kird⁶². These areas are in Flood Zone 3, representing areas that have a 1% (1 in 100) or greater annual flood risk. Likewise, there are some isolated areas of land adjoining the settlement of Wisborough Green which are within Flood Zone 2.

Surface water flooding is also a risk within the Neighbourhood Plan area, with high risk areas predominantly covering agricultural fields which lie adjacent to the existing watercourses⁶³. Within the village itself, the existing road network is vulnerable to surface water flood risk issues, particularly along Newpound Lane. The West Sussex Local Flood Risk Management Strategy gives an overview of sources of flooding in the West Sussex area⁶⁴, with surface water flooding causing the most regular impact to communities.

Summary of Future Baseline

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

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

A4 – Landscape

Context Review

The European Landscape Convention⁶⁵ of the Council of Europe promotes the protection, management and planning of the landscapes and organises international co-operation on landscape issues. The convention was adopted in October 2000 and is the first international treaty to be exclusively concerned with all dimensions of European landscapes.

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

⁶² GOV UK (2019): 'Flood Map for Planning', [online] available at: <<https://flood-map-for-planning.service.gov.uk/>>

⁶³ GOV UK (2017): 'Long term flood risk assessment for locations in England', [online] available to access from: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>>

⁶⁴ West Sussex County Council (2014) 'West Sussex Local Flood Risk Management Strategy (2013-2018)', [online] available at: <https://www.westsussex.gov.uk/media/1595/local_flood_risk_management_strategy.pdf>

⁶⁵ Council of Europe (2000): 'European Landscape Convention', [online] available to access via: <<https://www.coe.int/en/web/landscape>>

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

Adopted in July 2019, the South Downs Local Plan⁶⁶ (2014-2033) sets out how the South Downs National Park Authority (SDNPA) will manage development over the plan period, based on the two statutory purposes and duty for national parks, namely:

- Statutory Purpose: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- Statutory Purpose: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public; and
- Duty: To seek to foster the social and economic well-being of the local communities within the National Park in pursuit of their statutory purposes.

As listed within the South Downs National Park Partnership Management Plan, the general policies for conservation for this nationally protected landscape are as follows⁶⁷:

- Policy 1: Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.
- Policy 2: Develop landscape-scale partnerships and initiatives to focus on enhancing the key ecosystem services delivered by the National Park.
- Policy 3: Protect and enhance tranquillity and dark night skies.
- Policy 4: Create more, bigger, better-managed and connected areas of habitat in and around the National Park, which deliver multiple benefits for people and wildlife.
- Policy 5: Conserve and enhance populations of priority species in and around the National Park, delivering targeted action where required.
- Policy 6: Favour natural functions and processes in and around the National Park where they support the value and resilience of terrestrial, freshwater, marine, coastal and estuarine habitats.

⁶⁶ South Downs National Park Authority (2019): ‘South Downs Local Plan 2014-2033’, [online] available to access via: https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/local-plan/

⁶⁷ South Downs National Park Authority (2013) ‘South Downs National Park Partnership Management Plan’, [online] available at: <https://www.southdowns.gov.uk/wp-content/uploads/2015/01/SDNP-Partnership-Management-Plan-2014-19.pdf>

- Policy 7: Actively promote more joined-up and sustainable management of the coast, including the defined area of the Sussex Heritage Coast, through Integrated Coastal Zone Management (ICZM).
- Policy 8: Focus the prevention, control and eradication of invasive non-native species on those that are most harmful to biodiversity.
- Policy 9: The significance of the historic environment is protected from harm, new discoveries are sought and opportunities to reveal its significance are exploited.
- Policy 10: Improve the management of heritage assets, particularly focusing on those that are 'at risk', including from crimes against heritage.

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

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

- Policy 45 'Development in the Countryside'.

Summary of Current Baseline

South Downs National Park

Designated in 2010 and covering an area of approximately 1,653 km², the South Downs National Park overlaps with the southern section of the Neighbourhood Plan area. The South Downs National Park Authority highlight the following special characteristics:

- Diverse, inspirational landscapes and breathtaking views;
- A rich variety of wildlife and habitats including rare and internationally important species;
- Tranquil and un-spoilt places;
- An environment shaped by centuries of farming and embracing new enterprise;
- Great opportunities for recreational activities and learning experiences;
- Well-conserved historical features and a rich cultural heritage; and
- Distinctive towns and villages, and communities with real pride in their area.

National Character Areas

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to its character. Most of the Neighbourhood Plan area is located within the 'Low Weald' NCA, with land towards the southern extent of the parish is within the 'Wealden Greensand' NCA. Taken from their respective profiles, a summary of the key characteristics of the NCAs is provided below:

'Low Weald' NCA⁶⁸

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to the understanding of the Wealden environment;
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small scattered linear settlements along roadsides or

⁶⁸ Natural England (2013): 'Low Weald NCA Profile 121 (NE450)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/12332031?category=587130>

centered on greens or commons. Rural lanes and tracks with wide grass verges and ditches;

- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes;
- Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns;
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland;
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry; and
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

'Wealden Greensand' NCA⁶⁹

- There are extensive areas of ancient mixed woodland of hazel, oak and birch, with some areas having been converted to sweet chestnut coppice in past centuries;
- Semi-natural habitats include: remnant lowland heathland, mostly concentrated in West Sussex, Hampshire and West Surrey; the wetlands associated with the River Arun in West Sussex; and unimproved acid grasslands found in commons, parklands, heathland and other areas of unimproved pasture;
- Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries are formed by hedgerows and shaws, with character and species reflecting the underlying soils;
- Agricultural land comprises a mosaic of mixed farming, with pasture and arable land set within a wooded framework; and
- Surface water is an important feature across the Greensand, with many streams and rivers passing through the NCA: The Western Rother, Wey, Arun, Medway and the Great and East Stour.

Implemented in October 2005 by West Sussex County Council, the 'Strategy for the West Sussex Landscape'⁷⁰ aims to protect and enhance the landscape as an asset for future generations, outlining visions for the five national character areas (NCAs) which characterise the county. In the context of the Neighbourhood Plan area, the vision statements for the 'Low Weald' and 'Wealden Greensand' are to ensure that:

'Low Weald'

- The characteristic mixture of pastures, woodlands, hedges and shaws, particularly within the shallow valleys of rivers and treelined streams, provides an intimate and secluded landscape;

⁶⁹ Natural England (2013): 'Wealden Greensand NCA Profile 120 (NE465)', [online] available to access via: <http://publications.naturalengland.org.uk/publication/5331490007154688?category=587130>

⁷⁰ West Sussex County Council (2005): 'Strategy for the West Sussex Landscape', [online] available to download via: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>

- The agricultural landscape so characteristic of the Low Weald is maintained, owners and managers signed up to continuous landscape renewal as part and parcel of the husbandry of the land;
- Woodland in the Low Weald is flourishing, with many new large and small woodlands and hedgerows, enclosing glades and meadows and linked to existing woodlands, hedges and shaws;
- The characteristic settlement pattern of scattered villages, hamlets, some dispersed settlement and farmsteads is evident;
- New development of high quality is well integrated with, and sits comfortably within, existing towns and villages and the wider landscape;
- The local distinctiveness of villages and their settings is evident, with a return to the greater availability and use of traditional local materials; and
- The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses.

'Wealden Greensand'

- The characteristic mixture of enclosing woodland and farmland is being maintained and strengthened;
- Distinctive characteristics such as sunken lanes and woodland hangers on steep ground are retained, remnant heathlands are protected and extended, and parkland is conserved and managed. New development is of high quality, well integrated with, and sitting comfortably within, existing towns and the wider landscape;
- Long views from the higher ground which presently convey a sense of tranquillity are uncompromised by visible major new development;
- The local distinctiveness of villages and their settings is evident, with a return to the greater availability and use of traditional local materials; and
- Mineral extraction sites are assimilated into the landscape and worked out sites are restored to locally characteristic habitats and land uses.

Local Landscape Character

The West Sussex Landscape Character Assessment (LCA)⁷¹ describes the variations in character between different areas and types of landscape in the county. It provides an evidence base for local development frameworks and plans, articulating what people perceive as distinctive and special about all landscapes in Chichester. Additionally, it also sets out strategies and guidelines for the protection, management and planning of the landscape. The Neighbourhood Plan area overlaps with the 'LW2: North Western Low Weald' LCA (majority of the central, western and northern sections of the parish), the 'LW3: Upper Arun Valley' LCA (eastern section of the parish, surrounding the River Arun) and the 'WG4: North Western Ridges' LCA (including land towards the southern extent of the parish). The following characteristics, changes and sensitivities (of key relevance to Wisborough Green) described below:

LW2: North Western Low Weald LCA⁷²

Key Characteristics

- Gently undulating pastoral landscape;
- Dense network of medium sized woodlands, shaws and hedges with mature hedgerow trees;

⁷¹ West Sussex County Council (2003): 'Landscape Character Assessment of West Sussex', [online] available to access via: <<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/>>

⁷² West Sussex County Council (2003): 'Land Management Guidelines: North Western Low Weald', [online] available to access via: <<http://www2.westsussex.gov.uk/environment/heritage/LW2.pdf>>

- Mature and over-mature oak trees;
- Woodlands often following winding streams;
- Ancient semi-natural woodland and old woodland pasture;
- Oak – hazel coppice;
- Small and medium sized fields of predominantly pasture with some larger arable fields;
- Wealden villages, some centred on village greens, scattered farmsteads and cottages;
- Varied local building materials of stone, brick, weatherboard and half-timber;
- Dominant east-west pylon line; and
- Winding narrow lanes linking scattered hamlets and farmsteads.

Key Issues

- Poor hedgerow and woodland management;
- Localised loss and fragmentation of hedgerows;
- Over-maturity and decline of hedgerows and field trees;
- Poor pond management;
- Decline in traditional woodland management techniques such as coppicing;
- Introduction of large farm buildings;
- Changes in farming practices resulting in silt and sand run-off, causing loss of topsoil and siltation issues in streams;
- Localised issues of traffic on rural roads;
- Introduction of non-native, exotic plant species into the landscape giving a suburban, manicured feel in places; and
- Former individual farmsteads have been converted to residential use.

Landscape and Visual Sensitivities

- Loss of tranquillity;
- Loss of individual trees in fields and hedgerows;
- Over maturity of hedgerow trees with little evidence of new young trees;
- Changes in farming practices leading to the expansion or addition of modern farm buildings;
- Unsympathetic development, changes in settlement pattern and addition of suburban features; and
- Quality of public rights of way network vulnerable to reduced drainage management and increased use.

LW3: Upper Arun Valley LCA⁷³

Key Characteristics

- Mostly narrow valleys with undulating valley sides;
- Lush valley bottoms with small, drained, irregularly shaped pastures;
- Occasional curving strips of woodland on valley sides;
- Tightly meandering and steeply banked river and stream courses;
- A few widely dispersed small farms on elevated valley sides;

⁷³ West Sussex County Council (2003): 'Land Management Guidelines: Upper Arun Valley', [online] available to access via: <http://www2.westsussex.gov.uk/environment/LW3.pdf>

- The Wey and Arun Junction Canal;
- Mostly rural unspoilt character; and
- Distinctive stone and brick bridges.

Key Issues

- Introduction of concreted sections on river banks;
- Possible pressures for engineered flood defences;
- Loss of hedgerows and woodland on valley sides;
- Decline in traditional land management;
- Localised visual impact of horse paddocks;
- Pressure for further urban development; and
- Potential for increased recreational pressures.

Landscape and Visual Sensitivities

- Small-scale incremental changes eroding rural character;
- Maintenance of historic character made up of dispersed historic farm and manor buildings, stone bridges and small irregular fields;
- Loss of riverside trees and vegetation;
- Any development which would damage the integrity of valley floor or sides;
- Unsympathetic flood defences;
- Changes in agricultural practices – pasture improvement and land drainage;
- Expansion of horse paddocks;
- Changes to river banks and drainage for wildlife by unsympathetic reprofiling; and
- Any large scale housing / commercial development.

WG4: North Western Ridges LCA⁷⁴

Key Characteristics

- Prominent, wooded sandstone ridges and plateaux;
- Dense woodland cover with coniferous forestry and chestnut on higher slopes;
- Amongst the woodland are areas of fragmented heathland;
- Pasture and rough grazing in clearings and at the woodland edges;
- Hidden valleys and streams in deep gullies within the upper catchments;
- Narrow, twisting and often deeply-sunken lanes;
- Scattered, isolated farmsteads and small groups of cottages;
- Localised linear, suburban development along roads;
- Historic parkscapes; and
- Small horse paddocks and small ponds.

Key Issues

- Poor woodland management leading to an even-aged structure;
- Loss of heathland due to scrub, woodland and rhododendron invasion;

⁷⁴ West Sussex County Council (2003): 'Land Management Guidelines: North Western Ridges', [online] available to access via: <http://www2.westsussex.gov.uk/environment/heritage/WG4.pdf>

- Ancient woodland plant communities gradually dying out under conifer plantations;
- Decline in traditional woodland management techniques, such as coppicing.
- Increasing traffic and suburbanisation along some roads;
- Neglect of some parkland landscapes;
- Increasing pressure from a wide variety of recreational activities;
- Gradual loss of locally distinctive building styles and materials; and
- Expansion of horse paddocks.

Landscape and Visual Sensitivities

- Long views from high ground have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads;
- Loss of woodland along ridge slopes and ridge tops;
- Heathland remnants and significant areas of rich woodland biodiversity are vulnerable to loss and change;
- Erosion of narrow country lanes;
- Loss of parkland features such as specimen trees and tree belts; and
- Cumulative impacts of small-scale changes.

Chichester District Council's Landscape Capacity Study

Completed to contribute to the evidence base for the emerging Chichester Local Plan (2016-2035), the aim of the Landscape Capacity Study⁷⁵ (LCS) was to consider the capacity of distinctive areas outside of the South Downs National Park with a view to informing decision making. Split into sub-areas, the LCS considers areas in the northern section of the district, the area surrounding Chichester and on the Manhood Peninsula. Within the LCS, Sub-Area 166 'River Kird and Southern Setting' and Sub-Area 167 'Wisborough Green Settled Low Weald'⁷⁶ encompass the Neighbourhood Plan area, with several key characteristics and key qualities noted within the assessment. A summary of the assessment findings are as follows:

- Sub-Area 166 'River Kird and Southern Setting': visual sensitivity (medium / low); landscape sensitivity (high); wider landscape sensitivity (high); landscape value (medium); landscape capacity (low); and
- Sub-Area 167: 'Wisborough Green Settled Low Weald': visual sensitivity (medium / high); landscape sensitivity (high); wider landscape sensitivity (medium / high); landscape value (medium / high); landscape capacity (low).

Tree Preservation Orders

Implemented by local planning authorities, Tree Preservation Orders (TPOs) are designated to protect specific trees, groups of trees or woodlands in the interests of their amenity value. When considering 'amenity'; the local planning authority will likely take into consideration the following criteria⁷⁷:

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

⁷⁵ Chichester District Council (2018): 'Landscape Capacity Study', [online] available to access via:

<http://www.chichester.gov.uk/CHttpHandler.ashx?id=31028&sm_au=iVV4v4JSJSr0tFjkMMGvK6FH3tTM>

⁷⁶ Chichester District Council (2019): 'Landscape Capacity Study – Section D: Sub-Area Reports, North East', [online] available to access via: <http://www.chichester.gov.uk/CHttpHandler.ashx?id=31929&sm_au=iVV4v4JSJSr0tFjkMMGvK6FH3tTM>

⁷⁷ GOV.UK (2014): 'Tree Preservation Orders – General', [online] available to access via: <<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>>

In this context, Chichester District Council have allocated several TPOs within the Neighbourhood Plan area in the interest of their amenity value, shown on the 'My Chichester District' online database⁷⁸.

Visual Amenity

It is useful to note that the views across the parish are also an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process. Changes, such as development and landscape change can see these views degraded overtime.

Figure A4.1 (overleaf) shows the landscape designations within the Neighbourhood Plan area.

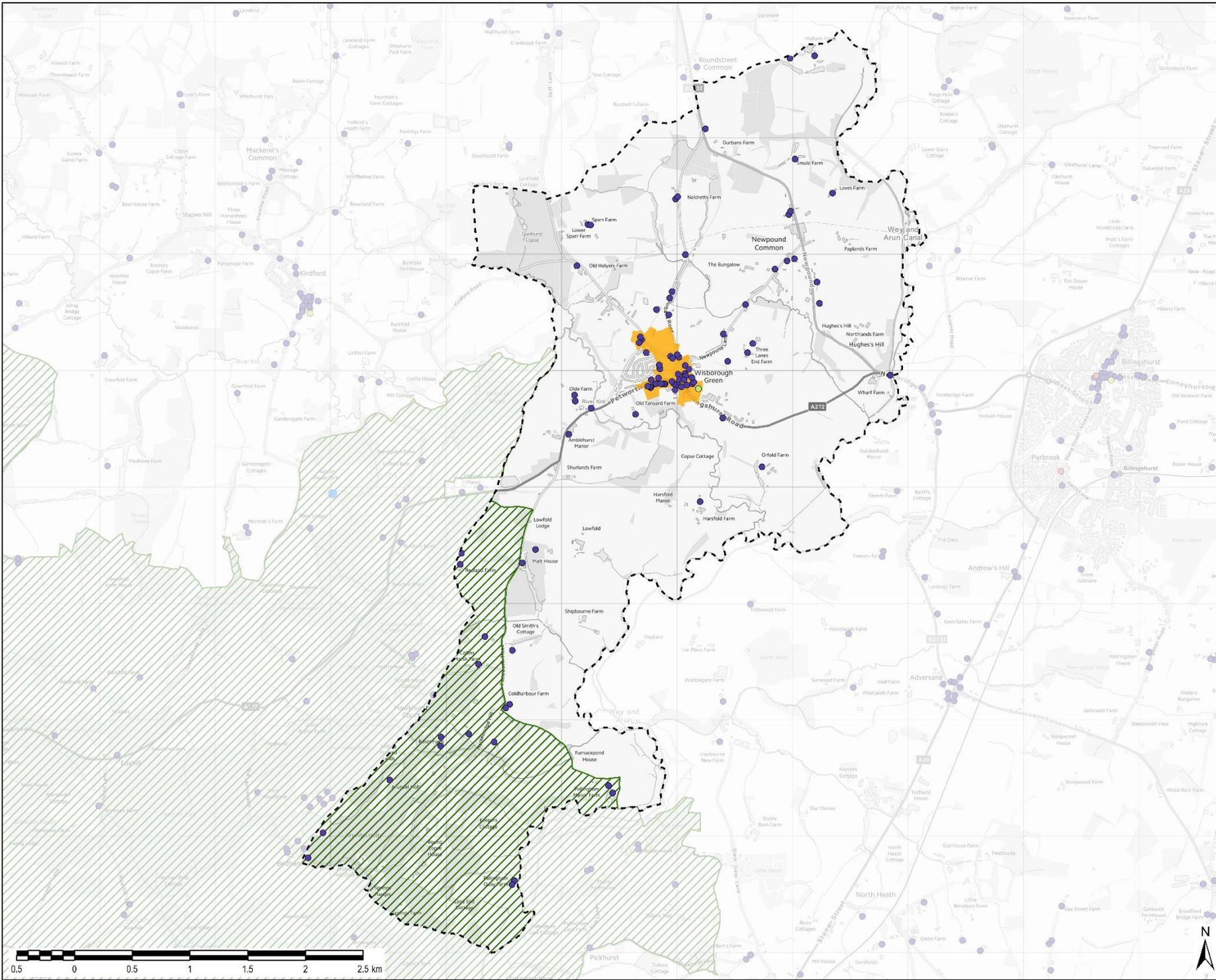
Summary of Future Baseline

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

In the absence of the plan, inappropriate levels of development within the open countryside could negatively impact upon the landscape features which contribute to the distinctive character and setting of the South Downs National Park and three LCAs.

⁷⁸ Chichester District Council (2018): 'My Chichester District Mapping', [online] available to access via: <http://mydistrict.chichester.gov.uk/mycdc.aspx>

File Name: I5004 - Information Systems\60571087 - Neighbourhood Plan_CRB_2018_202202_Maps\Wisborough Green NP Steering Group\Figure A4.1 - Historic Environment and Landscape Designations.mxd



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

LEGEND

- Wisborough Green Neighbourhood Plan Area
- Conservation Area
- Record of Scheduled Monument
- South Downs National Park

Listed Building

- Grade I
- Grade II*
- Grade II

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Purpose of Issue: **FINAL**

Client: **WISBOROUGH GREEN NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **STRATEGIC ENVIRONMENTAL ASSESSMENT FOR THE WISBOROUGH GREEN NEIGHBOURHOOD PLAN**

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

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Project Number: **FIGURE A4.1**

Sheet: **01**

A5 – Historic Environment

Context Review

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

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

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

The Government's Statement on the Historic Environment for England⁷⁹ sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

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

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2019)⁸⁰ outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

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

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)⁸¹ provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

⁷⁹ HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx

⁸⁰ Historic England (2016): 'Conservation Area Designation, Appraisal and Management: Advice Note 1', [online] available to download via: <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

⁸¹ Historic England (2016): 'SA and SEA: Advice Note 8' [online] available to download via: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)⁸² provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

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

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)⁸³ outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

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

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

Summary of Current Baseline

Historic Development of Wisborough Green

The Wisborough Green Conservation Area Appraisal (further discussed in the next section) provides the following overview for the historic development of Wisborough Green.

"The area around Wisborough Green seems to have been used for nomadic hunters in the Bronze Age, between 1700 and 500 BC, as evidenced by the discovery of a number of flint implements of the period. During the Iron Age, the availability of iron ore led to iron smelting, and, in the Romano-British period, a similar availability of clay meant that pottery was also made locally.

"St Peter's Church was built on a small mound on the eastern edge of the village from the late 11th century onwards, with a tower, chancel and north aisle which date to the 13th century. It is of course possible that there was an earlier church on the site, perhaps relating to Saxon farmsteads in the area, as can be found in nearby Kirdford (a Saxon charter of 898 AD refers to Kirdford as Cynered's ford). Local residents report that the village was once one of the early medieval 'hundreds' of West Sussex.

"Between the 11th and the early 14th century, much of the surrounding woodland was cleared for farming, a process that continued into the period from 1300 to about 1600, when timber was felled to provide one of the raw materials for glass making – Kirdford and Wisborough Green were both important centres. Glass making was a very expensive process and the technology for this industry was brought in by French glass makers who protected the secrets of their trade assiduously. Iron making was also important at this time, again using local timber as well as local ironstone which was quarried out of the greensand ridges around the village.

⁸² Historic England (2017): 'Setting of Heritage Assets: 2nd Edition', [online] available to download via: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

⁸³ Historic England (2018): 'Neighbourhood Planning and the Historic Environment', [online] available to download via: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

“After the importance of glass and iron making declined at the beginning of the 17th century, agriculture once again became the principal occupation. The principal crop was corn, although towards the end of the 18th century more mixed farming became more prevalent. During the 19th century, a number of new buildings were added to the village, including a new school and an adjoining schoolmaster’s house which were built in c1830. The school was rebuilt in c1900 (and is not listed) but the headmaster’s house remains and has been converted into a house – it is listed grade II. In 1867 St Peter’s Church was thoroughly restored by William Butterfield, a renowned Victorian architect who was famous for his neo-Gothic churches. Non-Conformism was also represented in Wisborough Green, with the provision of a Zoar Chapel on the south side of Petworth Road. This was originally built originally in 1753 and was then rebuilt in 1820 – it is now listed grade II.

From the mid-19th century onwards, new housing was provided between The Luth and Petworth Road, and a new primary school was built in the 1970s. In 1955 the former Workhouse was converted into the Village Hall, providing a useful focus to village life. The close proximity of the A272 means that the village supports a number of shops and other facilities, including two public houses. Cricket on the Green is a popular summer activity.”

Designated Heritage Assets & Areas

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. The Neighbourhood Plan area contains the Grade I listed ‘The Parish Church of St Peter ad Vincula’ along with 94 Grade II nationally designated listed buildings which are protected through the Listed Buildings and Conservation Areas Act 1990.

Conservation areas are designated because of their special architectural and historic interest. Conservation area appraisals are a tool to demonstrate the area’s special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the ‘Conservation Area Designation, Appraisal and Management’ advice note by Historic England⁸⁴. Ideally, appraisals should be regularly reviewed as part of the management of the conservation area and can be developed into a management plan. In this respect, the Wisborough Green Conservation Area encompasses the open green spaces of Wisborough Green, a concentration of historic properties along the A272 to the south and dispersed historic development to the north of the Green. This includes the village’s largest residential property, an unlisted mid-19th century house called Wisborough Park House which sits in a large garden with adjoining parkland. Completed in September 2010, the Character Appraisal identifies the following key positive features of the Conservation Area⁸⁵:

- Rural conservation area set on rising land above the River Kird which flows around the west and south of the village;
- Historic development is centred around the southern part of Wisborough Green, close to A272;
- Attractive views across the open green spaces in the village centre;
- Mature trees and a variety of mainly brick or stone boundary walls, with most of the historic buildings set well back from the main road, although around the Green they are located closer to the street;
- A number of 17th century or earlier timber-framed farm houses and more modest cottages;
- Further 18th and 19th century brick and stone cottages;
- Some stuccoed higher status village houses, such as The White House and Wisborough Park House;

⁸⁴ Historic England (2016): ‘Conservation Area Designation, Appraisal and Management Advice Note 1’, [online] available to download from: <<https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>>

⁸⁵ Chichester District Council (2010): ‘Wisborough Green Conservation Area Appraisal and Management Proposals’, [online] available to access via: <<https://www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals#wisborough>>

- Use of timber framing, Wealden greensand stone, red and blue brick, timber weatherboarding, handmade clay tiles (roofs and walls), and Horsham stone slate.
- St Peter's Church sits on a mound and dominates the eastern end of the village;
- The Three Crowns Public House on Petworth Road provides a commercial core to the village, with the Village Shop and Post Office a little further along the main road, as well as an estate agency, funeral directors, and hairdressers;
- Some historic wrought iron fencing facing Petworth Road; and
- Spacious plots, the village pond, mature trees, thick hedging, and open green spaces all provide a rural character.

The principal issues and site specific improvements which are considered as needing to be addressed by the Management Proposals are as follows:

- Changes are needed to the existing conservation area boundary;
- Despite the 30 mph speed limit along the A272, there is a need to control the traffic through the conservation area;
- The protection and enhancement of the rural character of the conservation area;
- The control of minor alterations on the unlisted houses and cottages;
- The protection and enhancement of the front gardens and front boundaries;
- A review is needed of the statutory and local list;
- Signage and parking area to former tea rooms and 'Zest' site adjoining Old Mill Cottage, Petworth Road;
- Parking area in front of Wisborough Kitchens;
- Cricket pavilion – various detrimental features; and
- Car parking in School Road.

In order to address these principal issues and site specific improvements, several management proposals are listed within the Conservation Area Appraisal which seek to protect and enhance its special qualities. This includes six recommended actions, summarised below:

- Designate six additional sections of Wisborough Green as part of the conservation area, as part of a boundary review process;
- As opportunities arise, the Parish Council, District Council and County Council will continue to seek ways of improving pedestrian safety and reducing traffic speeds in Wisborough Green, whilst protecting the special character of the Wisborough Green Conservation Area.
- The District Council will ensure that all new development within or on the edges of the conservation area is carefully designated and sympathetic to its surroundings;
- The District Council will consider serving an Article 4 Direction on the Wisborough Green Conservation Area, to cover all unlisted dwelling houses;
- The District Council will continue to protect traditional front boundaries from demolition and will encourage property owners to replace traditional boundaries where they have been lost, as well as the provision of traditional boundaries in appropriate places; and
- The District Council, in association with the Parish Council, will consider drawing up a Local List for the Wisborough Green Conservation Area.

Forming part of the evidence base for the current 'made' Wisborough Green Neighbourhood Plan, there are eleven character area appraisals which have been completed for distinctive areas of the parish. They include a summary of their key features, along with associated maps of the buildings of

interest and important viewpoints which contribute to the setting of these areas. These areas are as follows⁸⁶:

- Area A; Historic Core;
- Area B: Estates and Wyatt House;
- Area C: Petworth Road;
- Area D: Billingshurst;
- Area E: Durbans Road;
- Area F: Kirdford Road;
- Area G: Newpound Lane;
- Area H: Newpound;
- Area I: Outlying Rural Area - south of A272 (excluding South Downs National Park);
- Area J: Outlying Rural Area – north of A272; and
- Area K: South Downs National Park Area.

Heritage at Risk

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck sites and conservation areas deemed to be 'at risk'. According to the 2018 Heritage at Risk Register for the South East, none of the designated heritage assets in the Neighbourhood Plan area are at risk⁸⁷. However, it is important to recognise that the Heritage at Risk Registers for areas outside of London do not contain information about the status of Grade II listed buildings. As such, it is currently not possible to determine whether the seven Grade II listed buildings within the Neighbourhood Plan are at risk.

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

Locally important Heritage Features

It should be noted that not all the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are important by local communities. For example, open spaces and key distinctive buildings in the area are likely to be of value. Following a high-level review of the Historic Environmental Record (HER) for West Sussex (accessed via the Heritage Gateway)⁸⁸, there are 37 listed heritage features which are located wholly or partly within the Neighbourhood Plan area, including the Wey and Arun Canal, glass houses and furnaces, Mesolithic and Neolithic flint working sites, brickyards and brickworks, limekilns, and parkscapes.

Summary of Future Baseline

New development areas in the Neighbourhood Plan area have the potential to impact on the fabric and setting of heritage assets; for example, through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to heritage assets and their settings. Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the village and better reveal assets' heritage significance.

⁸⁶ Wisborough Green Parish Council (2018): 'Neighbourhood Plan Supporting Evidence: Character Area Appraisals', [online] available to access via: <<http://www.wisboroughgreen.org/pc-np-evidence-extended/>>

⁸⁷ Historic England (2018): 'Heritage at Risk Register for the South East' [online] available to download via: <<https://historicengland.org.uk/images-books/publications/har-2018-registers/>>

⁸⁸ Heritage Gateway (2019): 'Historic Environmental Record for West Sussex', [online] available to access via: <<http://www.heritagegateway.org.uk/gateway/>> last accessed [19/08/19]

A6 – Land, Soil and Water Resources

Context Review

The EU's Soil Thematic Strategy⁸⁹ presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

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

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

Completed in December 2015, the updated South East River Basin District Management Plan⁹⁰ sets out the current state of the water environment, the pressures facing the water environment, the environmental objectives for protecting and improving the waters, a programme of measures and actions needs to achieve the objectives, and the progress since the 2009 plan.

Key messages from the NPPF include:

- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
 - i. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*
 - ii. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
- Prevent new or existing development from being '*adversely affected*' by the presence of '*unacceptable levels*' of soil pollution or land instability and be willing to remediate and mitigate '*despoiled, degraded, derelict, contaminated and unstable land, where appropriate*'.
- '*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*
- '*Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.'*
- Planning policies and decisions should '*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs*', and '*promote and support the development of under-utilised land and buildings.*'

⁸⁹ European Commission (2006) Soil Thematic Policy [online] available at: <http://ec.europa.eu/environment/soil/index_en.htm>

⁹⁰ DEFRA & Environment Agency (2015): 'South East River Basin Management Plan (Part 1)', [online] available to access via: <<https://www.gov.uk/government/publications/south-east-river-basin-district-river-basin-management-plan>>

- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

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

Other key documents at the national level include Safeguarding our Soils: A Strategy for England⁹¹, which sets out a vision for soil use in England, and the Water White Paper⁹², which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England⁹³ recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

In terms of waste management, the Government Review of Waste Policy in England⁹⁴ recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The National Waste Management Plan⁹⁵ provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive⁹⁶. This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

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

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

Summary of Current Baseline

Soil resources

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

In terms of the location of the best and most versatile agricultural land, a detailed classification has not been undertaken in some parts of the Neighbourhood Plan area. The Provisional Agricultural

⁹¹ Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from: <<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>>

⁹² Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>>

⁹³ Defra (2011) Government Review of Waste Policy in England [online] available at: <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>>

⁹⁴ DEFRA (2011) Government Review of Waste Policy in England [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf

⁹⁵ DEFRA (2013) Waste Management Plan for England [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf

⁹⁶ Directive 2008/98/EC

Land Quality dataset⁹⁷ shows that most of the undeveloped land in the parish is predominantly underlain by areas of Grade 3 (good to moderate) agricultural land. For land classified as Grade 3 land, without the subset grading (3a or 3b) it is not possible to tell at this stage whether all the agricultural land is 'best and most versatile' (BMV).

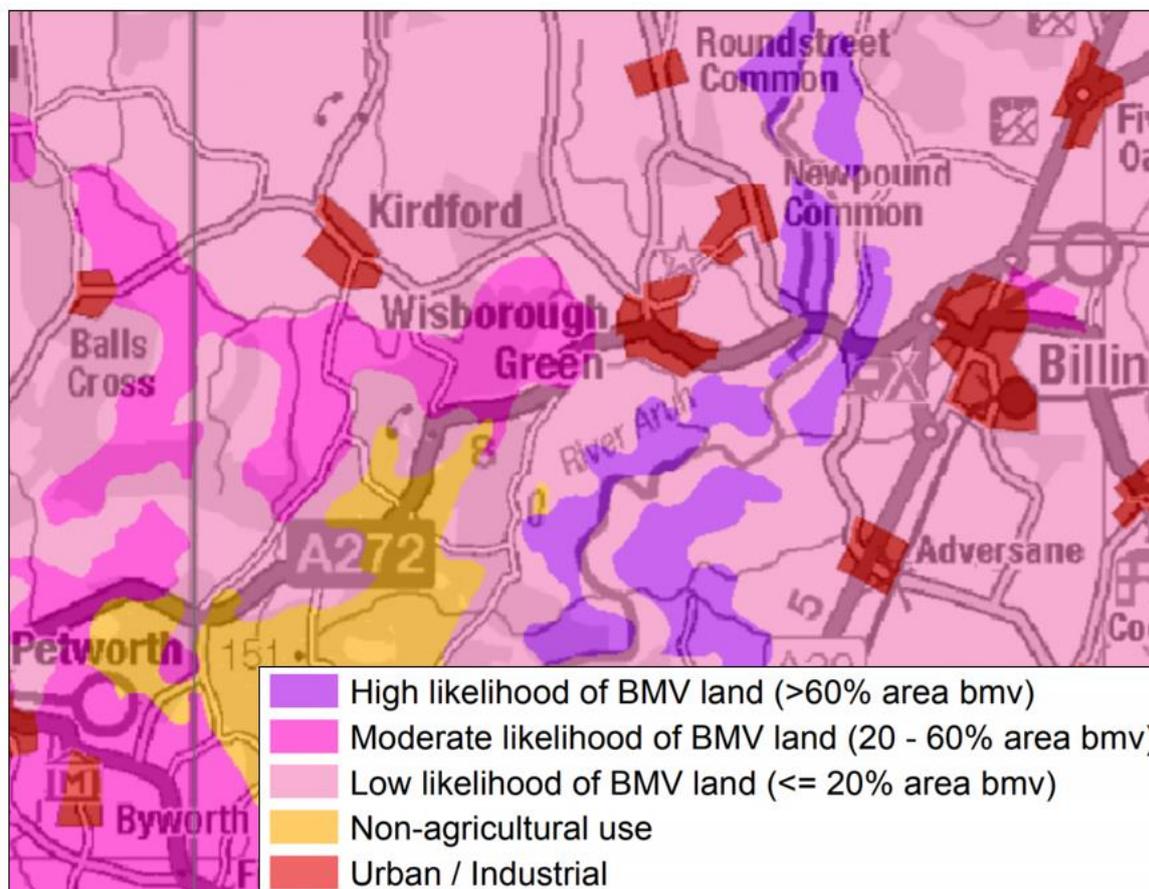


Figure A6.1: Percentage likelihood of BMV land within and surrounding the Neighbourhood Plan area

However, based on the results of the 'Predictive BMV Land Assessment'⁹⁸, there are areas of the parish that have a high likelihood of containing BMV land (aligning to the trends in the national dataset). This is shown below in **Figure A6.1** above.

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

Water resources

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

- The River Arun (including the Wey and Arun Junction Canal) navigating along the eastern boundary of the parish; and
- The River Kird, a tributary of the River Arun, which extends west to east through the central section of the Neighbourhood Plan area.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater have nitrate concentrations of more than 50 mg/l nitrate or are thought to be at risk of nitrate

⁹⁷ Natural England (2018) Agricultural Land Classification map London and the South East (ALC007) [online] available at <<http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>>

⁹⁸ Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map London and the South East', [online] available to access via: <<http://publications.naturalengland.org.uk/publication/6056482614804480?category=5208993007403008>>

contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which, Member States are required to establish Action Programmes to reduce and prevent further nitrate contamination. In this regard, other than a small area of land at the southern extent of the Neighbourhood Plan area, the whole of the parish is within the 'River Arun (u/s Pallingham)' Surface Water NVZ.

Water quality

Wisborough Green is located within the South East River Basin District, overlapping with the 'Arun and Western Streams' Management Catchment and the 'Rother Western' and 'Arun Upper' Operational Catchments. None of the water bodies within the 'Rother Western' Operational Catchment pass through the Neighbourhood Plan area. Comparatively, there are 14 water bodies within the 'Arun Upper' Operational Catchment, two of which pass through the Neighbourhood Plan area: 'Arun (U/S Pallingham)' and the 'Kird'.

Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer⁹⁹ classifies the Arun (U/S Pallingham) as having a 'good' chemical status and a 'moderate' ecological status. The overall classification for the waterbody in 2016 was 'moderate'. The reasons for not achieving good status (RNAGs) are primarily attributed to the following activities: poor soil management, poor nutrient management and sewage discharge (continuous)¹⁰⁰.

Likewise, the Catchment Data Explorer classifies the Kird as having a 'good' chemical status and a 'poor' ecological status. The overall classification for the waterbody in 2016 was 'poor'. The RNAGs are primarily linked to the following activities: poor nutrient management, sewage discharge (continuous), conservation and heritage, reservoir / impoundment, and drought¹⁰¹.

The Wisborough Green Parish Wildlife Group are currently completing surveys along with River Kird with a view to understanding and protecting the integrity of the Upper Arun SSSI.

Mineral resources

Mineral resources are defined as natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. They make an essential contribution to the country's prosperity and quality of life. Since minerals are a non-renewable resource, minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance¹⁰².

Adopted in July 2018, the Joint Minerals Local Plan¹⁰³ covers the period to 2033 and provides the basis for making consistent decisions about planning applications for mineral activities throughout the county. Appendix E confirms the location of the five mineral safeguarding areas (MSAs) throughout West Sussex, which includes: Sharp Sand and Gravel, Soft Sand (including potential Silica Sand), Brick Clay Resource, Chalk, and Building Stone. In this context, the Neighbourhood Plan area potentially overlaps with the Soft Sand (including potential Silica Sand) MSA, Brick Clay Resource MSA and Building Stone MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E.

Summary of Future Baseline

Future development has the potential to affect water quality through diffuse pollution, waste water discharges, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of

⁹⁹ Environment Agency (2019): 'Catchment Data Explorer', [online] available to access via:

<<https://environment.data.gov.uk/catchment-planning/>>

¹⁰⁰ Environment Agency (2019): 'Arun (U/S Pallingham) Overview', [online] available to access via:

<<https://environment.data.gov.uk/catchment-planning/WaterBody/GB107041017950>>

¹⁰¹ Environment Agency (2019): 'Kird Overview', [online] available to access via: <<https://environment.data.gov.uk/catchment-planning/WaterBody/GB107041012300>>

¹⁰² GOV.UK (2014): 'Minerals Guidance', [online] available to access via: <<https://www.gov.uk/guidance/minerals>>

¹⁰³ West Sussex County Council (2018): 'Joint Minerals Local Plan', [online] available to access via:

<<https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/>>

the Water Framework Directive are likely to lead to continued improvements to water quality within the Neighbourhood Plan area and wider area.

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

A7 – Population and Community

Context Review

Key messages from the NPPF include:

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

The ‘Ready for Ageing?’ report, published by the Select Committee on Public Service and Demographic Change¹⁰⁴ warns that society is underprepared for an ageing population. The report states that *‘longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises’*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to

¹⁰⁴ Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/>

promoting an adequate market of social housing for the older generation as is given to the younger generation.

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

- Policy 1 ‘Presumption in Favour of Sustainable Development’;
- Policy 2 ‘Development Strategy and Settlement Hierarchy’;
- Policy 5 ‘Parish Housing Sites 2012-2029’;
- Policy 6 ‘Neighbourhood Development Plans’;
- Policy 26 ‘Existing Employment Sites’;
- Policy 29 ‘Settlement Hubs and Village Centres’;
- Policy 30 ‘Built Tourist and Leisure Development’;
- Policy 31 ‘Caravan and Camping Sites’;
- Policy 33 ‘New Residential Development’;
- Policy 34 ‘Affordable Housing’; and
- Policy 38 ‘Local and Community Facilities’.

Summary of Current Baseline

Population

Table A7.1: Population growth 2001-2011¹⁰⁵

Date	Wisborough Green	Chichester	South East	England
2001	1,360	106,445	8,000,645	49,138,831
2011	1,414	113,794	8,634,750	53,012,456
Population Change 2001-2011	+4.0%	+6.9%	+7.9%	+7.9%

As shown in **Table A7.1**, the population of Wisborough increased at a lower rate between 2001 and 2011 in comparison to Chichester, the South East of England and England averages. Approximately 1.2% of the population of Chichester District lives within the Neighbourhood Plan area.

Age structure

Table A7.2: Age Structure (2011)¹⁰⁶

	Wisborough Green	Chichester	South East	England
0-15	16.0%	16.4%	19.0%	18.9%
16-24	8.0%	10.1%	11.2%	11.9%
25-44	19.2%	21.1%	26.5%	27.5%
45-59	24.3%	20.5%	19.9%	19.4%

¹⁰⁵ ONS (no date): Census 2011: Population Density 2011 (Table UV102EW); Population Density 2001 (Table UV02)

¹⁰⁶ ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

	Wisborough Green	Chichester	South East	England
60+	32.6%	32.0%	23.4%	22.3%
Total Population	1,414	113,794	8,634,750	53,012,456

Generally, there are a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (32.6%) in comparison to the total for the South East of England (23.4%) and England (22.3%), as shown in **Table A7.2**. However, this total broadly aligns to the percentage for Chichester (32.0%).

In contrast, a lower proportion of residents are within the working age categories (25-44 and 45-59) in the Neighbourhood Plan area (43.5%) in comparison to the totals for the South East of England (46.4%) and England (46.9%). However, this total is higher than the percentage for Chichester (41.6%).

Additionally, 24.0% of residents within the Neighbourhood Plan area are within the younger age categories (0-15 and 16-24), lower than the totals for Chichester (26.5%), the South East of England (30.2%) and England (30.8%).

Household deprivation

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

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- **Health and Disability:** Any person in the household that has generally 'bad' or 'very bad' health or has a long-term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

Table A7.3: Relative household deprivation dimensions¹⁰⁷

	Wisborough Green	Chichester	South East	England
Household not deprived	50.4%	48.6%	47.7%	42.5%
Deprived in 1 dimension	34.6%	33.5%	32.2%	32.7%
Deprived in 2 dimensions	14.0%	14.9%	16.0%	19.1%
Deprived in 3 dimensions	1.0%	2.8%	3.7%	5.1%
Deprived in 4 dimensions	0.0%	0.3%	0.4%	0.5%

Based on the information presented in **Table A7.3**, fewer households are deprived in one or more dimensions within the Neighbourhood Plan area (49.6%) in comparison to the totals for Chichester (51.4%), the South East of England (52.3%) and England (57.5%). Out of the 49.6% of households

¹⁰⁷ ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national averages.

Index of Multiple Deprivation

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

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

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

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

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2019, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

The Neighbourhood Plan area primarily overlaps with three LSOAs¹⁰⁸:

- Chichester 002D covers the village and the northern section of the parish and is one of the top 40% least deprived neighbourhoods in England.
- Chichester 002C covers the central section of the parish and is one of the top 50% least deprived neighbourhoods in England.
- Chichester 005F covers the southern section of the parish and is one of the top 40% least deprived neighbourhoods in England.

¹⁰⁸ DCLG (2019): 'Indices of Deprivation Explorer', [online] available to access via:
<http://dclgapps.communities.gov.uk/imd/iod_index.html#>

Housing tenure

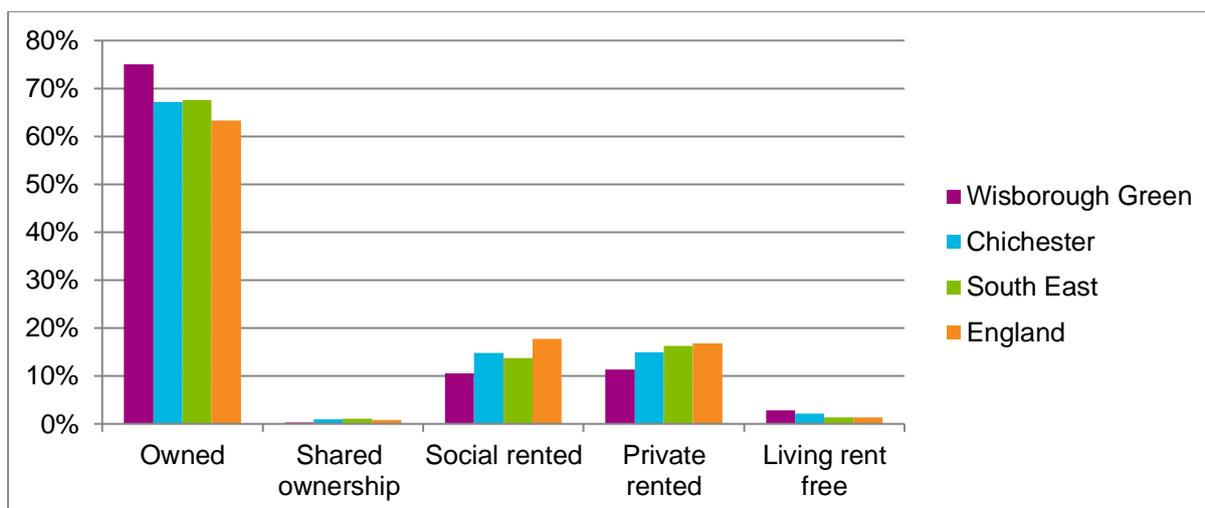


Figure A7.1: 'Tenure by Household' ¹⁰⁹

Within the Neighbourhood Plan area, 75.0% of residents either own their home outright or with a mortgage, higher than the totals for Chichester (67.2%) and the South East of England (67.6%) and England (63.3%).

As shown in **Figure A7.1**, a lower proportion of residents live within social rented housing and private rented in the Neighbourhood Plan area in comparison to the regional and national trends.

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

Education

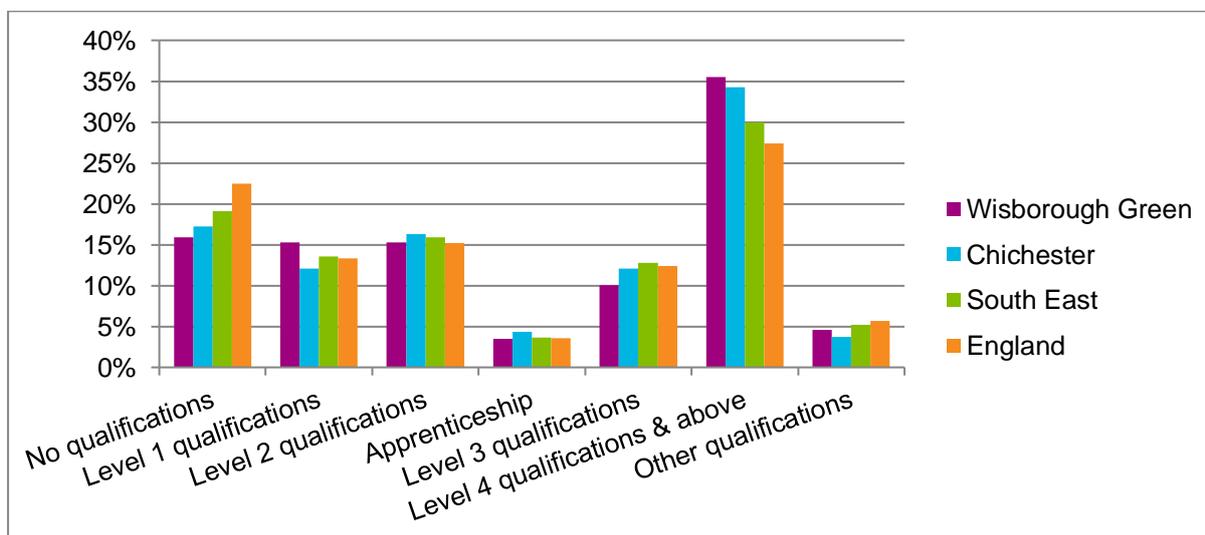


Figure A7.2: 'Highest level of Qualification' ¹¹⁰

Based on the 2011 census data presented in **Figure A7.2**, 15.9% of residents in the Neighbourhood Plan area have no qualifications, lower than the total for Chichester (17.2%), the South East of England (17.2%) and England (22.5%).

¹⁰⁹ ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

¹¹⁰ ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

Comparatively, 35.5% of residents within the Neighbourhood Plan area have a Level 4 qualification or above, which is similar to the total for Chichester (34.3%) but higher than the totals for the South East of England (29.9%) and England (27.4%).

Employment

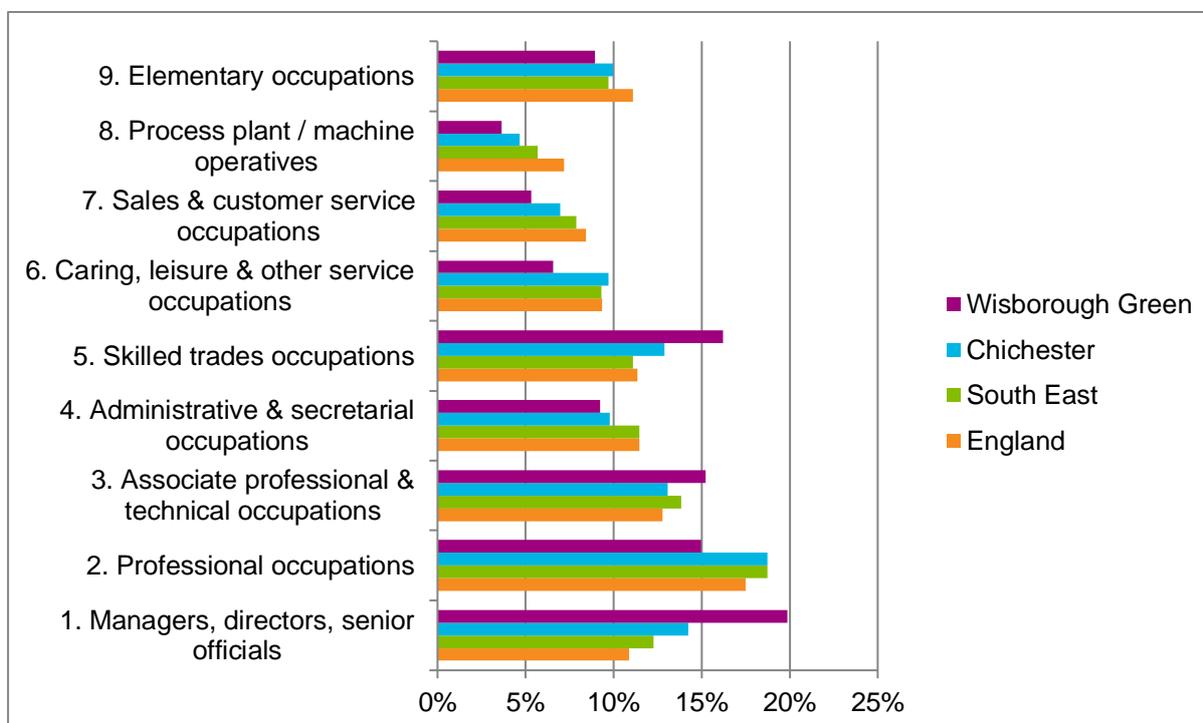


Figure A7.3: 'Occupation of usual residents aged 16 to 74 in employment'¹¹¹

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

- Managers, directors and senior officials (19.9%).
- Skilled trades occupations (16.2%); and
- Associate professional and technical occupations (15.2%).

Overall, 51.3% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, which is at least 10% higher than the totals for Chichester (40.2%), the South East of England (37.2%) and England (35.0%). This is highlighted in **Figure A7.3** above.

Community Assets

The Neighbourhood Plan area has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. This includes: The Parish Church of St Peter ad Vincula, the Cricketers Arms Public House, Wisborough Green Primary School, Old Mill Café, Wisborough Green Stores and Post Office,

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

Summary of Future Baseline

As the population of the Neighbourhood Plan area continues to increase and age, this could potentially negatively impact upon the future vitality of the local community and economy of certain

¹¹¹ ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

parts of the Neighbourhood Plan area, whilst also placing additional pressures to existing services and facilities.

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

A8 – Health and Wellbeing

Context Review

Key messages from the NPPF include:

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

In relation to other key national messages in relation to health, Fair Society, Healthy Lives¹¹² (‘The Marmot Review’) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”.

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

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

- Policy 45 ‘Development in the Countryside’;
- Policy 48 ‘Natural Environment’;
- Policy 49 ‘Biodiversity’;
- Policy 52 ‘Green Infrastructure’; and

¹¹² The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <
<https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf> >

- Policy 54 'Open Space, Sport and Recreation'.

Summary of Current Baseline

Joint Strategic Needs Assessment

At the regional level, the 2018 Joint Strategic Needs Assessment (JSNA) summary for West Sussex¹¹³ provides a variety of statistics relating to the following themes: environment, population, assets and health/wellbeing, and provides a section on each broad life-stage of the population: childhood (starting well), working age (living well) and older age (ageing well). Summary of the key challenges as follows:

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

Published for public consultation in December 2018 and reflecting the outcomes of the JSNA, the consultation draft of the Joint Health and Wellbeing Strategy 2019-2024 (JHWS) outlines a variety of aims which focus on the most important issues across the county, with an overall vision as follows¹¹⁴:

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

Public Health Profile for Chichester

Published in July 2018 by Public Health England, the public health profile for Chichester District outlines the following key trends¹¹⁵:

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

Health indicators and deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality, living environment, income and employment previously discussed in detail in Chapter 8. As highlighted in **Figure A8.1**, 85.9% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', higher than the totals for Chichester (82.6%), the South East of England (83.6%) and England.

¹¹³ West Sussex Health and Wellbeing Board (2018): 'JSNA Summary', [online] available to access via: <https://jsna.westsussex.gov.uk/updates/west-sussex-jsna-summary-2018/>

¹¹⁴ West Sussex Health and Wellbeing Board (2018): 'Joint Health and Wellbeing Strategy 2019-24 (Consultation Draft)', [online] available to access via: <https://haveyoursay.westsussex.gov.uk/public-health/jhw-strategy-consultation/>

¹¹⁵ Public Health England (2018): 'Public Health Profile for Chichester', [online] available to access via: <https://fingertips.phe.org.uk/profile/health-profiles/>

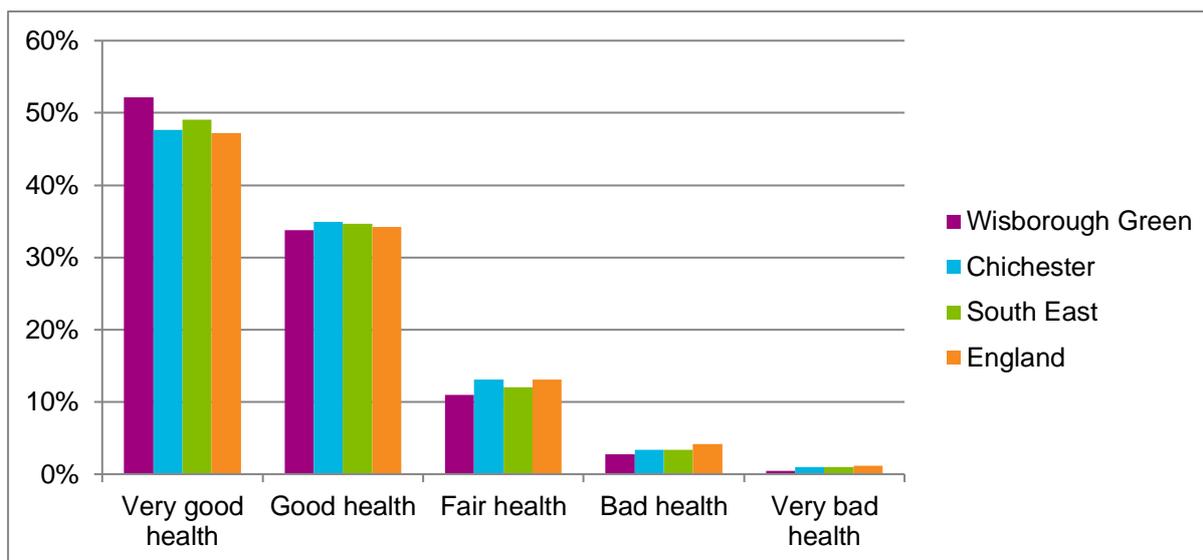


Figure A8.1: 'General Health'¹¹⁶

Comparatively, 3.2% of residents in the Neighbourhood Plan area consider themselves to have 'bad health' or 'very bad health', lower than the totals for Chichester (4.3%), the South East of England (4.3%) and England (5.4%).

The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited 'a little' broadly aligns with the total for Chichester but is higher than the totals for the South East of England and England, shown in **Table A8.1** below. In contrast, the total percentage of residents within the Neighbourhood Plan area who report that their activities are limited 'a lot' is lower than the regional and national totals.

Table A8.1: Disability¹¹⁷

	Wisborough Green	Chichester	South East	England
Activities limited 'a lot'	4.9%	7.3%	6.9%	8.3%
Activities limited 'a little'	10.7%	10.2%	8.8%	9.3%
Activities 'not limited'	84.4%	82.5%	84.3%	82.4%

Summary of Future Baseline

Health and wellbeing levels within the Neighbourhood Plan area are generally good, with a high percentage of residents reporting 'good' or 'very good' health, and a low percentage of residents reporting that their activities are limited in some way.

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

¹¹⁶ ONS (no date): Census 2011: 'General Health 2011' (Table QS302EW)

¹¹⁷ ONS (no date): Census 2011: 'Long-term Health Problem or Disability 2011' (Table QS303EW)

A9 – Transportation

Context Review

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

Key messages from the NPPF include:

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

At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008. In this regard, the West Sussex LTP3 2011-2026 is a strategic policy tool through which the council exercises its responsibilities for planning, management and the development of transport in the county¹¹⁸. The four strategies within the LTP3 that guide the Council’s approach to maintaining, managing and investing in transport include: promoting economic growth, tackling climate change, providing access to services, employment and housing, and improving safety, security and health.

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

- Policy 8 ‘Transport and Accessibility’; and
- Policy 39 ‘Transport, Accessibility and Parking’.

Summary of Current Baseline

Rail network

There are no railway stations within Wisborough Green parish. The nearest mainline railway station connecting residents to the national network is in the settlement of Billingshurst, located approximately 3.5km to the east of the village. Operated by Southern Railway, the station is on the ‘Arun Valley Line’ with typical off-peak services between Monday and Saturday including approximately two trains per hour to London Victoria and Bognor Regis¹¹⁹. Although services do run

¹¹⁸ West Sussex County Council (2011): ‘West Sussex LTP3’, [online] available to access via: <https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-transport-plan-2011-26-ltp3/>

¹¹⁹ National Rail (2019): ‘Billingshurst Station – Live Departures’, [online] available to access via: <https://www.nationalrail.co.uk/stations/BIG/details.aspx>

on Sundays, these are reduced to one per hour. The services also connect to the settlements of Barnham, Arundel, Amberley, Pulborough, Horsham, Crawley, along with Clapham Junction and Gatwick Airport.

Bus network

Within the village, there are bus stops located along Kirdford Road and the A272 (adjacent to School Road) which connect residents to the local bus network. Operated by 'Compass Travel', the main service through the Neighbourhood Plan area is Route 64, connecting residents to Loxwood, Plaistow, Billingshurst and Horsham. In Billingshurst, the service stops at two locations along the A272 which are approximately 1km to the north of Billingshurst railway station¹²⁰. Service frequency is limited to four journeys per week (Mon, Tue, Thu and Fri), and there are no services on the weekend.

Road network and congestion

The A272 passes through the Neighbourhood Plan area and is the primary transport link both into and out of Wisborough Green. This provides connectivity to Billingshurst (approximately 2km to the east), Petworth (approximately 6km to the south west) and Midhurst (approximately 15km to the south west). To the north of the village, the B2133 and a network of 'C' roads connect the Neighbourhood Plan area to Plaistow, Ifold and Loxwood (approximately 5km to the north). The A29 is accessible at Billingshurst, providing connections to the national network.

Regarding congestion issues, the A272 is sensitive to traffic issues during peak times of year (i.e. holiday seasons), during rush hours (i.e. weekday mornings and evenings) and at weekends, particularly at Newbridge.

Cycle and footpath network

A comprehensive Public Rights of Way network serves the Neighbourhood Plan area, with several footpaths throughout the parish connecting to hamlets and local woodlands¹²¹. The 'Wey-South Path' navigates alongside the River Arun and is described as follows¹²²:

"The Path follows the towpath of the Godalming Navigation along the River Wey to its confluence with the Wey & Arun Junction Canal, crossing the North Downs Way National Trail near the start. The Wey-South Path heads south-east at Stone Bridge towards the disused Wey and Arun Junction Canal. Wherever possible the Wey South Path route follows the towpath, supplemented by paths, roads and disused railway, to reach and continue beside the Arun Navigation to the River Arun whence the path continues to meet the South Downs Way National Trail above Amberley. Several sections of the canals have been restored. The canals were originally built for military purposes to provide a waterway linking the Thames and the south coast but were soon supplanted by the railways and some sections fell into disrepair."

In terms of the cycle network, the Neighbourhood Plan area is not connected to any of the routes which form part of the Sustrans National Cycle Network¹²³. Although the nearest Route, the 223, passes between the settlements of Horsham and Billingshurst, it is not accessible from either of these settlements. Comparatively, Route 20 and Route 21 are accessible via the settlement of Crawley which is approximately 30km to the north east of Wisborough Green.

Availability of cars and vans

Based on the 2011 census data presented in **Figure A9.1**, 92.8% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for Chichester (84.4%), the South East of England (81.4%) and England (74.2%).

¹²⁰ Compass Travel (2019): 'Bus Timetables – West Sussex – Route 64', [online] available to access via: <<https://www.compass-travel.co.uk/compass-timetables/bus-timetables/>>

¹²¹ Bing (2019): 'OS Map', [online] available to access via: <<https://www.bing.com/maps>>

¹²² Long Distance Walkers Association (2019): 'The Wey-South Path', [online] available to access via:

<https://www.ldwa.org.uk/ldp/members/show_path.php?path_name=Wey-South+Path>

¹²³ Sustrans (2019): 'National Cycle Network Map', [online] available to access via: <<https://www.sustrans.org.uk/national-cycle-network/>>

Likewise, the total number of households in the Neighbourhood Plan area which have access to at least two cars or vans (60.6%) at least 15% higher than the totals for Chichester (42.4%), the South East of England (39.7%) and England (32.0%).

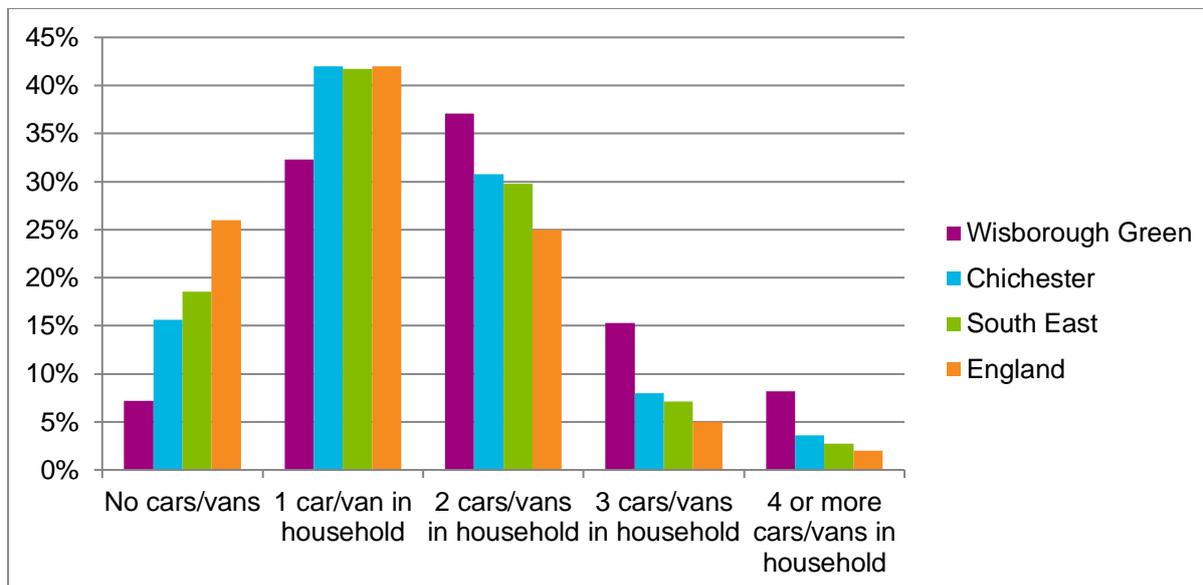


Figure A9.1: 'Car and van ownership' ¹²⁴

Travel to work

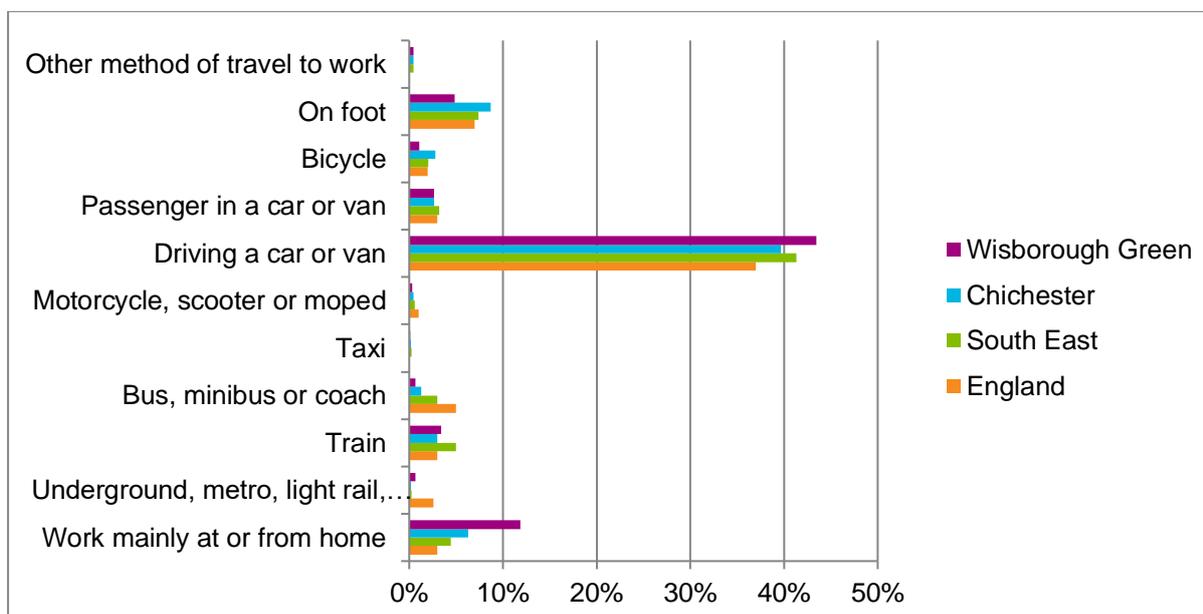


Figure A9.2: 'Method of Travel to Work' ¹²⁵

As shown in **Figure A9.2**, the most regularly used method of travelling to work in the Neighbourhood Plan area is via driving a car or van (43.4%) which is greater than the totals for Chichester (39.7%), the South East of England (41.3%) and England (37.0%).

A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus, coach, walk or cycle to work (10.0%) in comparison to the totals for Chichester (15.8%), the South East of England (17.4%) and England (17.0%).

¹²⁴ ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)

¹²⁵ ONS (no date): Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)

Summary of Future Baseline

New development has the potential to increase traffic and cause congestion within the Neighbourhood Plan area, principally at junctions on key routes. This is likely to continue to be more pronounced at weekends and during peak times of year (i.e. holiday seasons) due to the influx of visitors to the area for the South Downs National Park.

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

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

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