



# Strategic Environmental Assessment for the Walberton Neighbourhood Plan

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

Walberton Neighbourhood Plan Steering Group

March 2020

## Quality information

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## Non-Technical Summary

### What is Strategic Environmental Assessment (SEA)?

A strategic environmental assessment (SEA) has been undertaken to inform the Walberton 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 Walberton Neighbourhood Plan?

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

### Purpose of this Environmental Report

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

The purpose of this Environmental Report is to:

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

The Environmental Report contains:

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

## Assessment of reasonable alternatives for the Walberton Neighbourhood Plan

### Housing numbers to deliver through the Neighbourhood Plan

The Arun Local Plan, which was adopted in 2018, allocates a strategic allocation at Fontwell for housing and employment land, which partly overlaps with the Neighbourhood Plan area.

The policy also notes that additional non-strategic allocations will be made across the district through emerging Neighbourhood Plans or reviews of 'made' Neighbourhood Plans. In this context, Arun

District Council have confirmed a housing target of at least 60 dwellings for Walberton Parish which is to be found within the revision of the 'made' Neighbourhood Plan.

Whilst the Parish Council are required to allocate at least 60 dwellings through the Neighbourhood Plan, there is a desire to "future proof" its Neighbourhood Plan and slightly exceed the housing target. In this respect, a target in the region 65-70 dwellings will be delivered on appropriate sites to meet locally identifiable needs and community aspirations.

### Assessment of reasonable alternatives for development strategies

#### Neighbourhood Plan Site Assessment

With a view to delivering (and slightly exceeding) the housing target provided by Arun, the Neighbourhood Plan Steering Group sought to explore different options for locating new housing in the Neighbourhood Plan area. In light of this, AECOM (on behalf of the Neighbourhood Plan Steering Group) completed an independent and objective assessment of the various sites available for development in the parish. This considered sites which were previously considered through the Housing and Economic Land Availability Assessment (HELAA) completed for the Arun Local Plan and sites which were put forward through a local 'call for sites' process.

These sites were assessed against a range of criteria relating to suitability, availability and achievability, with a 'traffic light' rating given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan.

Subsequent to this process, nine of the eleven 'green' and 'amber' sites were shortlisted as being appropriate for further consideration as potential allocations for the Neighbourhood Plan due to their 'deliverability' and 'achievability'.

#### Spatial strategy options considered through the SEA Process

To support the choice of a development strategy to deliver the c.60 homes through the Neighbourhood Plan, the SEA process has assessed a number of spatial strategy options as reasonable alternatives. In this respect, different combinations of the above nine sites for delivering the c.60 homes have been considered through five spatial strategy options. These are as follows

- **Option 1:** Delivery of the housing target through a single allocation of Site A 'Walberton House, The Street';
- **Option 2:** Delivery of the housing target through a single allocation of Site B 'Land to the east of Yapton Lane';
- **Option 3:** Delivery of the housing target through a single allocation of Site C 'Choller Estate, Land to the south of Eastergate Lane';
- **Option 4:** Delivery of the housing target through a combination of allocations at Site D 'Fontwell Field, Land to the west of the A27', Site E 'Land at Dower House, Parsons Walk', Site F 'Land to the rear of Longwall, The Street', Site G 'Land at Gracelands Farm, Fontwell' and Site H 'Sussex Business Park, Walberton'; and
- **Option 5:** Delivery of the housing target through a single allocation at Site I 'Land north of North Pound and west of Tye Lane'.

Table 4.3 within the main body of the Environmental Report presents the findings of this assessment. A summary of the appraisal findings is presented below.

This assessment has highlighted that all five options have the potential to have positive impacts in relation to the 'Population and Community', 'Health and Wellbeing' and 'Transportation' SEA themes, particularly in terms of delivering new housing in areas with good access to services and facilities and encouraging more sustainable and active methods of travel for undertaking some day to day activities within the Neighbourhood Plan area. In contrast, potential adverse impacts to the historic environment are possible through all five options, as they comprise sites which are within or within proximity to the built up area boundary of Walberton. The settlement of Walberton contains the greatest concentration of heritage features within the Neighbourhood Plan area (including listed buildings, conservation areas and flint walls).

It is important to recognise that the proposed site allocations through Option 1, 2, 3 and 5 will focus development on areas of greenfield land. Whilst the scale of proposals likely come forward through the Neighbourhood Plan are not likely to result in the development of the entire site areas, allocations at these locations will extend the settlement boundary of Walberton. Moreover, the proposed site allocation through Option 2 would reduce the gap between the settlements of Walberton and Binsted and potentially impact upon views from the South Downs National Park. Cumulatively, potential impacts associated with the proposed site allocation in Option 5 could be exacerbated in combination with the delivery of 175 dwellings on 'Land to the east of Tye Lane', which is adjacent to the site. In this respect, Option 4 is likely to perform most favourably in relation to the 'Landscape' SEA theme and the 'Land, Soil and Water Resources' SEA theme. This is given that the scale of proposals which would be taken forward at these locations can potentially limit the impacts to landscape character and facilitate the most efficient use of land through the redevelopment of the brownfield areas.

In terms of the potential impacts to ecological networks, Option 1, 2 and 3 are perhaps the least favourable options in relation to the 'Biodiversity and Geodiversity' SEA theme given their proximity to locally important biodiversity corridors. The proposed site allocations through Option 1 and Option 3 are also part of the Green Infrastructure Network and strategic gap between Barnham and Walberton. Comparatively, delivering the housing number across several smaller sites in Option 4 (some of which are within the built up area boundary and contain few features of biodiversity value) will minimise ecological impacts. However, it is important to highlight that the Neighbourhood Plan area is within the 12km buffer zone for the 'Singleton and Cocking Tunnels' Special Protection Area (SPA) which supports populations of Barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteinii*). Likewise, part of the Neighbourhood Plan area is also within the second impact risk zone for the Arun Valley SPA (and Ramsar Site). As such, development through all options has the potential to impact the integrity of these European designated sites in the absence of mitigation measures.

In relation to adapting to the effects of climate change, the proposed site allocations through Option 1, 2, 4 and 5 are all located within Flood Zone 1 and have a low risk from fluvial flooding. However, Option 1, Option 2 and Option 5 perform least favourably in terms of surface water flood risk issues. Option 4 is the most favourable option in this respect, as four of the five proposed site allocations have a very low surface water flood risk potential.

### Current approach taken forward through the Neighbourhood Plan

Following the consideration of the assessment of reasonable alternatives for development strategies, Option 4 has been taken forward through the Neighbourhood Plan. This seeks to deliver the housing target of at least 60 dwellings through a combination of allocations on Sites D-H, as follows:

- Site D: Fontwell Field, Land to the west of the A27 (40 dwellings)
- Site E: Land at Dower House, Parsons Walk (6 dwellings)
- Site F: Land to the rear of Longwall, The Street (3 dwellings)
- Site G: Land at Gracelands Farm, Fontwell (2 dwellings); and
- Site H: Sussex Business Park, Walberton (11 dwellings).

Likewise, the Neighbourhood Plan supports an intensification of uses on site allocation 'Land at the rear of Woodcroft, West Walberton Lane, Walberton' which was taken forward through the 'made' Neighbourhood Plan in 2017. Specifically, this would include an additional six dwellings to the two dwellings originally proposed by the landowner, and planning permission has been granted for these additional dwellings. Therefore, the Regulation 14 consultation version of the Neighbourhood Plan seeks to deliver 68 dwellings across six sites.

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

## Assessment of the Regulation 14 version of the Walberton Neighbourhood Plan

The Regulation 14 version of the Walberton Neighbourhood Plan presents 43 planning policies for guiding development in the Neighbourhood Plan area.

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

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

The assessment has concluded that the Regulation 14 version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Population and Community' SEA theme. This relates to the focus of the Neighbourhood Plan on safeguarding and enhancing community infrastructure, facilitating the delivery of housing which meets local needs and through supporting economic vitality by enhancing the prospects for employment locally. The Neighbourhood Plan is also likely to lead to positive effects in relation to the 'Landscape' and 'Historic Environment' SEA themes. These benefits largely relate to the Neighbourhood Plan's emphasis on protecting and enhancing the special qualities of the parish, supporting the quality of the public realm, and through incorporating high-quality and sensitive design through new development proposals.

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

Additionally, the Neighbourhood Plan will bring positive effects in relation to the 'Biodiversity' SEA theme through retaining habitats, enhancing ecological networks and delivering net gains. However, given the approaches taken forward through the Neighbourhood Plan will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall. Furthermore, it is recommended that the Neighbourhood Plan consider the findings and recommendations of the HRA (once completed), bolstering policies with additional wording where appropriate to protect the integrity of European designated sites (and their qualifying features).

Regarding the 'Climate Change' SEA theme, the Neighbourhood Plan will potentially lead to positive effects through supporting development proposals which tackle flood risk issues, deliver renewable energy generating infrastructure and include low carbon energy sources to address the climate crisis. However, this is dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design. The Neighbourhood Plan will also initiate several beneficial approaches regarding the 'Transportation' SEA theme, given its focus on reducing traffic congestion, supporting a modal shift towards sustainable transport and by ensuring that new developments provide appropriate access to local services and facilities.

Likewise, the Neighbourhood Plan will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' SEA themes through the implementation of objectives which seek to limit pollution and improve the environmental quality of the parish. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the

scale of proposals. In addition, the Neighbourhood Plan will facilitate a proportion of new dwellings on greenfield sites which are underlain by BMV agricultural land. This has the potential to lead to the loss of productive agricultural land in the Neighbourhood Plan area. The significance of the loss of BMV land should however be seen in the context of the amount of land take required for the 400 new dwellings to be delivered through strategic allocation SD6 in the Arun Local Plan and the 175 dwellings to be delivered at the 'Land to the east of Tye Lane' site.

## Next steps

This Environmental Report accompanies the Walberton Neighbourhood Plan for Regulation 14 consultation.

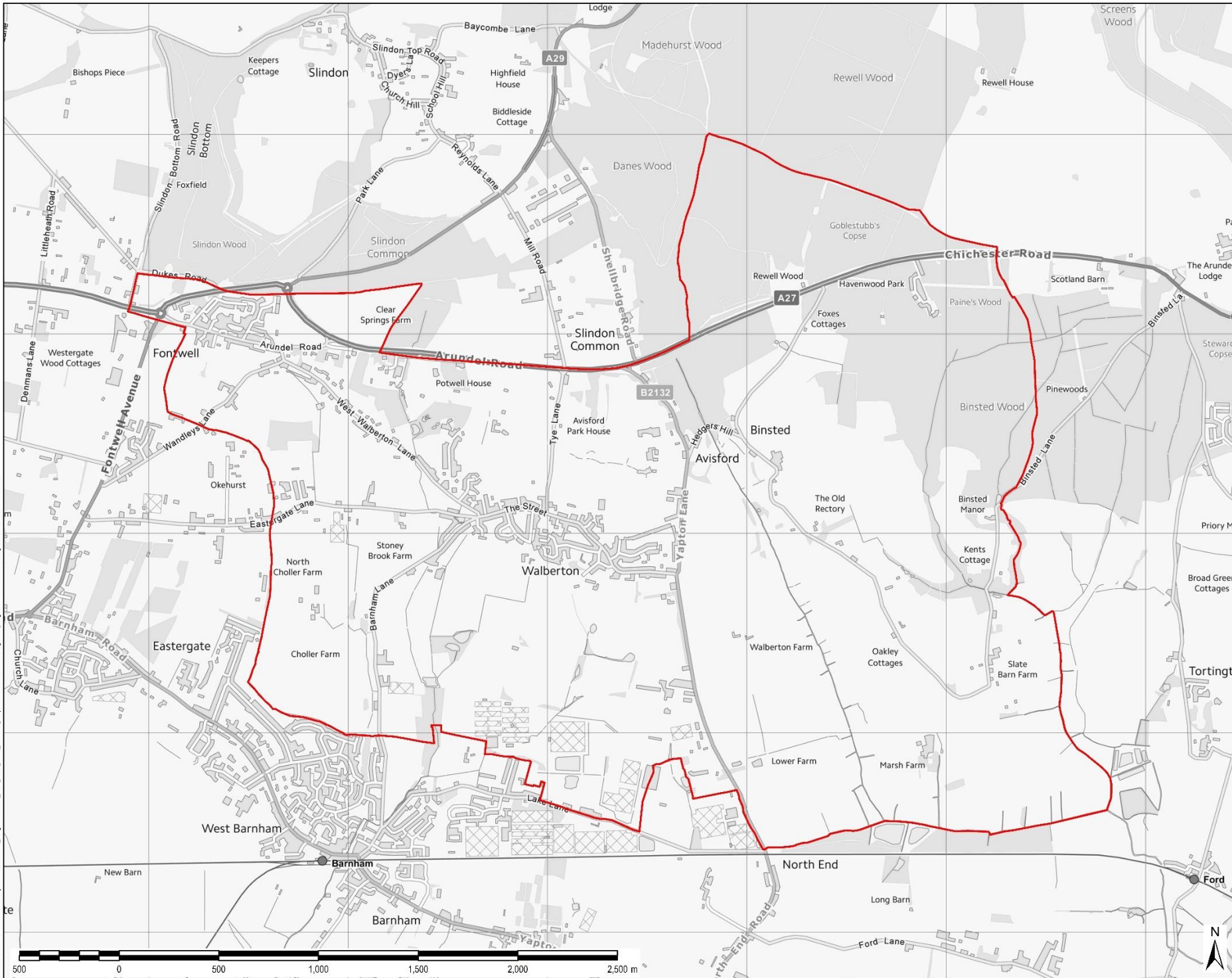
Following consultation, any representations made will be considered by the Neighbourhood Plan Steering Group, and the Neighbourhood Plan and Environmental Report will be updated as necessary. The updated Environmental Report will then accompany the Neighbourhood Plan for submission to the Local Planning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

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

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

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**LEGEND**  
 Walberton Neighbourhood Plan Area

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Purpose of Issue: **FINAL**

Client: **WALBERTON NEIGHBOURHOOD PLAN STEERING GROUP**

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

Drawing Title: **WALBERTON NEIGHBOURHOOD PLAN AREA**

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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 Walberton Parish's Neighbourhood Plan, which is a revision of the 'made' Neighbourhood Plan which was adopted in 2017. The 'made' Neighbourhood Plan is being reviewed in order to align itself with the Arun Local Plan which was adopted in 2018.
- 1.2 The Walberton Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.
- 1.3 It is currently anticipated that the Neighbourhood Plan will be submitted to Arun District Council in the coming months and undergo a referendum later in 2020.
- 1.4 Key information relating to the Walberton Neighbourhood Plan is presented in **Table 1.1**.

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

Name of Responsible Authority	Walberton Parish Council
Title of Plan	Walberton Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The Walberton Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The Plan will be in general conformity with the Arun Local Plan 2018.</p> <p>The Walberton Neighbourhood Plan will be used to guide and shape development within the Neighbourhood Plan area.</p>
Timescale	To 2036
Area covered by the plan	The Walberton Neighbourhood Plan area covers the parish of Walberton in West Sussex (Figure 1.1).
Summary of content	The Walberton Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	Name: Peter Brown Email address: <a href="mailto:pjbrown294@btinternet.com">pjbrown294@btinternet.com</a>

## SEA Screening for the Walberton Neighbourhood Plan

- 1.5 The Walberton Neighbourhood Plan has been screened in by Arun 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 Walberton Neighbourhood Plan has been screened in as requiring an SEA process for the following reasons:
- The Neighbourhood Plan will allocate new development in the parish. This includes potentially in environmentally sensitive locations, such as:
    - locations with sensitivity for the historic environment; and
    - locations with sensitivity for landscape character, including potentially within the setting of the South Downs National Park.
  - Parts of the Neighbourhood Plan area have significant sensitivity with regards to European designated biodiversity sites. In this context the northern corner of the parish falls within the 12km wider conservation area for the Singleton and Cocking Tunnels SAC. This area of the parish contains suitable commuting and foraging habitat for bats, including a mosaic of woodland and water features including drains and ponds.
- 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 Strategic Environmental Assessment (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 Walberton Neighbourhood Plan 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) Directive<sup>1</sup>. It also widens the scope of the assessment from focusing on environmental issues to further consider community issues.
- 1.10 The Walberton Neighbourhood Plan has been screened in by Arun District Council as requiring an SEA. To meet this requirement, the Neighbourhood Plan is undergoing an SEA process which incorporates the requirements of the SEA Directive.
- 1.11 The SEA will be undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.12 Two key procedural requirements of the SEA Regulations are that:
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 Walberton Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

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<sup>1</sup> Directive 2001/42/EC

## Structure of this SEA Environmental Report

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

**Table 1.2: Questions that must be answered by the SEA Environmental Report in order to meet the regulatory<sup>2</sup> requirements**

Environmental Report question	In line with the SEA Regulations, the report must include... <sup>3</sup>
What is the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents and main objectives of the plan.</li> </ul>
What is the sustainability 'context'?	<ul style="list-style-type: none"> <li>Relationship with other relevant plans and programmes.</li> <li>The relevant environmental protection <b>objectives</b>, established at international or national level.</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
<b>What's the scope of the SEA?</b>	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
What is the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental <b>problems</b> which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
What are the key issues and objectives?	<ul style="list-style-type: none"> <li>Key <b>problems/issues</b> and <b>objectives</b> that should be a focus of (i.e. provide a 'framework' for) assessment.</li> </ul>
<b>What has plan-making/SEA involved up to this point?</b>	<ul style="list-style-type: none"> <li>Outline reasons for selecting the <b>alternatives</b> dealt with.</li> <li>The likely significant effects associated with <b>alternatives</b>.</li> <li>Outline reasons for selecting the preferred approach in-light of <b>alternatives</b> appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.</li> </ul>
<b>What are the assessment findings at this stage?</b>	<ul style="list-style-type: none"> <li>The likely significant effects associated with <b>the Regulation 14 version of the plan</b>.</li> <li>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing <b>the Regulation 14 version of the plan</b>.</li> </ul>
<b>What happens next?</b>	<ul style="list-style-type: none"> <li>The next steps for the plan making / SEA process.</li> </ul>

<sup>2</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>3</sup> NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

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

### Local Plan context for the Neighbourhood Plan

- 2.1 The Walberton Neighbourhood Plan area extends across two Local Planning Authorities (LPAs) (Arun District Council (ADC) and South Downs National Park (SDNP)). This is given the north eastern part of the parish is within the South Downs National Park. As such, where appropriate, given the geographic coverage of the parish, the Neighbourhood Plan should be in general conformity with the strategic policies for both Local Planning Authorities.
- 2.2 The adopted Walberton Neighbourhood Plan was 'made' by Arun District Council on the 8th March 2017 following a Referendum at which 95.66% of residents voted in favour. Following the adoption of the Arun Local Plan 2018, it has been necessary to review and amend the Walberton Neighbourhood Plan to ensure the two documents are in alignment and reflect the new policies.
- 2.3 In the context of the Neighbourhood Plan area, Walberton is designated as a 'village' within the Arun Local Plan, along with the settlements of Binsted, and Fontwell. The Local Plan states that the village of Walberton has a limited range of facilities and services. Comparatively, the settlements of Fontwell and Binsted have very limited services and facilities. Policy H SP1 'The Housing Requirement'<sup>4</sup> includes a strategic allocation of 400 dwellings (allocation SD6) in Fontwell, which partly overlaps with the Neighbourhood Plan area. The policy also notes that additional non-strategic allocations will be made across the district through emerging Neighbourhood Plans or reviews of 'made' Neighbourhood Plans. In this context ADC have suggested that Walberton Parish is required to deliver sites(s) for at least 60 new dwellings.
- 2.4 Adopted in July 2019, the South Downs Local Plan<sup>5</sup> (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 for national parks, namely:
  - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
  - To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 2.5 The National Park Authority also has a duty, in taking forward the two purposes to:
  - Seek to foster the social and economic well-being of the local communities within the South Downs National Park.
- 2.6 The provisions of the South Downs National Park Local Plan and Partnership Management Plan are further discussed under the 'Landscape' SEA theme in Appendix A of this Environmental Report.
- 2.7 Neighbourhood plans will form part of the development plan for Arun and the South Downs, alongside, but not as a replacement for the Local Plans. Neighbourhood plans are required to be in general conformity with the Local Plans and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plans to provide a clear overall strategic direction for development in Arun and the South Downs, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

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<sup>4</sup> Arun District Council (2018): 'Arun Local Plan', [online] available to access via: <<https://www.arun.gov.uk/adopted-local-plan/>> last accessed [18/09/19]

<sup>5</sup> 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/](https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/local-plan/)> last accessed [29/11/19]

## 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 over the next 20 years as expressed through the consultation process. It therefore forms the basis on which the neighbourhood objectives and proposed policies have been formulated.



*Looking forward over the next 20 years:*

- 1. The parish will continue to be an attractive place in which to live, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services;*
- 2. The distinctive rural character of Walberton, Binsted and Fontwell villages will be preserved by maintaining the gaps which separate the villages from neighbouring areas of development and by protecting the green spaces that bring the countryside into the heart of the villages;*
- 3. Sustainable housing will be provided which will make a positive contribution to the village landscapes and which will meet the varying needs of the people;*
- 4. Safe off-road links will be developed to connect the three villages and make wider connections to Barnham in the south, Slindon and the National Park to the north, and Arundel to the east;*
- 5. Local shops will continue to be well supported and will meet the everyday needs of the community;*
- 6. Some solutions will be found to reduce the problems of the weight and speed of traffic through the villages and the incidence of flooding which have a negative impact on the quality of life;*
- 7. New work opportunities will have become available in the parish;*
- 8. Services such as health care, public transport and facilities for young people will have improved to meet the changing dynamics of our population; and*
- 9. The relationship between the three communities will have been strengthened.*

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### Vision Statement for the Walberton Neighbourhood Plan



2.9 The vision is underpinned by two core objectives that seek to make a positive contribution to sustainable growth within the parish:

- To retain and protect the distinctive rural character of the villages in the parish: Walberton, Fontwell and Binsted; and
- To use the plan as a unique opportunity for filling gaps in the present housing stock. In particular, affordable housing and smaller properties suitable for the elderly population.

## 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.<sup>6</sup> These authorities were consulted on the scope of the Walberton Neighbourhood Plan SEA for a period of five weeks, between December 2019 and February 2020.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
  - Baseline data against which the Neighbourhood Plan can be assessed;
  - The key sustainability issues for the Neighbourhood Plan; and
  - An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.
- 3.3 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

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

Consultation response	How the response was considered and addressed
<b>Natural England</b>	
<i>Alison Giacomeli, Sussex and Kent Area Team (email response received on 3<sup>rd</sup> February 2020)</i>	
<p><u>Biodiversity and Geodiversity</u></p> <p>Natural England’s comments on the SEA screening for Walberton NP highlighted the fact that part of the parish lies within the 12km zone of influence of the Special Areas of Conservation (SACs) for important bat populations, as set out in Strategic Policy SD10 of the South Downs Local Plan. We also set out the fact that part of the parish overlaps with the ‘impact risk zone’ for the Arun Valley Special Protection Area (SPA), this zone identifies the area potentially used as supporting habitat for Bewick’s swans.</p> <p>We welcome the inclusion of an assessment question regarding access to biodiversity and geodiversity.</p>	<p>Comment noted. Potential impacts to the integrity of European designated sites have been considered through the appraisal of reasonable alternatives and plan appraisal (Chapter 4 and Chapter 5 of the Environmental Report), proportionate to the additional seven themes which have been scoped into the SEA.</p>

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

Consultation response	How the response was considered and addressed
<p><u>Biodiversity and Geodiversity</u></p> <p>We welcome the inclusion of an assessment question relating to the integrity of the European designated sites. However, we suggest this question could be made more specific to Walberton parish by adding a clause, for example:</p> <p>Support the integrity of the European designated sites located within proximity to the Neighbourhood Plan area, in particular by avoiding impacts on bat commuting or foraging habitat or supporting habitat for Bewick's swans.</p>	<p>Comment noted. The assessment question has been updated to include the additional wording. Potential impacts to the integrity of European designated sites have been considered throughout the SEA process, proportionate to the additional seven themes which have been scoped in to the SEA.</p>
<p><u>Climate Change</u></p> <p>Natural England supports the inclusion of assessment questions relating to the use of green infrastructure to adapt to the effects of climate change and relating to increasing the resilience of biodiversity to the effects of climate change.</p>	<p>Comment noted.</p>
<p><u>Landscape</u></p> <p>Natural England welcomes the assessment questions relating to landscape and the need to conserve and enhance the natural beauty and special qualities of the South Downs National Park.</p>	<p>Comment noted.</p>
<p><u>Land, soil and water resources</u></p> <p>Natural England supports the inclusion of assessment questions relating to avoiding the best and most versatile agricultural land, and sustainable water and waste management. Southern Water have set a target for residential water use of 100l/person/day, which we would recommend including as a target for the NP.</p>	<p>Comment noted.</p>
<p><b>Environment Agency</b> <i>Hannah Hyland, Planning Specialist - Sustainable Places (email response received on 3<sup>rd</sup> February 2020)</i></p>	
<p>The Environment Agency is a statutory consultee for Strategic Environmental Assessments and provides advice to Local Planning Authorities on the scope and findings of the SEA. We 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.</p>	<p>Comment noted.</p>

Consultation response	How the response was considered and addressed
<p>We also recommend your SEA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.</p> <p>Please find attached our Neighbourhood Plan Checklist for the Arun District which provides more details in relation to what we would wish to see considered through the production of a Neighbourhood Plan in this area.</p>	<p>Comments noted. The recommended guidance has provided an essential reference point during the SEA process.</p>
<p><b>Historic England</b> <i>Robert Lloyd-Sweet, Historic Places Adviser (email response received on 3<sup>rd</sup> February 2020)</i></p>	
<p>Thank you for consulting Historic England on the Scoping Report for SEA of the Walberton Neighbourhood Plan. I'm happy to say the Historic Environment section demonstrates a very satisfactory level of detail that should be of value in understanding the potential for effects resulting from plan proposals and options.</p>	<p>Comment noted.</p>

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

- The 2019 ASR for Arun District confirms that there are no AQMAs within the Neighbourhood Plan area.
- The ASR highlights that there is concern over increasing NO<sub>2</sub> levels from road traffic exhaust emissions. These emissions are the main source of air pollution in the district.
- Air quality in the Neighbourhood Plan area however remains good.
- 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 nearest European designated site, Duncton to Bignor Escarpment Special Area of Conservation (SAC) is located approximately 6km to the north of the parish.
- The Neighbourhood Plan area also overlaps with the 12km buffer zone for the Singleton and Cocking Tunnels SAC. Likewise, part of the Neighbourhood Plan area is within the second impact risk zone for the Arun Valley SPA (and Ramsar Site).
- There are five Sites of Special Scientific Interest (SSSI) located within 4km of the Neighbourhood Plan area, namely: 'Fairmile Bottom' SSSI; 'Arundel Park' SSSI, 'Eartham Pit, Boxgrove' SSSI; 'Halnaker Chalk Pit' SSSI and, 'Climping Beach' SSSI.
- There is a small area of land located along the south eastern boundary of the parish which traverses IRZs for rural-residential and rural non-residential development types.
- At the local level, 'Fairmile Bottom' LNR is located within 1km of the Neighbourhood Plan area and contains habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC).

- There are two Sites of Nature Conservation Interest (SNCI) within the Neighbourhood Plan area: Binsted Wood Complex (AR02), and Rewell Wood Complex (AR07).
- There are a variety of Biodiversity Action Plan (BAP) Priority Habitats located in, and within proximity to the Neighbourhood Plan area, including areas of deciduous woodland, good quality and semi-improved grassland, wood pasture and parkland, and traditional orchard.
- The Sussex Biodiversity Record Centre (SBRC) data for Walberton confirms that there is a network of chalk streams within the Neighbourhood Plan area.
- There is one Regionally Important Geological Site (RIGs) within the Neighbourhood Plan area: Slindon Common Gravel Pit, a disused sand and gravel quarry, now used for recreational sports.

## Climate Change

- The effects of climate change, based on medium emission scenarios, will see an estimated increase in annual mean temperatures of between 2°C and 3°C during the period 2040-2059 compared to the period 1981-2000 in south east England.
- The estimated change in annual mean precipitation is +20 to +30% in winter and -10% to -20% in summer, during the period 2040-2059 compared to the period 1981-2000 in south east England.
- 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 Walberton.
- Arun has seen a 36.2% 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%).
- Areas located in the south west and south east of Walberton Parish partly fall within Flood Zone 3 and have a 1% (1 in 100) or greater annual flood risk.
- The Environment Agency have identified approximately 60 properties in the area of Walberton Green and the pond as being at risk of flooding.
- Completed in 2016, the Arun District Council Strategic Flood Risk Assessment highlights that there has been a series of flooding events in the Neighbourhood Plan area.
- The Lidsey Surface Water Management Plan, completed in 2014, outlines priority actions to reduce flood risk within the Parish. Interventions include ditch clearance, the reduction of inflow and infiltration of foul sewers.
- The West Sussex Local Flood Risk Management Strategy estimates around 700 properties are at risk of surface water and coastal flooding combined across Barnham and Walberton.
- Surface water flooding is a risk within the Neighbourhood Plan area, principally in the south east region of the parish but traversing the whole length of the Neighbourhood Plan area.

## Landscape

- The South Downs National Park overlaps with the north east section of the Neighbourhood Plan area, containing several special qualities which classify its distinctiveness and value.
- The Neighbourhood Plan area is in the South Coast Plain NCA, with a small area of land to the north east of the parish located in the South Downs NCA (overlapping with the National Park).
- The 'Strategy for the West Sussex Landscape' aims to protect and enhance the landscape as an asset for future generations, outlining visions and objectives for the five (NCAs) which characterise the county, including the South Coast Plan NCA.
- There are three LCAs within the Neighbourhood Plan area, with the Arun Landscape Study outlining several key features which contribute to their distinctiveness.
- Arun District Council have allocated several TPOs 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 38 Grade II and one Grade I nationally designated 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'.
- There are two scheduled monuments within, or partially within the Neighbourhood Plan area, namely: 'Goblestubs Copse Earthworks' and 'Madehurst Wood Earthworks'.
- The Neighbourhood Plan area contains two designated conservation area: 'Walberton Village' and 'Walberton Green', which contain several features and special qualities which contribute to local distinctiveness.
- Conservation area appraisals have not been prepared for 'Walberton Village and Walberton Green' specifically, and therefore it is not currently possible to gain an in-depth understanding of the special interest of the areas.
- The HER for West Sussex contains records of 30 locally important heritage features located wholly or partly within the Neighbourhood Plan area.
- The parish has several locally distinctive flint walls (particularly within the built-up area boundaries) which contribute to the sense of place.
- There are seven additional non-designated archaeological sites known to the community and valued for their heritage interest, including Archaeological Notification Areas (ANAs).

## Land, Soil and Water Resources

- The Provisional Agricultural Land Quality dataset identifies areas of Grade 1, Grade 2, and some Grade 3 agricultural land within the Neighbourhood Plan area.
- Based on the results of the 'Predictive BMV Land Assessment', greater than 60% of the undeveloped areas in the parish have a high likelihood of containing BMV land.
- The Neighbourhood Plan area is within the 'Aldingbourne Rife' Surface Water NVZ, and the 'Sussex Chalk' Ground Water NVZ.
- Based on the most recently completed water quality assessments undertaken in 2016, the Lidsey Rife as having a 'moderate' ecological status and a 'good' chemical status, with an overall classification as 'moderate'. The RNAGs are primarily attributed to agriculture and rural land management, domestic general public, and the water industry.
- The Neighbourhood Plan area potentially overlaps with the Sharp Sand and Gravel MSA and the Chalk MSA. However, it is difficult to be certain due to the scale of the map presented within the Joint Minerals Local Plan.

## Population and Community

- The population of Walberton increased at a higher rate between 2001 and 2011 in comparison to Arun, the South East of England and England averages.
- Generally, there is a higher proportion of residents within the 60+ age category within the Neighbourhood Plan area (32.6%) in comparison to the regional and national trends.
- There are two LSOAs which are either wholly or partly located within the Neighbourhood Plan area, namely: Arun 003F and Arun 001D. Both LSOAs are amongst the top 50% least deprived LSOAs in England based on the 'Overall IMD' domain.
- Walberton 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 several local green spaces and local open spaces within the parish.

## Health and Wellbeing

- 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.
- The 2018 Public Health Profile for Arun estimated that levels of adult physical activity across the district (63.9%) is lower than the regional total (69.8%) and the national total (66.3%).
- 18.3% of residents within the Neighbourhood Plan area report that their activities are limited either 'a little' or 'a lot'.
- 84.0% of residents in the Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', broadly aligning to the totals for the South East of England (83.6%) England (81.4%) but higher than the total for Arun (78.8%).

## Transportation

- There are no railway stations within Walberton parish. The nearest mainline railway station connecting residents to the national network is in the neighbouring settlement of Barnham.
- In terms of congestion, key concerns include the volume of traffic on the A29 and associated queues. The safety of pedestrians along village lanes is also a concern, particularly for children walking or cycling to school.
- A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus, coach or walk to work (9.1%) in comparison to the totals for Arun (10.9%), the South East of England (15.4%) and England (15.0%).
- 92.7% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for Arun (80.5%), the South East of England (81.4%) and England (74.2%).
- The total number of households in the Neighbourhood Plan area with access to at least two cars or vans (52.7%) is higher than the regional and national trends.

## SEA Framework

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

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

## Climate change

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

## 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"> <li>• 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?</li> <li>• Conserve and enhance locally important landscape and villagescape features within the Neighbourhood Plan area?</li> <li>• Conserve and enhance local diversity and character?</li> <li>• Protect locally important viewpoints contributing to the sense of place and visual amenity of the Neighbourhood Plan area?</li> </ul>
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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"> <li>• Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting?</li> <li>• Conserve and enhance the special interest, character and appearance of locally important features and their settings?</li> <li>• Support the integrity and the historic setting of sites of archaeological or historic interest recorded on the West Sussex HER?</li> <li>• Support access to, interpretation and understanding of the historic evolution and character of the environment?</li> <li>• Conserve and enhance archaeological remains, including historic landscapes?</li> <li>• 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 Walberton and Walberton Green Conservation Area?</li> <li>• Guide development proposals to secure remediation of issues identified as affecting the conservation area and prevent cumulative impacts?</li> </ul>
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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"> <li>• Promote the use of previously developed land?</li> <li>• Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 1 to 3a agricultural land?</li> <li>• Protect the integrity of mineral safeguarding areas?</li> </ul>
<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"> <li>• Reduce the amount of waste produced?</li> <li>• Support the minimisation, reuse and recycling of waste?</li> <li>• Maximise opportunities for local management of waste in order to minimise export of waste to areas outside?</li> <li>• Encourage recycling of materials and minimise consumption of resources during construction?</li> </ul>
<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"> <li>• Support improvements to water quality?</li> <li>• Minimise water consumption?</li> <li>• Protect surface water resources?</li> </ul>

## Population and Community

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

## Health and Wellbeing

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

<p>Promote sustainable transport use and reduce the need to travel.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> <li>• Encourage modal shift to more sustainable forms of travel?</li> <li>• Facilitate working from home and remote working?</li> <li>• Improve road safety?</li> <li>• Reduce the impact on residents from the road network?</li> </ul>
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## 4. What has plan making / SEA involved up to this point?

### Introduction

- 4.1 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report.
- 4.2 A key element of the SEA process is the appraisal of 'reasonable alternatives' for the Walberton Neighbourhood Plan. The SEA Regulations<sup>7</sup> are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.
- 4.3 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
  - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.4 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for development. Specifically, this chapter explains how the Walberton Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

### Overview of plan making / SEA work undertaken since 2012

- 4.5 Walberton Neighbourhood Plan's initial development began in 2012, initiated by Walberton Parish Council. It 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 Neighbourhood Plan. This has gathered local views and opinions, with a view to engaging local people throughout the Neighbourhood Plan's development process. This has included events, household questionnaires and engagement through the Neighbourhood Plan website.
- 4.7 The Walberton Neighbourhood Plan was 'made' in March 2017 following a successful referendum. However, the 'made' Neighbourhood Plan is now being reviewed in order to align itself with the Arun Local Plan which was adopted in 2018.

### Housing numbers to deliver through the Neighbourhood Plan

- 4.8 As discussed in Chapter 2, the Walberton Neighbourhood Plan has been prepared in conjunction with the provisions of the Arun Local Plan, which was adopted in 2018.
- 4.9 Policy H SP1 'The Housing Requirement'<sup>8</sup> includes a strategic allocation of 400 dwellings (allocation SD6) in Fontwell, which partly overlaps with the Neighbourhood Plan area. The policy also notes that additional non-strategic allocations will be made across the district through emerging Neighbourhood Plans or reviews of 'made' Neighbourhood Plans. In this context, Arun District Council have confirmed a housing target of at least 60 dwellings for Walberton Parish to deliver through the Neighbourhood Plan.

<sup>7</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>8</sup> Arun District Council (2018): 'Arun Local Plan', [online] available to access via: <https://www.arun.gov.uk/adopted-local-plan> last accessed [18/09/19]

- 4.10 In response to this, the Walberton Neighbourhood Plan Steering Group were keen to consider where the dwellings should be delivered within the Neighbourhood Plan area.
- 4.11 Whilst the Neighbourhood Plan is required to plan for at least 60 dwellings through the Neighbourhood Plan, there is a desire to “future proof” its Neighbourhood Plan through slightly exceeding the housing target. In this respect, a target of in the region of 65-70 dwellings will be delivered on appropriate sites to meet locally identifiable needs and community aspirations.
- 4.12 In the wider context, outline planning application WA/44/17/OUT for the erection of up to 175 dwellings on ‘Land east of Tye Lane’<sup>9</sup> was approved with conditions (including Section 106 agreements) in February 2018. The development will include the provision of the following public assets: play and exercise areas, two tennis courts, an all-weather circular path around the playing field and some open green space.

## Assessment of reasonable alternatives for development strategies

- 4.13 One of the main aims of the Walberton Neighbourhood Plan is to provide sustainable housing which will make a positive contribution to the public realm of the villages and which will meet the varying needs of local residents. The Steering Group are therefore keen to consider sites for allocation which will retain and protect the distinctive rural character of the villages in the parish (Walberton, Fontwell and Binsted) and provide opportunities to deliver dwellings of a type and tenure to fill gaps in the local housing stock.

### Neighbourhood Plan Site Assessment

- 4.14 With a view to delivering (and slightly exceeding) the housing target provided by Arun, the Neighbourhood Plan Steering Group sought to explore different options for locating new housing in the Neighbourhood Plan area. In light of this, AECOM (on behalf of the Neighbourhood Plan Steering Group) completed an independent and objective assessment of the various sites available for development in the parish. This considered sites which were previously considered through the Housing and Economic Land Availability Assessment (HELAA) completed for the Arun Local Plan and sites which were put forward through a local ‘call for sites’ process<sup>10</sup>.
- 4.15 To support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the site assessment process appraised the key constraints and opportunities present at each of the relevant sites. These sites were assessed against a range of criteria relating to suitability, availability and achievability, with a ‘traffic light’ rating given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. In this respect:
- ‘Green’ was given to sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are therefore considered appropriate to take forward for considering as allocations for the Neighbourhood Plan (providing they are viable).
  - ‘Amber’ sites have constraints that would need to be resolved or mitigated and therefore, these sites are potentially appropriate to take forward for the purposes of the Neighbourhood Plan (providing they are viable).
  - ‘Red’ sites are those which have significant constraints and are therefore unsuitable for development. These sites are not considered appropriate to take forward for the purposes of the Neighbourhood Plan.
- 4.16 Sites which were given a ‘green’ or ‘amber’ rating are listed below in Table 4.1.

<sup>9</sup> Arun District Council (2020): ‘Planning Application Search: WA/44/17/OUT’, [online] available to access via: <https://www.arun.gov.uk/weekly-lists> last accessed [13/03/20]

<sup>10</sup> The site assessment report and appendix accompany the Neighbourhood Plan at Regulation 14 consultation.

**Table 4.1: Sites identified through the ‘call for sites’ process and the HELAA**

Site Assessment Reference	Name of site, address	Size (Ha)	RAG Score	Site taken forward for reasonable alternatives?
Site 3	Sussex Business Park, Walberton	0.52	Amber	<b>Yes</b>
Site 11	Land to the east of Yapton Lane	9.90	Amber	<b>Yes</b>
Site 12	Land at Gracelands Farm, Fontwell	0.80	Green	<b>Yes</b>
Site B	Fontwell Field, Land to the west of the A27	2.60	Green	<b>Yes</b>
Site D	Land north of North Pound and west of Tye Lane	7.60	Amber	<b>Yes</b>
Site E	Land south of Walberton	12.40	Amber	No (availability)
Site F	Choller Estate, Land south of Eastergate Lane	5.00	Amber	<b>Yes</b>
Site H	Land at Dower House, Parsons Walk	0.33	Green	<b>Yes</b>
Site L	Arun House, Wandleys Lane	0.39	Amber	No (availability)
Site P	Walberton House, The Street	3.70	Amber	<b>Yes</b>
Site Q	Land to the rear of Longwall, The Street	0.40	Green	<b>Yes</b>

4.17 Subsequent to this process, nine of the eleven ‘green’ and ‘amber’ sites were shortlisted as being appropriate for further consideration as potential allocations for the Neighbourhood Plan due to their ‘deliverability’ and ‘achievability’. Following a further consultation with landowners, the Neighbourhood Group confirmed that Site E ‘Land south of Walberton’ and Site L ‘Arun House, Wandleys Lane’ were no longer available. Therefore, these sites are no longer reasonable to consider for the purposes of the Neighbourhood Plan.

### Spatial strategy options considered through the SEA process

4.18 To support the choice of a development strategy to deliver the c.60 homes through the Neighbourhood Plan, the SEA process has assessed a number of spatial strategy options as reasonable alternatives. These spatial strategy options comprise packages of sites identified above, which are summarised below.

**Table 4.2: Sites taken forward for reasonable alternatives**

SEA Site ID.	Name of site, address	Size (Ha)	Potential site capacities <sup>11</sup>
A	Walberton House, The Street	3.70	Up to 77 dwellings
B	Land to the east of Yapton Lane	9.90	Up to 185 dwellings
C	Choller Estate, Land to the south of Eastergate Lane	5.00	Up to 105 dwellings
D	Fontwell Field, Land to the west of the A27	2.60	Up to 55 dwellings
E	Land at Dower House, Parsons Walk	0.33	Up to 10 dwellings
F	Land to the rear of Longwall, The Street	0.40	Up to 3 dwellings
G	Land at Gracelands Farm, Fontwell	0.80	Up to 2 dwellings
H	Sussex Business Park, Walberton	0.52	Up to 15 dwellings <sup>12</sup>
I	Land north of North Pound and west of Tye Lane	7.60	Up to 146 dwellings

<sup>11</sup> Taken from the site assessment report and calculated using a calculated estimate or using the capacity stated in the HELAA.

<sup>12</sup> To be delivered as a residential allocation, or as a combination of small-scale residential and commercial uses.

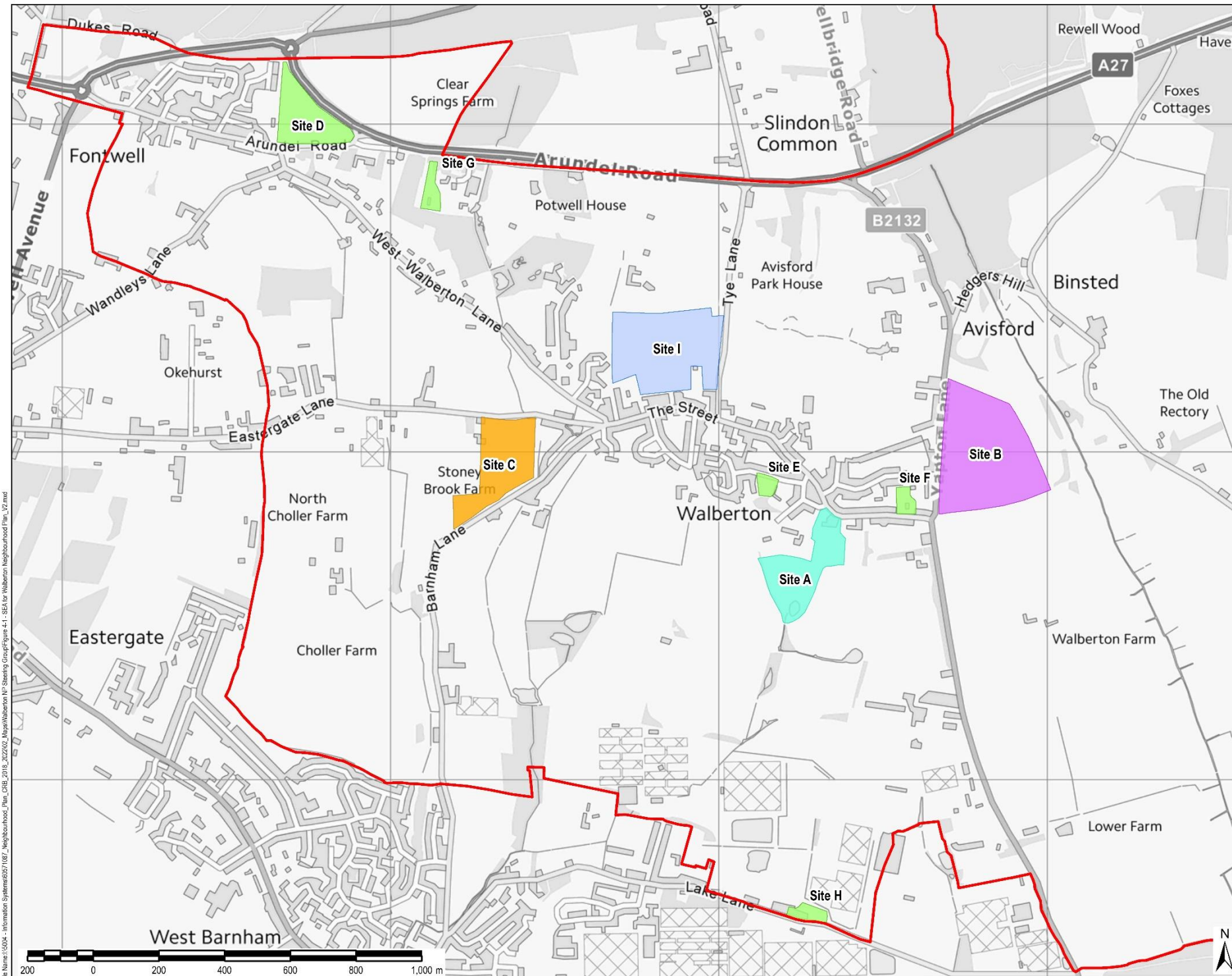
4.19 Different combinations of the above nine sites for delivering the c.60 homes have been considered through five spatial strategy options. These are as follows<sup>13</sup>:

- **Option 1:** Delivery of the housing target through a single allocation of Site A 'Walberton House, The Street';
- **Option 2:** Delivery of the housing target through a single allocation of Site B 'Land to the east of Yapton Lane';
- **Option 3:** Delivery of the housing target through a single allocation of Site C 'Choller Estate, Land to the south of Eastergate Lane';
- **Option 4:** Delivery of the housing target through a combination of allocations at Site D 'Fontwell Field, Land to the west of the A27', Site E 'Land at Dower House, Parsons Walk', Site F 'Land to the rear of Longwall, The Street', Site G 'Land at Gracelands Farm, Fontwell' and Site H 'Sussex Business Park, Walberton'; and
- **Option 5:** Delivery of the housing target through a single allocation at Site I 'Land north of North Pound and west of Tye Lane'.

4.20 **Figure 4.1** (overleaf) visually represents these five options, with the subsequent table presenting the findings of the appraisal of the five options outlined above. To support the assessment findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme (**Table 4.3** overleaf). It is anticipated that this will provide the reader with a likely indication of the comparative sustainability performance of the five options in relation to each theme considered.

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<sup>13</sup> For the options which consider a single site allocation (Option 1, 2, 3 and 5), the results of the site assessment indicate that only certain sections of the sites are potentially suitable for development. However, it is anticipated that all these sites are capable of delivering the housing target of 60 dwellings based on their overall size and capacities.



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**LEGEND**

- Walberton Neighbourhood Plan Area
- Site Option
  - Option 1
  - Option 2
  - Option 3
  - Option 4
  - Option 5

Site A: Walberton House, The Street  
 Site B: Land to the east of Yapton Lane  
 Site C: Choller Estate, Land to the south of Eastergate Lane  
 Site D: Fontwell Field, Land to the west of the A27  
 Site E: Land at Dower House, Parsons Walk  
 Site F: Land to the rear of Longwall, The Street  
 Site G: Land at Gracelands Farm, Fontwell  
 Site H: Sussex Business Park, Walberton  
 Site I: Land north of North Pound and west of Tye Lane

*N.B. The site boundaries shown denote the total extent of the sites, and not necessarily the total area potentially to be developed under each option*

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Purpose of issue: **FINAL**

Client: **WALBERTON NEIGHBOURHOOD PLAN STEERING GROUP**

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

Drawing Title: **OPTIONS CONSIDERED AS REASONABLE ALTERNATIVES THROUGH THE SEA PROCESS**

Drawn CW	Checked TD	Approved GP	Date 12/03/2020
AECOM Internal Project No. 60571087		Scale @ A4 1:15,000	

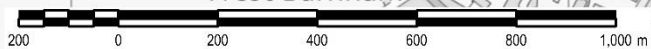
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Drawing Number: **FIGURE 4.1**

Rev: **01**

File Name: I:\004 - Information Systems\6571087 - Neighbourhood Plan\_CAD\_2016\_202002\_Neighbourhood Plan\_CAD\_2016\_202002\_Neighbourhood Plan\_CAD\_2016\_202002\_Neighbourhood Plan\_V2.mxd



**Table 4.2: Appraisal findings: reasonable alternatives linked to development strategies**

**Option 1:** Delivery of the housing target through a single allocation of Site A ‘Walberton House, The Street’

**Option 2:** Delivery of the housing target through a single allocation of Site B ‘Land to the east of Yapton Lane’

**Option 3:** Delivery of the housing target through a single allocation of Site C ‘Choller Estate, Land to the south of Eastergate Lane’

**Option 4:** Delivery of the housing target through a combination of allocations at Site D ‘Fontwell Field, Land to the west of the A27’, Site E ‘Land at Dower House, Parsons Walk’, Site F ‘Land to the rear of Longwall, The Street’, Site G ‘Land at Gracelands Farm, Fontwell’ and Site H ‘Sussex Business Park, Walberton’

**Option 5:** Delivery of the housing target through a single allocation at Site I ‘Land north of North Pound and west of Tye Lane’

SEA theme	Discussion of potential effects and relative merits of options	Rank of preference				
		Option 1	Option 2	Option 3	Option 4	Option 5
Biodiversity and Geodiversity	<p>Whilst none of the sites directly overlap with the boundaries of a European designated site, the Neighbourhood Plan area is within the the 12km buffer zone for the ‘Singleton and Cocking Tunnels’ Special Area of Conservation (SAC) which supports populations of Barbastelle (<i>Barbastella barbastellus</i>) and Bechstein’s bat (<i>Myotis bechsteinii</i>). Likewise, part of the Neighbourhood Plan area is also within the second impact risk zone for the Arun Valley Special Protection Area (and Ramsar Site). As such, development through all options has the potential to impact the integrity of these European designated sites in the absence of mitigation measures.</p> <p>Regarding national designations within the Neighbourhood Plan area, none of sites proposed through the options overlap with SSSI IRZs for the types of development potentially likely to be brought forward at these locations (i.e. residential, rural residential, rural non-residential). Therefore, consultation with Natural England will unlikely be required to determine whether the applications will have any significant impacts to the integrity of these sites. As such, all options are unlikely to adversely impact any nationally designated sites.</p> <p>At the local level, the proposed site allocations through Option 1 and Option 3 are part of the Green Infrastructure Network and strategic gap between Barnham and Walberton. In particular, the whole of Site A ‘Walberton House, The Street’ overlaps with areas of ‘deciduous woodland’ and ‘wood pasture and parkland’ BAP Priority Habitats. Policy GI SP1 ‘Green Infrastructure and Development’ within the Arun Local Plan requires development proposals to protect and enhance these assets and as such, development at these locations has the potential to result in adverse impacts to the GI network in the absence of sensitive design.</p> <p>Outside the villages there is open farmland, hedges, shaws (narrow belts of woodland), solitary trees and woodland, ponds, a network of chalk streams, and locally valued biodiversity corridors. Whilst these features could be retained and enhanced through development proposals associated with all five options, Option 4 (through delivering the housing number across several smaller sites, some of which are within the built up area boundary and contain few features of biodiversity value) will minimise impacts to the ecological features and networks within the Neighbourhood Plan area in comparison to the other four options which focus on larger-scale allocations on greenfield sites. This is further discussed overleaf.</p>	5	3	4	1	2

<p>Biodiversity and Geodiversity (continued)</p>	<p>Whilst none of the proposed site allocations overlap with a locally important biodiversity corridor<sup>14</sup>, Site A 'Walberton House, The Street' is adjacent to biodiversity corridor 5 'St Mary's Church and Walberton Park', Site B 'Land to the east of Yapton Lane' is adjacent to biodiversity corridor 4 'Avisford Park Stream and Ponds' and biodiversity corridor 7 'Binsted Rife Valley', and Site C 'Choller Estate, Land to the south of Eastergate Lane' is adjacent to biodiversity corridor 3 'Choller Farm Chalk Streams'. Therefore, Option 1, 2 and 3 are least favourable given their proximity to these locally important corridors. Comparatively, Site I 'Land north of North Pound and west of Tye Lane' is located approximately 250m from the nearest biodiversity corridor, with Site G 'Land at Gracelands Farm, Fontwell' located approximately 200m from the nearest biodiversity corridor. Although Site E 'Land at Dower House, Parsons Walk', Site F 'Land to the rear of Longwall, The Street' and Site H 'Sussex Business Park, Walberton' contain and / or are bordered by trees (which could be retained and enhanced through development proposals), these sites are not within proximity to a biodiversity corridor. As such, Option 4 and Option 5 will help limit potential effects from new development on local features and areas of biodiversity interest and support the resilience of ecological networks.</p>	<p>5</p>	<p>3</p>	<p>4</p>	<p>1</p>	<p>2</p>
<p>Climate change</p>	<p>In terms of climate change mitigation, road transport is the significant contributor to emissions in the area, with Census data highlighting that 92.7% of households have access to at least one car or van. In this respect, the proposed site allocations through Option 1, 2, 3 and 5 are located adjacent to the built up area boundary (BUAB) of Walberton. With reference to Option 4, Site E 'Land at Dower House, Parsons Walk' and Site F 'Land to the rear of Longwall, The Street' are within the built up area boundary (BUAB) of Walberton, Site D 'Fontwell Field, Land to the west of the A27' and Site G 'Land at Gracelands Farm, Fontwell' are within proximity to the settlement of Fontwell (and the location of strategic allocation SD6 in the Arun Local Plan), and Site H 'Sussex Business Park, Walberton' is within proximity to the settlement of Barnham. Therefore, development through all options will help limit greenhouse gas emissions from transport through encouraging new development in locations with closer proximity to key amenities and public transport networks. In relation to adapting to the effects of climate change, the proposed site allocations through Option 1, 2, 4 and 5 are all located within Flood Zone 1 and have a low risk from fluvial flooding. Whilst most of Site C 'Choller Estate, Land to the south of Eastergate Lane' is within Flood Zone 1, there is a small area of land towards the northern site boundary (adjacent to a chalk stream) which is within Flood Zone 2 and 3. Option 3 performs the least favourably in this respect. However, given that within site boundaries the areas of fluvial flood risk are limited, and can be readily avoided through new development areas, 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.</p>	<p>=2</p>	<p>=2</p>	<p>=3</p>	<p>1</p>	<p>=3</p>

<sup>14</sup> The Neighbourhood Planning Group have carried out several local ecological surveys, with areas of ecological importance classified as 'biodiversity corridors' following the concept of 'ecological networks' through John Lawton's keynote 'Making Space for Nature' Report. Alongside the chalk streams, these biodiversity corridors are non-statutory designations but are considerably valued locally. These biodiversity corridors have been mapped and are included in Schedule 5 within the Neighbourhood Plan.

<p>Climate change (continued)</p>	<p>Regarding surface water flood risk issues, Site D, G, F and H (Option 4) have a very low risk. Although Site A 'Walberton House, The Street' (Option 1), 'Site B Land to the east of Yapton Lane' (Option 2), Site C (Option 3), Site E 'Land at Dower House, Parsons Walk' (Option 4) and Site I 'Land north of North Pound and west of Tye Lane' (Option 5) mostly have a very low risk, there are some isolated issues within or within proximity to the site boundaries. Specifically:</p> <ul style="list-style-type: none"> <li>• Site A: there is an area of land in the northern section which has a low risk and an area of land in the southern section having a high risk (with this area overlapping with a pond which is within the site boundary);</li> <li>• Site B: there is a corridor of land in the south western section with a medium to high risk;</li> <li>• Site C: there is a small area of land at the northern site boundary with a medium to high risk;</li> <li>• Site E: land adjacent to the southern site boundary has a medium risk; and</li> <li>• Site I: there is a corridor of land along the western site boundary and through the eastern section of the site (north to south direction) which has a low risk, with a small area of land toward the south eastern corner of the site which has a high risk. Cumulatively, potential impacts associated with an allocation on Site I could be exacerbated in combination with the delivery of 175 dwellings on 'Land east of Tye Lane' (planning application ref: WA/44/17/OUT), which is directly adjacent to Site I.</li> </ul> <p>Reflecting the above, Option 1, Option 2 and Option 5 perform least favourably in terms of surface water flood risk issues. Whilst Option 3 and Option 4 have the potential to exacerbate surface water flood risk issues at some locations, these areas are largely contained to the site boundaries. Given that Site D, G, F and H have a very low surface water flood risk potential, Option 4 is the most favourable option in this respect.</p>	<p><b>=2</b></p>	<p><b>=2</b></p>	<p><b>=3</b></p>	<p><b>1</b></p>	<p><b>=3</b></p>
<p>Landscape</p>	<p>In terms of nationally protected landscapes, none of the options would deliver development within the boundaries of the South Downs National Park. However, the northern section of Site B 'Land to the east of Yapton Lane' is located approximately 300m to the south of the South Downs National Park. In this respect, Option 2 would result in an extension of the settlement of Walberton to the east of Yapton Lane, where residential development has not historically taken place and the surrounding landscape is predominantly agricultural in character. Whilst the site does not overlap with the boundaries of the National Park, the character of some viewpoints over to Walberton from Binsted Wood might be impacted, given the openness of the landscape at this location and the sloping aspect from Binsted Wood toward Walberton. Likewise, an allocation at this location would reduce the gap between the settlements of Walberton and Binsted.</p> <p>Regarding landscape character, the proposed site allocations through Option 1 and Option 3 are part of the Green Infrastructure Network and strategic gap between Barnham and Walberton. Policy SD SP3 'Gaps Between Settlements' within the Arun Local Plan seeks to protect the generally open and undeveloped nature of these spaces, with development proposals only permitted in the circumstances listed within the policy, including (amongst other considerations), where it would not undermine the physical and/or visual separation of settlements, and it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development.</p> <p>It is important to recognise that the proposed site allocations through Option 1, 2, 3 and 5 are large areas of greenfield land. Whilst the scale of proposals likely come forward through the Neighbourhood Plan will not likely to result in the development of the entire site areas, allocations at these locations will extend the settlement boundaries of Walberton. Cumulatively, potential impacts associated with an allocation on Site I 'Land north of North Pound and west of Tye Lane' (Option 5) could be exacerbated in combination with the delivery of 175 dwellings on 'Land east of Tye Lane', which is adjacent to Site I.</p>	<p><b>=2</b></p>	<p><b>=2</b></p>	<p><b>=2</b></p>	<p><b>1</b></p>	<p><b>=2</b></p>

<p>Landscape (continued)</p>	<p>With reference to locally important landscape features, Arun District Council have designated several Tree Preservation Orders (TPOs) within the Neighbourhood Plan area in the interest of their amenity value. In this respect, TPO designation (TPO/WA/1/86) covers the northern section of Site A 'Walberton House, The Street'. In comparison, Site B, Site D 'Fontwell Field, Land to the west of the A27', Site F 'Land to the rear of Longwall, The Street', Site G 'Land at Gracelands Farm, Fontwell' and Site I do not contain any TPOs but are located adjacent to one (or multiple) trees which have been designated. The remaining sites (Site C 'Choller Estate, Land to the south of Eastergate Lane', Site E 'Land at Dower House, Parsons Walk' and Site H 'Sussex Business Park, Walberton') do not contain and are not in proximity to any TPOs. In summary, Option 4 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 to the character of the settlements. This is providing that proposals incorporate sensitive designs which contribute to local distinctiveness and sense of place, retaining the TPOs adjacent to Site D, F and G.</p>	<p><b>=2</b></p>	<p><b>=2</b></p>	<p><b>=2</b></p>	<p><b>1</b></p>	<p><b>=2</b></p>
<p>Historic Environment</p>	<p>In relation to historic environment constraints, the settlement of Walberton has the largest concentration of features and areas of historic interest in the Neighbourhood Plan area, including several listed buildings and two conservation areas: Walberton Village and Walberton Green. In this respect, potential impacts to the historic environment are possible through all options, given they comprise sites which are within or within proximity to the BUAB of Walberton. Regarding Option 1, the northern half of Site A 'Walberton House, The Street' is within the boundaries of the Walberton Village Conservation Area. The Grade II listed 'The Old Vicarage' is located directly to the east, and the Grade II* listed 'Walberton House' is located approximately 50m to the west of the site. Whilst the Grade I listed 'The Parish Church of St Mary' is located approximately 50m to the north west of the site, the heritage asset benefits from screening due to the existing vegetation surrounding the Church. Nonetheless, land surrounding The Parish Church of St Mary is within an Archaeological Notification Area<sup>15</sup> (reference: DWS8477). With reference to Option 2, the south western corner of Site B 'Land to the east of Yapton Lane' is adjacent to the Walberton Village Conservation Area and within the setting of the Grade II listed 'Forges Cottages'. Views into the conservation area from the site are limited due to the relatively flat topography and the screening provided by the hedgerows and existing buildings along Yapton Lane. The site does not contain any nationally designated listed buildings. However, the whole of Site B is within the boundaries of the 'Roman Villa Complex at Blacksmith's Corner, Walberton' Archaeological Notification Area<sup>16</sup> (reference: DWS8478). Comparatively, Site C 'Choller Estate, Land to the south of Eastergate Lane' is located approximately 50m to the west of the Walberton Green Conservation Area at its nearest point and does not contain any nationally designated listed buildings. Views over to the conservation area are limited due to the existing vegetation and buildings surrounding the site (to the east). Therefore, Option 3 is less likely to significantly impact the historic environment in comparison to Option 1 and 2.</p>	<p><b>=4</b></p>	<p><b>=4</b></p>	<p><b>1</b></p>	<p><b>3</b></p>	<p><b>2</b></p>

<sup>15</sup> The purpose of the ANAs is to identify where there is a likelihood of archaeological work being necessary, when land development of any kind is planned (for example, a new house, office building or pipeline/cable being laid). They are a form of early warning system so that appropriate steps can be taken to record and protect heritage assets in advance of development.

<sup>16</sup> West Sussex County Council (2020): 'Archaeological Notification Areas – Online Map', [online] available to access via: <<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/#archaeological-notification-areas>> last accessed [13/03/20]

<p>Historic Environment (continued)</p>	<p>In terms of Option 4, the whole of Site D 'Fontwell Field, Land to the west of the A27' is designated as an Archaeological Notification Area (reference: DWS8514) for Bronze Age, Iron Age and Medieval Activity. The Grade II listed 'Goodacres' is located approximately 100m to the west of Site D (albeit screened from view). The eastern boundary of Site E 'Land at Dower House, Parsons Walk' is adjacent to the Walberton Village Conservation Area and adjacent to the Grade II listed 'The Dower House'. The southern half of Site F 'Land to the rear of Longwall, The Street' is within the Walberton Village Conservation Area, and there are two Grade II listed buildings located directly to the south of the site along The Street, namely: 'The Old Malt House' and 'Brewery Cottage'. Both listed structures are relatively screened from view due to the existing vegetation that surrounds the site. With reference to the remaining sites proposed through Option 4, Site G 'Land at Gracelands Farm, Fontwell' and Site H 'Sussex Business Park, Walberton' do not contain and are not within proximity to any nationally designated heritage features or conservation areas. However, Option 4 is likely to significantly impact the historic environment in the absence of mitigation measures. Nonetheless, redevelopment through Site E and F presents an opportunity to enhance the quality and setting of Walberton Village Conservation Area via the application of sensitive design, which could include incorporating flint walls and boundaries to positively contribute to the historic character of Walberton.</p> <p>For Option 5, the Walberton Green and Walberton Village Conservation Areas are located to the south east and south west of Site I 'Land north of North Pound and west of Tye Lane' (respectively). However, views are limited due to the relatively flat topography at this location. There are three nationally designated Grade II listed buildings located along 'The Street' (directly to the south of the site), although these are likely screened from view by existing buildings. The significance of any impacts to the conservation areas and listed buildings associated with an allocation at Site I is reduced when considering the in combination effects of the 175 dwellings which are to be delivered on 'Land east of Tye Lane' (which is located directly to the east of the site).</p> <p>With reference to non-designated heritage assets and features, the Historic Environment Record for West Sussex contains 30 locally important heritage features which contribute to the character and setting of the parish. 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.</p>	<p>=4</p>	<p>=4</p>	<p>1</p>	<p>3</p>	<p>2</p>
<p>Land, soil and water resources</p>	<p>Regarding the location of the best and most versatile land for agricultural purposes, a detailed Agricultural Land Classification (ALC) assessment has not been undertaken for most of the Neighbourhood Plan area. The provisional agricultural land classification and the likelihood of 'best and most versatile' (BMV) agricultural land assessment datasets from Natural England suggest that the undeveloped areas of the sites do have the potential to contain areas of BMV land. Specifically:</p> <ul style="list-style-type: none"> <li>• Option 1: Grade 1 (excellent) agricultural land – 60% likelihood of containing BMV land;</li> <li>• Option 2: Grade 2 (very good) agricultural land – 60% likelihood of containing BMV land;</li> <li>• Option 3: Grade 3 (good to moderate) agricultural land – 60% likelihood of containing BMV land;</li> <li>• Option 4: Four sites contain areas of brownfield land, with Site D 'Fontwell Field, Land to the west of the A27' underlain by Grade 3 (good to moderate) agricultural land – moderate likelihood (20-60%) of containing BMV land; and</li> <li>• Option 5: southern half of the site comprises Grade 2 (very good) agricultural land, and the northern half of the site comprises Grade 3 (good to moderate) agricultural land – moderate likelihood (20-60%) of containing BMV land.</li> </ul>	<p>=3</p>	<p>=3</p>	<p>=2</p>	<p>1</p>	<p>=2</p>

<p>Land, soil and water resources (continued)</p>	<p>Nonetheless, in the absence of a detailed ALC assessment at Site C ‘Choller Estate, Land to the south of Eastergate Lane’ (Option 3), Site D (Option 4) and Site I ‘Land north of North Pound and west of Tye Lane’ (Option 5), it is currently not possible to determine the subset grading of Grade 3a (best and most versatile land) and Grade 3b (which is not considered to be the best and most versatile land) at these locations. In summary, Option 1 and 2 are most likely to result in the permanent loss of BMV land and areas of greenfield land within the parish. This is also likely for Option 3 and 5, although there is an element of uncertainty at these locations. Comparatively, as four of the proposed site allocations through Option 4 contain some areas of brownfield land, redevelopment in these areas of the sites will promote the most efficient use of land within the Neighbourhood Plan area and have the potential to remediate areas of contaminated land.</p> <p>The watercourses in the Neighbourhood Plan area includes the Binsted Rife valley, Lidsey Rife and a network of chalk streams flowing from the South Downs. In this respect, the southern section of Site A ‘Walberton House, The Street’ contains a pond and a small stream or ditch which connects to an additional pond located approximately 200m to the south east of the site. Likewise, the eastern boundary of Site C is adjacent to a chalk stream. Therefore, Option 1 and Option 3 perform least favourably in relation to the water resources in the Neighbourhood Plan area, unless appropriate mitigation measures are incorporated within new development areas. Nonetheless, Option 2 and Option 5 would also facilitate higher levels of development on greenfield land, likely resulting in a greater loss of natural features which help to regulate soil and water quality.</p> <p>All the sites proposed through the options are within the ‘Aldingbourne Rife’ Surface Water Nitrate Vulnerable Zone (NVZ) and the ‘Sussex Chalk’ Ground Water NVZ. It is useful to acknowledge that new legal advice from Natural England in July 2019 recommends that new developments should only be permitted if they are nutrient neutral. However, this is a regional issue which is beyond the scope of the Neighbourhood Plan to address.</p> <p>With reference to mineral resources, the Neighbourhood Plan area likely overlaps with the Sharp Sand and Gravel Mineral Safeguarding Area (MSA) and the Chalk MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E. In this respect, development through all options has the potential to compromise the integrity of mineral resources. However, the scale of proposals likely to come forward through the Neighbourhood Plan area (60 dwellings) is perhaps less significant in the wider context of 175 new dwellings to be delivered on ‘Land to the east of Tye Lane’ and the 400 new dwellings to be delivered through strategic allocation SD6 in the Arun Local Plan.</p>	<p>=3</p>	<p>=3</p>	<p>=2</p>	<p>1</p>	<p>=2</p>
<p>Population and community</p>	<p>Accessibility to amenities is a key determinant of residents’ quality of life. In this respect, Walberton village centre contains the greatest range of services and facilities within the Neighbourhood Plan area, including a pub, restaurant, dentist surgery, newsagent and grocer, primary school and a small number of business parks. The settlements of Binsted and Fontwell are less well served in this regard. However, it is useful to note that new infrastructure provision in Fontwell is likely to be delivered through strategic allocation SD6 in the Arun Local Plan.</p> <p>In terms of the relative distance of the sites from local services and facilities, the proposed site allocations through Option 1, 2, 3 and 5 are located adjacent to the built-up area boundary of Walberton, providing relatively good connectivity and accessibility to services and facilities. Regarding Option 4, Site E ‘Land at Dower House, Parsons Walk’ and Site F ‘Land to the rear of Longwall, The Street’ are within Walberton village centre, with Site D ‘Fontwell Field, Land to the west of the A27’ and Site G ‘Land at Gracelands Farm, Fontwell’ within proximity to the settlement of Fontwell. Comparatively, Site H ‘Sussex Business Park, Walberton’ is located approximately 1km to the south of Walberton village centre. However, there is a public rights of way (PRoW) located adjacent to the northern site boundary which provide pedestrian access into Walberton (albeit through agricultural fields), and the site is approximately 1km to the east of Barnham (with connections to the rail network and a wider variety of services and facilities in comparison to Walberton village centre).</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>

<p>Health and Wellbeing</p>	<p>The benefits to wellbeing and mental health resulting from close contact with the natural environment are well-documented. In this respect, there are eight local green spaces within the parish (identified within Schedule 4a in the Neighbourhood Plan), of which seven are located within or adjacent to the settlements of Walberton and Fontwell. In this respect, all options are likely to encourage active lifestyles by facilitating development within and adjacent to built-up area boundaries. This is likely to positively respond to one of the key challenges identified within the JSNA for West Sussex, where approximately 20% of adults are physically inactive and 60% of adults are estimated to be overweight.</p> <p>Access to services and facilities is also an important contributor to health and wellbeing. However, the three principal GP surgeries that are used by parishioners are located outside of the Neighbourhood Plan area in the settlements of Arundel, Yapton and Eastergate. Nevertheless, Walberton village centre contains a range of services and facilities, and new infrastructure provision in Fontwell is likely to be delivered through strategic allocation SD6 in the Arun Local Plan. As such, all options are likely to facilitate development in locations with good accessibility to local amenities.</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>
<p>Transport</p>	<p>With reference to local public transport networks, the Neighbourhood Plan area is not connected to the rail network, with the nearest station accessible in the neighbouring settlement of Barnham (located approximately 1km to the south of Walberton village centre). Although there are buses which pass through Walberton village and provide services to Barnham and Westergate (albeit infrequent), there is no bus service between Fontwell and Barnham (and its railway station). Nevertheless, options which are likely to reduce the dependence on private vehicles for undertaking some day-to-day activities within the Neighbourhood Plan area and facilitate access to public transport networks are preferable.</p> <p>In this respect, the proposed site allocations through Option 1, 2, 3 and 5 are adjacent to the built up area boundary of Walberton, providing relatively good connectivity and accessibility to services and facilities. Regarding Option 4, Site E 'Land at Dower House, Parsons Walk' and Site F 'Land to the rear of Longwall, The Street' are within Walberton village centre, with Site D 'Fontwell Field, Land to the west of the A27' and Site G 'Land at Gracelands Farm, Fontwell' within proximity to the settlement of Fontwell. Comparatively, Site H 'Sussex Business Park, Walberton' is located approximately 1km to the south of Walberton village centre. Site H, although separate from Walberton, benefits from pedestrian connectivity to the village centre via a PRow (albeit through agricultural fields) and is and is approximately 1km to the east of Barnham (with connections to the rail network and a wider variety of services and facilities in comparison to Walberton). Regarding congestion issues, the delivery of at least 60 new dwellings within the Neighbourhood Plan area (through all options) has the potential to exacerbate levels of traffic along key routes, including the A29. However, it is important to the note that potential significance of the proposals is reduced when considered in combination with the 400 new dwellings to be delivered through strategic allocation SD6 in the Arun Local Plan and the 175 dwellings on 'Land to the east of Tye Lane'.</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>	<p>=1</p>

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## Summary of assessment

This assessment has highlighted that all five options have the potential to have positive impacts in relation to the 'Population and Community', 'Health and Wellbeing' and 'Transportation' SEA themes, particularly in terms of delivering new housing in areas with good access to services and facilities and encouraging more sustainable and active methods of travel for undertaking some day to day activities within the Neighbourhood Plan area. In contrast, potential adverse impacts to the historic environment are possible through all five options, as they comprise sites which are within or within proximity to the built up area boundary of Walberton. The settlement of Walberton contains the greatest concentration of heritage features within the Neighbourhood Plan area (including listed buildings, conservation areas and flint walls).

It is important to recognise that the proposed site allocations through Option 1, 2, 3 and 5 will focus development on areas of greenfield land. Whilst the scale of proposals likely come forward through the Neighbourhood Plan are not likely to result in the development of the entire site areas, allocations at these locations will extend the settlement boundary of Walberton. Moreover, the proposed site allocation through Option 2 would reduce the gap between the settlements of Walberton and Binsted and potentially impact upon views from the South Downs National Park. Cumulatively, potential impacts associated with the proposed site allocation in Option 5 could be exacerbated in combination with the delivery of 175 dwellings on 'Land to the east of Tye Lane', which is adjacent to the site. In this respect, Option 4 is likely to perform most favourably in relation to the 'Landscape' SEA theme and the 'Land, Soil and Water Resources' SEA theme. This is given that the scale of proposals which would be taken forward at these locations can potentially limit the impacts to landscape character and facilitate the most efficient use of land through the redevelopment of the brownfield areas.

In terms of the potential impacts to ecological networks, Option 1, 2 and 3 are perhaps the least favourable options in relation to the 'Biodiversity and Geodiversity' SEA theme given their proximity to locally important biodiversity corridors. The proposed site allocations through Option 1 and Option 3 are also part of the Green Infrastructure Network and strategic gap between Barnham and Walberton. Comparatively, delivering the housing number across several smaller sites in Option 4 (some of which are within the built up area boundary and contain few features of biodiversity value) will minimise ecological impacts. However, it is important to highlight that the Neighbourhood Plan area is within the 12km buffer zone for the 'Singleton and Cocking Tunnels' Special Protection Area (SPA) which supports populations of Barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteini*). Likewise, part of the Neighbourhood Plan area is also within the second impact risk zone for the Arun Valley SPA (and Ramsar Site). As such, development through all options has the potential to impact the integrity of these European designated sites in the absence of mitigation measures.

In relation to adapting to the effects of climate change, the proposed site allocations through Option 1, 2, 4 and 5 are all located within Flood Zone 1 and have a low risk from fluvial flooding. However, Option 1, Option 2 and Option 5 perform least favourably in terms of surface water flood risk issues. Option 4 is the most favourable option in this respect, as four of the five proposed site allocations have a very low surface water flood risk potential.

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## 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

4.21 Following the consideration of the assessment of reasonable alternatives for development strategies, Option 4 has been taken forward through the Neighbourhood Plan. This seeks to deliver the housing target of at least 60 dwellings through a combination of allocations on Sites D-H, as follows:

- Site D: Fontwell Field, Land to the west of the A27 (40 dwellings)
- Site E: Land at Dower House, Parsons Walk (6 dwellings)
- Site F: Land to the rear of Longwall, The Street (3 dwellings)
- Site G: Land at Gracelands Farm, Fontwell (2 dwellings); and
- Site H: Sussex Business Park, Walberton (11 dwellings)

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

*“Fontwell Field, Land to the west of the A27’ adjoins the built-up area in a sustainable location with easy access to bus and cycle routes. The land adjacent to the site at Barnfield House has been approved by Arun District Council. The allocation will include the provision of a new child care facility to meet a locally identifiable need for the community.”*

*“Land at Dower House, Parsons Walk’ and ‘Land to the rear of Longwall, The Street’ are within the built-up area boundary and are located within walking distance from local services and facilities in Walberton village centre”.*

*“Land at Gracelands Farm, Fontwell’ adjoins the built-up area boundary and is adjacent to a site which has recently been granted planning permission for eight new dwellings. The site meets local policy and there are no major physical constraints to development.”*

*“Arun District Council have indicated support for a mixed use development at ‘Sussex Business Park, Walberton’, including residential and commercial land. Although the site is outside of the built-up area boundary, it is close to other housing development sites. Some of the existing business units could be suitable for conversion to residential dwellings under permitted development rights, providing this aligns with Local Plan provisions.”*

4.23 Likewise, the Neighbourhood Plan supports an intensification of uses on site allocation ‘Land at the rear of Woodcroft, West Walberton Lane, Walberton’ which was taken forward through the ‘made’ Neighbourhood Plan in 2017. Specifically, this would include an additional six dwellings to the two dwellings originally proposed by the landowner, and planning permission has been granted for these additional dwellings. Therefore, the Regulation 14 consultation version of the Neighbourhood Plan seeks to deliver 68 dwellings across six sites.

4.24 This follows the consideration of the findings of the site assessments undertaken for the Neighbourhood Plan, consultation events, an ongoing consideration of viability and achievability and the SEA findings presented above.

### Neighbourhood Plan policies

4.25 To support the implementation of the vision statement for the Neighbourhood Plan, the Regulation 14 version of the Walberton Neighbourhood Plan puts forward 43 policies to guide new development within the Neighbourhood Plan area.

4.26 The revised Plan comprises several of the saved policies from the ‘made’ Walberton Neighbourhood Plan and some new and amended policies. In this respect, 28 policies have been saved from the ‘made’ Neighbourhood Plan, with slight amendments to policy wording in places to reflect the latest available studies and baseline information. A further 15 policies have

been included in the revision of the Neighbourhood Plan. These were developed following extensive community consultation and evidence gathering and are listed below in **Table 4.4**.

**Table 4.4: Walberton Neighbourhood Plan policies**

<b>Policy Reference</b>	<b>Policy Name</b>
<b>The Village Environment</b>	
Policy VE1	Designation of Local Green Spaces
Policy VE1 2020	Designation of Additional Local Green Spaces
Policy VE2	Horticultural Development
Policy VE3	Protection of Trees and Hedgerows
Policy VE4	Conservation Areas and Areas of Special Character
Policy VE5	Buildings and Structures of Special Character
Policy VE6	Protection of Watercourses
Policy VE7	Surface Water Management
Policy VE8	'Unlit Village' Status
Policy VE9	Rural Buildings
Policy VE10 2020	Biodiversity Corridors
Policy VE11 2020	Archaeology
Policy VE12 2020	Flint Walls
Policy VE13 2020	Distinctive Views and Vistas
<b>Housing</b>	
Policy HP1 2020	Built Up Area Boundary (BUAB)
Policy HP2 2020	Windfall Sites
Policy HP3	S&G Motors Arundel Road Fontwell
Policy HP4	Land at the rear of Woodacre, Arundel Road, Fontwell
Policy HP5 2020	Land at the rear of Woodcroft, West Walberton Lane, Walberton
Policy HP6 2020	Housing Mix and Construction
Policy HP11	Housing Density
Policy HP13	Design Guidance
Policy HP14 2020	Dower House
Policy HP15 2020	Longwall
Policy HP16 2020	Sussex Business Park
Policy HP17 2020	Gracelands Farm
Policy HP18 2020	Fontwell Field (National Trust Field)
<b>Getting Around</b>	
Policy GA1	Open Access and Permissive Paths
Policy GA2	Footpath Bridleway and Cycle Path Network
Policy GA3	Car Parking

<b>Policy Reference</b>	<b>Policy Name</b>
Policy GA4	School Transport
Policy GA5	Traffic Management
Policy GA6	A27/A29 Junction West, and Other Strategic Junctions
Policy GA7	A27 Arundel Bypass
<b>Community Living</b>	
Policy CA1	Businesses
Policy CA2	Commercial Uses
Policy CL3	Retention of Employment Land
Policy CL4	Tourism and Recreation
Policy CL5	Support Independent Living
Policy CL6	Health Care
Policy CL7	Recreation Facilities
Policy CL8	Allotments
Policy CL9 2020	Provision of Community Child Care Facilities

## 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 Walberton Neighbourhood Plan. This chapter presents:

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

### Approach to this appraisal

5.2 The appraisal is structured under the eight themes taken forward for the purposes of the SEA.

5.3 For each theme, 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

### Biodiversity and Geodiversity

5.5 The Neighbourhood Plan area is relatively constrained in biodiversity terms, overlapping with the 12km buffer zone for the 'Singleton and Cocking Tunnels' Special Area of Conservation (SAC), which supports populations of Barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteinii*). Part of the Neighbourhood Plan area is also within the second impact risk zone for the Arun Valley Special Protection Area (and Ramsar Site). Additionally, the Neighbourhood Plan area contains a variety of Biodiversity Action Plan (BAP) Priority Habitats, locally important biodiversity corridors and two Sites of Nature Conservation Interest (SNCIs), containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC). Furthermore, there are five Sites of Special Scientific Interest (SSSI) located within 4km of the Neighbourhood Plan area and the 'Fairmile Bottom' Local Nature Reserve is located within 1km of the Neighbourhood Plan area. Whilst no significant negative effects on biodiversity can be readily identified, there will be a need for potential effects on biodiversity linked to future development in the Neighbourhood Plan area to be avoided and mitigated. Therefore, the Neighbourhood Plan sets out provisions which will 1) help limit potential effects from new development on features and areas of biodiversity interest and 2) support the resilience of ecological networks.

5.6 The submission version of the Walberton Neighbourhood Plan will be accompanied by a Habitats Regulations Assessment (HRA) to ascertain the potential for likely significant effects (LSE) on the integrity of the European sites, either alone or in combination with other plans or

projects. This is currently being undertaken<sup>17</sup>. However, it is important to acknowledge that 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 Singleton and Cocking Tunnels SIP and the Arun Valley SIP provide high-level overviews of the issues (both current and predicted) affecting the condition of the Natura 2000 sites. Additionally, the SIPs outline the priority actions required to improve the condition of the sites, with timescales for several actions ongoing until 2020. Priority actions are grouped into categories, reflecting the issues faced by the Natura 2000 sites.

- 5.7 In this respect, Policy VE10 2020 'Biodiversity Corridors' encourages proposals which would have a positive ecological impact. Specifically, new development within or immediately adjacent to the biodiversity corridors identified in Schedule 5 of the Neighbourhood Plan will only be supported where it can be clearly demonstrated that the proposal would not give rise to any significant harm to the integrity or function of these corridors. This will safeguard ecological networks which provide roosting and foraging sites for protected species, maintaining habitat connectivity and reducing fragmentation (identified as priority actions within the SIP for the Singleton and Cocking Tunnels SAC). Likewise, Policy VE8 'Unlit Village Status' stipulates that development proposals will not be supported if they detract from the unlit environments of the parish, with new lighting required to conform to the highest standard of light pollution restrictions. This will indirectly benefit nocturnal species using these environments.
- 5.8 Policy VE6 'Protection of Watercourses' supports and promotes the application of river catchment management approaches that integrate wildlife conservation. Policy VE7 'Surface Water Management' outlines that there is a presumption against culverting and constricting watercourses and their immediate environs (objective D). This will support the integrity of protected species, maintaining connectivity and corridors within and between habitats, whilst also addressing priority actions within the SIP for the Arun Valley SPA (and Ramsar Site).
- 5.9 The proposed site allocations through Policy HP14-HP18 2020 will deliver 68 dwellings across six sites. In relation to the SSSIs located within proximity to the parish, the site allocations do not overlap with SSSI Impact Risk Zones for the types of development which are likely to come forward at these locations (i.e. residential, rural residential, rural non-residential). Therefore, the scale of proposals likely to come forward through the Neighbourhood Plan are not likely to have any significant impacts to nationally designated sites. To meet any residual housing needs during the plan period, applications for infill development or the redevelopment of sites will be supported (in principle) within the built up area boundary through Policy HP2 2020 'Windfall Sites' on the basis that wildlife must be conserved or enhanced (objective E).
- 5.10 Ecological networks will be strengthened through Policy VE1 'Designation of Local Green Spaces' (and Policy VE1 2020), seeking to protect these areas from harm. Specifically, proposals will be resisted with an exception for necessary infrastructure where there is no reasonable alternative site available, or where the benefits of development can be shown to outweigh the harm.
- 5.11 Ecological networks within the Neighbourhood Plan area are further supported by Policy VE3 'Protection of Trees and Hedgerows', stating that development proposals will be resisted where it would likely damage or result in the loss of ancient trees, hedgerows and habitats. Proposals will be expected to be designed to retain these features (wherever possible) through the provisions of Policy VE3. Additionally, Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites, provided that (amongst other considerations):
- It relates sympathetically to the natural environment and minimises light spillage and glare (objective 1B and objective 1H); and
  - Proposals include full details of any trees or vegetation to be retained on site (objective 1K and objective 3C).

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<sup>17</sup> The findings and recommendations of the HRA will be appropriately considered through the SEA process, with the Environmental Report updated as appropriate following the completion of Regulation 14 consultation and prior to submission.

- 5.12 Published in June 2019, paragraph 170 (d) within the revised NPPF<sup>18</sup> states that planning policies and decisions should contribute to and enhance the natural and local environment by '*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks*', with paragraph 32 outlining that spatial development strategies should demonstrate how opportunities for net gains have been addressed. An environmental net gain principle for development is also embedded within the goals and policies of the UK Government's 25-Year Environment Plan<sup>19</sup> which was published in January 2018. In this regard, the SEA recommends that Policy VE10 2020 is updated to encourage development proposals to deliver measurable biodiversity net gains through design, preferably on site, in line with national policy. Such measures could include incorporating bat boxes and bee bricks and wildflower meadows through design<sup>20</sup>.
- 5.13 The provision of these policies will ensure that ecological sensitivities are appropriately considered during the planning, construction and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains. As such, the Neighbourhood Plan sets out a range of provisions which will support and enhance habitats, species and ecological networks in the Neighbourhood Plan area.

## Climate Change

- 5.14 Several policies within the Neighbourhood Plan emphasise the importance of mitigating and adapting to the climate crisis, seeking to embed environmentally sustainable practices in response to the challenges faced.
- 5.15 In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the Neighbourhood Plan area. Based on the 2011 Census data, the most regularly used method of travelling to work in the parish is via driving, with 92.7% of households in the Neighbourhood Plan area having access to at least one car or van, higher than the regional and national trends. In this respect, active travel within the Neighbourhood Plan area is supported through the provisions of Policy GA1 'Open Access and Permissive Paths', which outlines support for proposals which provide open and permissive footpaths, bridleways and cycle paths within the parish. Policy GA2 'Footpath Bridleway and Cycle Path Network' also confirms that the loss of existing footpaths, bridleways and cycle paths will be resisted. This will encourage a limitation of emissions associated with new development proposals through protecting and enhancing local walking and cycle routes in the parish and ensuring developments have good accessibility to services and facilities. These aspects are further discussed within the appraisal presented under the 'Transportation' theme below.
- 5.16 With reference to the proposed site allocations, 'Land at Dower House, Parsons Walk' (Policy HP14 2020) and Site 'Land to the rear of Longwall, The Street' (Policy HP15 2020) are within the built up area boundary (BUAB) of Walberton, 'Fontwell Field, Land to the west of the A27' (Policy HP18 2020) and 'Land at Gracelands Farm, Fontwell' (Policy HP17 2020) are within proximity to the settlement of Fontwell, and 'Sussex Business Park, Walberton' (Policy HP16 2020) is within proximity to the settlement of Barnham. This will help limit the need to travel to local amenities (and associated greenhouse gas emissions). It is important to acknowledge that development at these locations will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the parish. However, these are unlikely to be significant in the wider context of the 400 new dwellings delivered through strategic allocation SD6 in the Arun Local Plan and the 175 dwellings to be delivered on 'Land east of Tye Lane' (planning application ref: WA/44/17/OUT).
- 5.17 Further contributing to climate change mitigation efforts, energy generating infrastructure using renewable or low carbon energy sources in the design of new residential and commercial developments will be encouraged through Policy HP6 2020 'Housing Mix and Construction', supporting development proposals that includes measures which go beyond the requirements

<sup>18</sup> MHCLG (2018): 'Revised National Planning Policy Framework', [online] available to access via:

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

<sup>19</sup> DEFRA (2018): 'A Green Future: Our 25 Year Plan to Improve the Environment', [online] available to access via:

<<https://www.gov.uk/government/publications/25-year-environment-plan>> last accessed [05/11/19]

<sup>20</sup> The Neighbourhood Plan Steering Group have reviewed the SEA recommendations and intend to update the policy wording as appropriate following the completion of Regulation 14 consultation and prior to submission.

of the current building regulations in terms of energy efficient measures. Similarly, the SEA recommends that Policy GA3 'Car Parking' encourages the use of EV charging points through new development proposals, which will positively contribute to climate change mitigation efforts.

- 5.18 The proposed site allocations are all located within Flood Zone 1 and have a low risk from fluvial flooding. Whilst most of the site allocations also have a very low surface water flood risk potential, land adjacent to the southern boundary of 'Land at Dower House, Parsons Walk' (Policy HP14 2020) has a medium risk of surface water flooding. With reference to tackling flood risk concerns in the parish, Policy VE6 'Protection of Watercourses' supports and promotes the application of river catchment management approaches that integrate flood risk management. Policy VE7 'Surface Water Management' goes on to state that new development proposals should aim to reduce the overall level of flood risk, including measures such as:
- Surface water drainage systems with a design that follows the hierarchy of preference for different types of surface water drainage disposal systems as stipulated within building regulations (objective A);
  - The use of sustainable urban drainage systems (SuDS) as alternatives to conventional drainage systems, where appropriate (objective B); and
  - Site specific flood risk assessments, where necessary, demonstrating that the development will be safe, without increasing flood risk elsewhere and reducing flood risk overall (objective C).
- 5.19 Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites, provided that adequate surface water drainage capacity exists or can be provided as part of the development (objective 1F). It is anticipated that the provisions of the NPPF will also help to ensure that developments are located away from the areas at highest risk of flooding.
- 5.20 Additionally, the protection of open spaces and habitats within the Neighbourhood Plan area through the provisions of Policy VE3 'Protection of Trees and Hedgerows', Policy VE1 'Designation of Local Green Spaces' (and Policy VE1 2020) will safeguard natural carbon sequesters located within the landscape (i.e. trees and hedgerows). This will positively respond to the potential effects of climate change (particularly from extreme weather events) through providing summer shading and reducing surface water run-off.

## Landscape

- 5.21 The South Downs National Park overlaps with the north eastern section of the Neighbourhood Plan area, containing several special qualities which classify its distinctiveness and value. Reflecting the results of the Arun Landscape Study, there are also three landscape character areas (LCAs) within the Neighbourhood Plan area containing several key features which contribute to their distinctiveness. As such, policies within the Neighbourhood Plan seek to address these sensitivities and have a strong focus on protecting the sense of place and special qualities of Walberton which contribute to its character. This will respect the setting of the National Park and safeguarding the integrity of the LCAs.
- 5.22 With reference to the proposed site allocations through Policy HP14-HP18 2020, all sites are within or within proximity to existing built-up areas, outside of the National Park boundary. Likewise, Policy HP1 2020 'Built Up Area Boundary (BUAB)' encourages new development proposals within the defined BUAB for Walberton in the first instance. Proposals for development located outside of the BUAB will be resisted if they do not accord with development plan policies in respect of the countryside. The Neighbourhood Plan also acknowledges that additional applications for development have the potential to come forward during the plan period. Policy HP2 2020 'Windfall Sites' states that permission will be granted for residential developments on infill and redevelopment within the BUAB providing that the scale and design of the development is appropriate to the size and character of the settlement (objective A). This is reaffirmed through Policy HP11 'Housing Density', confirming that the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.

- 5.23 Regarding landscape character, it is important to recognise that the significance of any landscape and visual impacts through the site allocations is somewhat reduced given the amount of land take required for the 400 new dwellings to be delivered through strategic allocation SD6 in the Arun Local Plan and the 175 dwellings to be delivered on 'Land east of Tye Lane' (planning application ref: WA/44/17/OUT). However, the LCAs within the parish are identified as being sensitive to development and as such, several Neighbourhood Plan policies focus on delivering high quality design through development proposals. For example, Policy HP13 'Design Guidance' affirms that new development which would impact the appearance or character of the surrounding area must contribute to local character by creating a sense of place appropriate to its location. Additionally, Policy VE9 'Rural Buildings' confirms that the reuse, conversion and adaptation of rural redundant buildings for alternative uses will be supported in principle provided that the conversion works respect the local character of the surrounding area and / or buildings (objective C).
- 5.24 Arun District Council have also allocated several Tree Preservation Orders (TPO) in the Neighbourhood Plan area in the interest of their amenity value. As such, Policy VE3 'Protection of Trees and Hedgerows' aims to protect trees of good arboricultural and amenity value from being damaged or destroyed. Proposals will be expected to retain these features and demonstrate how they will be maintained and managed. This will protect the integrity of these valuable landscape features, important in the local context as there are several TPO designations in the parish, including adjacent to the proposed site allocations at 'Land to the rear of Longwall, The Street' (Policy HP15 2020), 'Land at Gracelands Farm, Fontwell' (Policy HP17 2020) and 'Fontwell Field, Land to the west of the A27' (Policy HP18 2020).
- 5.25 Views are an important consideration in the parish, particularly those viewed from the South Downs National Park, conservation areas and rural hinterland. Policy VE4 'Conservation Areas and Areas of Special Character' outlines that new development must sustain or enhance the visual connections between the village's core and its rural hinterland, including longer views to the South Downs, which contribute to the character of the conservation areas. Moreover, Policy VE13 2020 'Distinctive Views or Vistas' stipulates that development proposals should respect and enhance, wherever possible, the six distinctive views or vistas listed within the policy by ensuring that their visual impact is carefully and sympathetically controlled.
- 5.26 Development proposals that detract from the unlit environments of the parish will not be supported, as stated within Policy VE8 'Unlit Village Status'. This will protect the integrity of the rural areas of the parish and enable residents to experience the full night sky. Additionally, Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites, provided that (amongst other considerations):
- It is of a height and bulk which would not significantly damage the character and appearance of the surrounding landscape (objective 1A and objective 2B);
  - It relates sympathetically to the natural environment (objective 1B);
  - Long public views across substantially open land are retained (objective 1D);
  - There is minimal impact on general amenity resulting from artificial lighting, minimising light spillage and glare to keep the environment intrinsically dark at night (objective 1H); and
  - Proposals include full details of new landscaping and screening on site (objective 1K and objective 3C).
- 5.27 Policy GA7 'A27 Arundel Bypass' is supportive (in principle) of a new bypass providing that the route alignment minimises the impacts to the countryside located to the north of Binsted village. Specifically, proposals will be supported if they ensure walkers, horse riders and cyclists have a safe crossing over the A27 trunk road to link the separated parts of the South Downs National Park (objective B). Furthermore, Policy CL4 'Tourism and Recreation' states that proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable, will not have an adverse impact on the rural landscape, and will promote the

unique characteristics of the area. These policies will support a limitation of effects on the open countryside and safeguard these areas from inappropriate scales of development.

## Historic Environment

- 5.28 The Neighbourhood Plan area has a rich historic environment, recognised through the diversity of features and areas that are internationally, nationally and locally valued for their cultural heritage interest. This includes 38 Grade II and one Grade I nationally designated listed buildings, two scheduled monuments, the Walberton Village Conservation Area and Walberton Green Conservation Area, several locally distinctive buildings and boundaries constructed in flintwork, and various archaeological sites including archaeological notification areas (ANAs). Following a high-level review of the Historic Environmental Record (HER) for West Sussex (accessed via the Heritage Gateway), there are also 30 locally important heritage features which contribute to the character and setting of the parish.
- 5.29 These sensitivities are reflected by several of the Neighbourhood Plan policies which have a strong focus on conserving and enhancing the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their settings. For example, Policy VE5 'Buildings and Structures of Special Character' states that development proposals relating to these assets (as designated by Arun District Council and listed in Schedule 3 of the Neighbourhood Plan) will be expected to retain their local distinctiveness, with the removal of part or all of these assets not permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.
- 5.30 Regarding the proposed site allocations, the eastern boundary of 'Land at Dower House, Parsons Walk' (Policy HP14 2020) and the southern half of 'Land to the rear of Longwall, The Street' (Policy HP15 2020) are within the Walberton Village Conservation Area. In this respect, Policy VE4 'Conservation Areas and Areas of Special Character' affirms that proposals will not be supported if they would adversely affect the setting of the two conservation areas. Additionally, Policy VE12 2020 'Flint Walls' stipulates that new development proposals within the conservation areas will be required to provide flint walls or incorporate flint-work into boundary walls fronting onto the highway. Likewise, Policy VE12 2020 affirms that development proposals which would seek to remove or replace the flint walls located within the BUAB will not be supported. This will ensure that the site allocations through Policy HP14 2020 and Policy HP15 2020 will positively contribute to the character and special qualities of the Walberton Village Conservation Area.
- 5.31 Policy HP2 2020 'Windfall Sites' permits residential developments on infill and redevelopment within the BUAB providing that the built character is conserved and enhanced, especially where the character is specifically recognised such as the conservation areas and listed buildings (objective B). This is also encouraged through the provisions of Policy HP13 'Design Guidance'. These policies are likely to provide opportunities for new development to positively contribute to the fabric and setting of heritage assets through incorporating high-quality design which reflects the historic character and special qualities of the Neighbourhood Plan area.
- 5.32 Policy VE11 2020 'Archaeology' acknowledges the value of non-designated heritage assets within the parish which are listed within Schedule 6 of the Neighbourhood Plan. In this respect, development proposals which may impact these assets will not be supported unless it can be demonstrated that alternate location is not possible. If the development is essential, the area to be disturbed will be subject to a full archaeological survey, the results of which will be published. This is particularly important in relation to the proposed site allocations, as 'Fontwell Field, Land to the west of the A27' (Policy HP18 2020) is designated as an Archaeological Notification Area (reference: DWS8514) for Bronze Age, Iron Age and Medieval Activity.
- 5.33 Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites provided that it relates sympathetically to the historic environment (objective 1B). Additionally, Policy VE9 'Rural Buildings' confirms that the reuse, conversion and adaptation of rural redundant buildings for alternative uses will be supported in principle provided that the proposed use would not have an adverse impact on any archaeological, architectural, historic

or environmental features (objective D). This will further support the integrity of heritage assets and features within the parish, alongside policies which safeguard important viewpoints from these areas (previously discussed within the Landscape appraisal section).

## Land, Soil and Water Resources

- 5.34 The geology and soils of the Neighbourhood Plan area are determined by its location between the sea and chalk hills. The Bracklesham Group, London Clay, and Reading Formation (each consisting of clay, silt, sand and gravel in varying proportions) in the form of 'head' and 'raised beaches' are the main elements from which the soil derives. Although a detailed agricultural land classification assessment has not been undertaken for most of the parish, it is noted in the predictive land quality assessment that the undeveloped areas of the proposed site allocations have a moderate likelihood (20-60%) of containing best and most versatile (BMV) agricultural land, particularly at 'Fontwell Field, Land to the west of the A27' (Policy HP18 2020). Therefore, new development will potentially result in the permanent loss of BMV land at this location. The proposed site allocations through Policies HP14-HP17 2020 all contain some areas of brownfield land. Redevelopment in these areas of the sites will therefore promote the most efficient use of land at these locations, potentially resulting in the remediation of contaminated land. Additionally, the significance of the loss of BMV land is reduced given the amount of land take required for the 400 new dwellings to be delivered through strategic allocation SD6 in the Arun Local Plan and the 175 dwellings to be delivered on 'Land east of Tye Lane' (planning application ref: WA/44/17/OUT)
- 5.35 Nonetheless, Neighbourhood Plan policies seek to safeguard the open countryside and rural hinterland from high levels of inappropriate development to positively safeguard land, soil and water resources. For example, Policy HP1 2020 'Built Up Area Boundary (BUAB)' encourages new development proposals within the defined BUAB for Walberton, as shown in Schedule 2 of the Neighbourhood Plan. Policy HP2 2020 'Windfall Sites' permits residential developments on infill and redevelopment within the BUAB on the basis that the land is used effectively and comprehensively (objective D). Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites, provided that (amongst other considerations):
- Pollution to soil, water or air generated from the development into the surrounding environment is within regulated acceptable limits (objective 1C);
  - Adequate water resources are available or can be provided (objective 1E);
  - Any glasshouses, polytunnels or packhouses located on the site which are deemed to be redundant to the horticultural industry are removed, with the land remediated (objective 1J and objective 3B); and
  - The applicant provides a soils resources plan for the development site (objective 1K).
- 5.36 Concerning the protection of water resources in the Neighbourhood Plan area, Policy VE6 'Protection of Watercourses' supports and promotes the application of river catchment management approaches that integrate sustainable land management and surface and groundwater quality (amongst other considerations). Policy VE7 'Surface Water Management' outlines that there is a presumption against culverting and constricting watercourses and their immediate environs (objective D). This will protect the natural flow of watercourses. Likewise, Policy VE7 encourages the use of SuDS within new development areas which will minimise surface water run-off and pollutants entering watercourses. This will minimise the risk of excessive surface water entering the watercourses, which is important in the local context as sewage discharge and ditch management are two of the reasons for not achieving good status. This will indirectly contribute to water quality improvements through limiting suspended solids entering watercourses from surface water run-off, positively contributing to the Water Framework Directive's objective of achieving 'good status' for as many watercourses as possible by 2027.
- 5.37 Several policies also seek to protect key features of landscape and biodiversity interest and promote green space and open space. Key policies in this regard include Policy VE3

'Protection of Trees and Hedgerows' and Policy VE1 'Designation of Local Green Spaces' (and Policy VE1 2020). While these policies do not specifically seek to address land, soil and water resources, the policies will indirectly help promote and protect these resources, including the promotion of high-quality green networks in the Neighbourhood Plan area and the protection and enhancement of key landscape features. This will help support the capacity of the landscape and villagescape to regulate soil and water quality.

## Population and Community

- 5.38 The housing target of at least 60 new dwellings in the Neighbourhood Plan area will be delivered through the following allocations:
- Policy HP14 2020: Land at Dower House, Parsons Walk (6 dwellings)
  - Policy HP15 2020: Land to the rear of Longwall, The Street (3 dwellings)
  - Policy HP16 2020: Sussex Business Park, Walberton (11 dwellings)
  - Policy HP17 2020: Land at Gracelands Farm, Fontwell (2 dwellings); and
  - Policy HP18 2020: Fontwell Field, Land to the west of the A27 (40 dwellings)
- 5.39 Likewise, the Neighbourhood Plan encourages an intensification of uses on site allocation 'Land at the rear of Woodcroft, West Walberton Lane, Walberton' which was taken forward through the 'made' Neighbourhood Plan in 2017 (see Policy HP5 2020). Specifically, this would include an additional 6 dwellings. Therefore, the Regulation 14 consultation version of the Neighbourhood Plan will deliver 68 dwellings across six sites, alongside the allocations which were taken forward through the 'made' Neighbourhood Plan in 2017 (see Policy HP3 'S&G Motors, Arundel Road, Fontwell' and Policy HP4 'Land at the rear of Woodacre, Arundel Road, Fontwell').
- 5.40 Whilst the Parish Council are only required to allocate at least 60 dwellings through the Neighbourhood Plan, the delivery of 68 dwellings reflects a desire to "future proof" its Neighbourhood Plan to meet locally identifiable needs and community aspirations. The narrative behind the decision making process for these site allocations is further discussed through the consideration of reasonable alternatives for the Neighbourhood Plan (Chapter 4).
- 5.41 Policy HP1 2020 'Built Up Area Boundary (BUAB)' encourages new development proposals within the defined BUAB for Walberton, as shown in Schedule 2 of the Neighbourhood Plan. In this respect, two of the five proposed site allocations are within the BUAB, providing connectivity to the services and facilities in Walberton village. To accommodate any residual housing needs during the plan period, Policy HP2 2020 'Windfall Sites' states that permission will be granted for residential developments on infill and redevelopment within the BUAB (subject to the conditions listed in the policy). Applicants should demonstrate how the proposal will integrate with existing development. Likewise, the provisions of Policy HP11 'Housing Density' will ensure that new development is appropriate to its location by virtue of size, siting and relationship to existing properties.
- 5.42 The Neighbourhood Plan also seeks to support the delivery of high-quality design within housing, in addition to supporting the delivery of housing appropriate for local people through explicitly seeking to deliver homes of a type to reflect local needs. Key policies in this regard include Policy HP6 2020 'Housing Mix and Construction' which outlines support for proposals providing a range of house types and tenures, including proposals which would provide a proportion of housing to meet the needs of the ageing population of the parish who wish to downsize. The delivery of a mix of dwellings to meet locally identified needs is also encouraged through the proposed site allocations (see Policies HP14-18 2020). This includes specific numbers for dwelling types. This will positively contribute to the creation of mixed, balanced and sustainable communities.
- 5.43 Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In this respect, 'Land at Dower House, Parsons Walk' (Policy HP14 2020) and 'Land to the rear of Longwall, The Street' (Policy HP15 2020) are within Walberton

village centre, with 'Land at Gracelands Farm, Fontwell' (Policy HP17 2020) and 'Fontwell Field, Land to the west of the A27' (Policy HP18 2020) within proximity to the settlement of Fontwell. Comparatively, 'Sussex Business Park, Walberton' (Policy HP16 2020) is located approximately 1km to the south of Walberton village centre. However, there is a public rights of way (PRoW) located adjacent to the northern site boundary which provide pedestrian access into Walberton (albeit through agricultural fields), and the site is approximately 1km to the east of Barnham (with connections to the rail network and a wider variety of services and facilities in comparison to Walberton village centre).

- 5.44 Accessibility will be further supported by the Neighbourhood Plan's focus on supporting the vitality of the parish and new community provision. In this respect, Policy CL9 2020 'Provision of Community Child Care Facilities' supports the provision of new or improved child care facilities in Fontwell, providing that the site can accommodate a new building, outdoor play-space and good access for staff parking and drop-off. The proposed site allocation at Fontwell Field (see Policy HP18 2020) aims to provide community child care facilities in line with Policy CL9 2020. Likewise, the proposed site allocation at 'Sussex Business Park' (see Policy HP16 2020) seeks to deliver a mixed use development which retains the three commercial units.
- 5.45 Policy CL4 'Tourism and Recreation' encourages sustainable tourism development proposals and / or expansions of existing tourism and recreation uses. Similarly, the provision of recreational buildings will be supported through Policy CL7 'Recreation Facilities' on the basis that proposals are in-keeping with local character and the impact on the residential amenity of surrounding properties is acceptable.
- 5.46 The Neighbourhood Plan also seeks to promote the economic vitality of the Neighbourhood Plan area and support employment opportunities. In this respect, Policy CL1 'Businesses' states that proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable. Likewise, the SEA recommends that the policy encourages opportunities to improve connectivity in the parish (where required) to encourage more flexible working practices. This will support running a business from home and home working. Policy CL2 'Commercial Uses' supports proposals for change of use to class B1 uses (including light industry) providing that the impacts on surrounding residential and community amenity is not harmful. Moreover, proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted unless the existing use can be shown to be no longer economically viable, as per the provisions of Policy CL3 'Retention of Employment Land'.
- 5.47 The local economy will be further enhanced by the provisions of Policy VE2 'Horticultural Development', outlining support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites. Specifically, these areas should only be used for the diversification of horticulture or a countryside-based enterprise activity which supports the rural economy (objective 1J and objective 3B). Furthermore, Policy VE9 'Rural Buildings' states that the reuse, conversion and adaptation of rural redundant buildings (except for glasshouses) for small businesses, recreation or tourism purposes will be supported in principle, providing that the use proposed is appropriate to a rural location (objective B).
- 5.48 Overall therefore, the Neighbourhood Plan has the potential to have significant positive effects in relation to the Population and Community SEA theme.

## Health and Wellbeing

- 5.49 Reflecting the outcomes of the JSNA for West Sussex, the Public Health Profile for Arun District contains a variety of key statistics which help to build an understanding of the community needs. The findings indicate that there are lower levels of physical activity across the district (63.9%) in comparison to the regional total (69.8%) and the national total (66.3%). Additionally, the JSNA highlights that the annual changes in the 65+ population is projected to rise from +2,500 (between 2002 and 2017) to +4,800 (between 2017 and 2032). In this respect, the policies contained within the Neighbourhood Plan will bring a range of benefits for the health

and wellbeing of residents within the parish, as well as addressing some of the key statistics within the health profile.

- 5.50 Recognising the prevalence of an ageing population within the Neighbourhood Plan area, Policy CL5 'Support Independent Living' confirms that proposals for new, converted and extended independent living and care homes will be supported providing that the scale of the proposals are in keeping with the location and the impacts on the amenity of surrounding residential properties is acceptable. Likewise, proposals for new medical facilities will be supported through Policy CL6 'Health Care'.
- 5.51 More broadly, the Neighbourhood Plan policies will bring a range of further benefits for health and wellbeing. The main impacts of the Neighbourhood Plan's policies on health and wellbeing will be through protecting and enhancing the Neighbourhood Plan area's high-quality environment and public realm and green infrastructure provision. This will support physical and mental health and wellbeing. Key policies in this regard include Policy VE3 'Protection of Trees and Hedgerows' and Policy VE10 2020 'Biodiversity Corridors. Moreover, Policy VE1 'Designation of Local Green Spaces', Policy VE1 2020 'Designation of Additional Local Green Spaces' and Policy CL7 'Recreation Facilities' seek to retain and enhance features enjoyed by residents for recreation and wellbeing.
- 5.52 Supporting community cohesion and quality of life, Policy CL7 'Recreation Facilities' and Policy CL8 'Allotments' outlines support for proposals which would encourage active lifestyles in the parish. Likewise, Policy VE8 'Unlit Village Status' states that security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use. Policy HP13 'Design Guidance' affirms that new development which would impact the appearance or character of the surrounding area must be of a high quality design. Furthermore, Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites, provided that (amongst other considerations):
- There is minimal impact on health and general amenity resulting from artificial lighting (objective 1H); and
  - Noise levels resulting from machinery use, vehicle movement or other activity on the site would not be likely to unacceptably disturb occupants of nearby residential properties, when measures against existing ambient noise levels (objective 1I).
- 5.53 To encourage active travel and healthier lifestyles within the Neighbourhood Plan area, Policy GA1 'Open Access and Permissive Paths' outlines support for proposals which provide open and permissive footpaths, bridleways and cycle paths within the parish. Similarly, Policy GA2 'Footpath Bridleway and Cycle Path Network' seeks to improve and extend the existing footpath, bridleway and cycle path networks to allow easier and safer access to local services and amenities, to green spaces, to new housing developments and to the open countryside (for all non-motorised users). These elements are further discussed within the appraisal presented under the 'Transportation' theme below.

## Transportation

- 5.54 Each Local Transport Authority in England and Wales has a statutory duty to produce, adopt and regularly review their Local Transport Plan (LTP) through the Local Transport Act 2000, as amended by the Local Transport Act 2008. In this regard, the West Sussex LTP3 2011-2026 is a strategic policy tool through which the council exercises its responsibilities for planning, management and the development of transport in the county<sup>21</sup>. The four strategies within the LTP3 that guide the Council's approach to maintaining, managing and investing in transport include: promoting economic growth, tackling climate change, providing access to services, employment and housing, and improving safety, security and health.

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<sup>21</sup> West Sussex County Council (2011): 'West Sussex LTP3', [online] available to access via: <https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-transport-plan-2011-26-ltp3/> last accessed [17/09/19]

- 5.55 With reference to the Neighbourhood Plan area, there is a need to ensure that developments have good accessibility to a range of services and facilities. This is encouraged through Policy HP1 2020 'Built Up Area Boundary (BUAB)' which supports new development proposals within the defined BUAB for Walberton. Policy HP2 2020 'Windfall Sites' permits residential developments on infill and redevelopment within the BUAB providing the proposal creates safe and accessible environments that offer good access via a range of transport modes. This will help ensure that new developments are situated in the most sustainable locations in terms of the relative distance to local centres, supporting the creation of inclusive communities and encouraging alternative options of transportation for undertaking day-to-day activities.
- 5.56 Supporting modal shift, Policy GA1 'Open Access and Permissive Paths' outlines support for proposals which provide open and permissive footpaths, bridleways and cycle paths within the parish. Policy GA2 'Footpath Bridleway and Cycle Path Network' confirms that the loss of existing footpaths, bridleways and cycle paths will be resisted. Policy GA4 'School Transport' aims to improve transport facilities for children attending schools in Westergate, Walberton, Slindon and Barnham.
- 5.57 In terms of congestion, key concerns include the volume of traffic on the A29 and associated queues. The safety of pedestrians along village lanes is also a concern, particularly for children walking or cycling to school. In this regard, any new development with a significant traffic impact will only be supported through Policy HP2 2020 if that impact can be mitigated via developer contributions to measures agreed with the highway authority. This is also stipulated through Policy GA5 'Traffic Management' and Policy GA6 'A27/A29 Junction West, and Other Strategic Junctions', resisting proposals which would significantly increase traffic levels within the villages.
- 5.58 Policy VE2 'Horticultural Development' outlines support for new glasshouse, polytunnel and associated packhouse development and the redevelopment and renewal of existing sites, provided that vehicular access from the site to the road network is adequate and uses roads capable of accommodating the vehicle movements likely to be generated by the development without detriment to highway safety (objective 1G). Similarly, Policy VE9 'Rural Buildings' suggests that the reuse, conversion and adaptation of rural redundant buildings for alternative uses will be supported in principle provided that the local road system can accommodate the traffic generated by the proposed use, and adequate parking can be accommodated within the site (objective E).
- 5.59 Additionally, Policy CL4 'Tourism and Recreation' encourages proposals for these uses providing that appropriate levels of parking are provided. Policy GA3 'Car Parking' will resist proposals which would remove existing parking in the parish. Including in the vicinity of retail and commercial premises. These policies will also tackle congestion and traffic issues experienced in Walberton.

## Conclusions at this current stage

- 5.60 The assessment has concluded that the Regulation 14 version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Population and Community' SEA theme. This relates to the focus of the Neighbourhood Plan on safeguarding and enhancing community infrastructure, facilitating the delivery of housing which meets local needs and through supporting economic vitality by enhancing the prospects for employment locally. The Neighbourhood Plan is also likely to lead to positive effects in relation to the 'Landscape' and 'Historic Environment' SEA themes. These benefits largely relate to the Neighbourhood Plan's emphasis on protecting and enhancing the special qualities of the parish, supporting the quality of the public realm, and through incorporating high-quality and sensitive design through new development proposals.
- 5.61 The Neighbourhood Plan will also bring significant positive effects in relation to the 'Health and Wellbeing' SEA theme, linked to its promotion of improved and accessible network of footpaths, enhancements to green infrastructure and open space provision to encourage active lifestyles, and the facilitation of flexible and easily adaptable dwellings for all residents.

- 5.62 Additionally, the Neighbourhood Plan will bring positive effects in relation to the 'Biodiversity' SEA theme through retaining habitats, enhancing ecological networks and delivering net gains. However, given the approaches taken forward through the Neighbourhood Plan will help limit potential effects from new development areas rather than secure significant enhancements, these impacts are less likely to comprise significant positive effects overall. Furthermore, it is recommended that the Neighbourhood Plan consider the findings and recommendations of the HRA (once completed), bolstering policies with additional wording where appropriate to protect the integrity of European designated sites (and their qualifying features).
- 5.63 Regarding the 'Climate Change' SEA theme, the Neighbourhood Plan will potentially lead to positive effects through supporting development proposals which tackle flood risk issues, deliver renewable energy generating infrastructure and include low carbon energy sources to address the climate crisis. However, this is dependent on the extent to which development proposals incorporate these mitigation and adaptation measures through design. The Neighbourhood Plan will also initiate several beneficial approaches regarding the 'Transportation' SEA theme, given its focus on reducing traffic congestion, supporting a modal shift towards sustainable transport and by ensuring that new developments provide appropriate access to local services and facilities.
- 5.64 Likewise, the Neighbourhood Plan will also initiate several beneficial approaches for the 'Land, Soil and Water Resources' SEA themes through the implementation of objectives which seek to limit pollution and improve the environmental quality of the parish. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals. In addition, the Neighbourhood Plan will facilitate a proportion of new dwellings on greenfield sites which are underlain by BMV agricultural land. This has the potential to lead to the loss of productive agricultural land in the Neighbourhood Plan area. The significance of the loss of BMV land should however be seen in the context of the amount of land take required for the 400 new dwellings to be delivered through strategic allocation SD6 in the Arun Local Plan and the 175 dwellings to be delivered at the 'Land to the east of Tye Lane' site.

## 6. What are the next steps?

- 6.1 This Environmental Report accompanies the Walberton Neighbourhood Plan 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, Arun 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, Walberton Neighbourhood Plan will be subject to a referendum, organised by Arun District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, Walberton Neighbourhood Plan will become part of the Development Plan for the parish.

# Appendix A Context Review and Baseline

## A1 – Air Quality

### Context Review

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

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

Published in January 2018 by the UK Government, ‘A Green Future: Our 25 Year Plan to Improve the Environment’<sup>22</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 ‘Clean Air’ and the policies contained within ‘Chapter 4: Increasing resource efficiency and reducing pollution and waste’ within the 25-year plan directly relate to the air quality SEA theme.

Prepared in 2019, the Air Quality Annual Status Report for Arun District<sup>23</sup> outlines five priority actions for improving air quality across the district, including:

- Working with the county council to ensure traffic light sequencing operates at optimum efficiency, and promoting road traffic calming and routing away from residential and other areas where the public may suffer significant exposure;
- Increasing education, raising awareness and the availability of air quality information and incentivising people to change their travel behaviour;
- “Cut Engine – Cut Pollution” signs where there are periodic stationary traffic queues at level crossings, capitalising on opportunities and reduce emissions by 1%;
- “Travelwise” schemes to promote sustainable transport to include more car share schemes and alternatives to the car, promotion of school and work travel plans, development and promotion of cycle routes; and
- Working closely with planners and agencies to ensure appropriate mitigation measures are implemented for new developments and due consideration is given to air quality issues.

At the local level, policies within the ‘Quality of the Environment’ section of the Adopted Arun Local Plan 2018 directly relate to the Air Quality SEA theme.

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<sup>22</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 20/11/19]

<sup>23</sup> Arun District Council (2019): ‘Annual Status Report’ [online] available to access via: <https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n14175.pdf&ver=14424> > last accessed [25/11/19]

## Summary of Current Baseline

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

The 2019 Air Quality Annual Status Report (ASR) for Arun confirms that there are no AQMAs within the Neighbourhood Plan, though the report also highlights that there is concern over increasing NO<sub>2</sub> levels from road traffic exhaust emissions. These emissions are the main source of air pollution in the district. In the Neighbourhood Plan area however, air quality is deemed 'good' and the national air quality objectives for nitrogen dioxide (NO<sub>2</sub>) are being met<sup>24</sup>.

## Summary of Future Baseline

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

Implementation of the aims, objectives and policies contained in the Arun Local Plan and the Local Transport Plan (discussed in Chapter 10), 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 Strategy<sup>25</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

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

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

<sup>24</sup> Arun District Council (2019) Air Quality Annual Status Report [online] available to access via:

<<https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n14175.pdf&ver=14424>> last accessed [25/11/19]

<sup>25</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <[http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP\\_resolution\\_april2012.pdf](http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf)> last accessed [11/12/19]

- b) *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*.

The Natural Environment White Paper (NEWP)<sup>26</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

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

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' aims to *'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'*<sup>27</sup>.

The recently published 25 Year Environment Plan<sup>28</sup> sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

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

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

At the local level, policies within the 'Natural Environment' section of the Adopted Arun Local Plan 2018 directly relate to the biodiversity and geodiversity SEA theme.

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<sup>26</sup> Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>> last accessed [11/12/19]

<sup>27</sup> DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> last accessed [19/09/18]

<sup>28</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 19/09/18]

## Summary of Current Baseline

### European designated sites

There are no European designated sites located within the Neighbourhood Plan area. The nearest European designated site, Duncton to Bignor Escarpment Special Area of Conservation (SAC) is located approximately 6km to the north of the parish<sup>29</sup>.

The Neighbourhood Plan area also overlaps with the 12km buffer zone for the Singleton and Cocking Tunnels Special Area of Conservation. Likewise, part of the Neighbourhood Plan area is within the second impact risk zone for the Arun Valley Special Protection Area (and Ramsar Site)<sup>30</sup>.

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 Singleton and Cocking Tunnels SIP<sup>31</sup> and the Arun Valley SIP<sup>32</sup> provide high-level overviews of the issues (both current and predicted) affecting the condition of the Natura 2000 sites. Additionally, the SIP's outline the priority actions required to improve the condition of the sites, with timescales for a number of actions ongoing until 2020. Priority actions are grouped into categories, reflecting the issues faced by the Natura 2000 sites, for each SIP relevant to the Neighbourhood Plan area, priority actions include (but are not limited to):

#### Singleton and Cocking Tunnels SIP

- Habitat connectivity;
- Habitat fragmentation;
- Public access / disturbance; and
- Air pollution: risk of atmospheric nitrogen deposition.

#### Arun Valley SIP

- Inappropriate water levels;
- Water pollution; and
- Inappropriate ditch management.

### Nationally designated sites

#### *Sites of Special Scientific Interest & Impact Risk Zones*

There are no SSSIs within or adjacent to the Neighbourhood Plan area. However, there are five Sites of Special Scientific Interest (SSSI) located within 4km of the parish boundary, namely: 'Fairmile Bottom' SSSI; 'Arundel Park' SSSI, 'Eartham Pit, Boxgrove' SSSI; 'Halnaker Chalk Pit' SSSI; and, 'Climping Beach' SSSI.

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.

Most of the Neighbourhood Plan area does not overlap with any SSSI IRZs for the types of development which are likely to be taken forward during the plan period, namely: residential, rural residential and rural non-residential. However, there is a small area of land located along the south eastern boundary of the parish which traverses IRZs relating to two types of development:

<sup>29</sup> MAGIC Maps: [online] available to access via: < <https://magic.defra.gov.uk/MagicMap.aspx>> last accessed 08/12/2019

<sup>30</sup> Arun District Council (2019): Walberton Neighbourhood Development Plan: Screening Decision', [online] available to access via: <<https://www.arun.gov.uk/sea-screening-decisions>> last accessed [16/12/19]

<sup>31</sup> Natural England (2015): 'Site Improvement Plan: Singleton and Cocking Tunnels', [online] available to access via: <<http://publications.naturalengland.org.uk/publication/5755291169718272>> last accessed [16/12/19]

<sup>32</sup> Natural England (2014) 'Site Improvement Plan: Arun Valley', [online] available to access via < <http://publications.naturalengland.org.uk/publication/5353882309885952>> last accessed [10.12.2019]

- Rural non-residential: Large non-residential developments outside existing settlements/urban areas where footprint exceeds 1ha; and
- Rural-residential: Any residential development of 50 or more houses outside existing settlements/urban areas. Any residential development of 10 or more houses outside existing settlements/urban areas.

### Locally important sites

Local Nature Reserves (LNR) may be established by Local Authorities in consultation with English Nature under Section 21 of the National Parks and Access to the Countryside Act 1949 and are habitats of local importance. Located approximately 1km north of the Neighbourhood Plan area, 'Fairmile Bottom' LNR was designated in January 1991 and covers an area of approximately 61.28 ha<sup>33</sup>. The LNR (which shares an overlapping designation with the SSSI) consists of wildflower-rich chalk grassland surrounded by woodland and is an important haven for insects such as butterflies, moths and an outstanding diversity of beetles.

There are two Sites of Nature Conservation Interest (SNCI) within the Neighbourhood Plan area, referred to as AR02 and AR07<sup>34</sup>:

- Binsted Wood Complex (AR02), covers an area of approximately 217.3 ha and comprises a mixture of ancient woodland, recent woodland, conifer plantation, species rich pasture and old tracks and shaws, giving rise to a very rich and diverse flora. The paths through the wood are especially rich, containing 11 species of sedge, including the Long Stalked Yellow Sedge - the only recorded location in Sussex. It is the largest block of ancient semi-natural woodland south of the South Downs in Sussex.
- Rewell Wood Complex (AR07), is a large woodland complex north of the A27. It has a diversity of woodland habitats including ancient semi - natural woodlands as well as commercial coniferous and sweet chestnut areas. Wide rides support a rich flora and butterfly populations<sup>35</sup>.

The Slindon Common Gravel Pit is classified as a West Sussex Geological Site SU90/25, comprising of raised beach deposits of the Middle Pleistocene era, and holding entomological importance for its insect population. The pit has been worked out for some years and is now used for occasional 4x4 sports and training<sup>36</sup>.

There are a variety of Biodiversity Action Plan (BAP) Priority Habitats located in, and within proximity to the parish, including areas of deciduous woodland, good quality and semi-improved grassland, wood pasture and parkland, and traditional orchard.

The Sussex Biodiversity Record Centre (SBRC) data for the parish of Walberton confirms that there is a network of chalk streams within the Neighbourhood Plan area. The SBRC report states the following:

"A chalk river or stream is a watercourse which flows across chalk bedrock, and/or is influenced by local chalk geology. Chalk rivers are usually fed by underground or seasonal springs and often have 'winterbourne' stretches in their headwaters which run dry, or partially dry in late summer because of lack of rainfall recharging the spring. Sites are generally considered to be streams rather than rivers if they are no further than 5km from their source, nor greater than 5m wide (unless they have been artificially widened)".

The SBRC report also states that: "All chalk rivers are fed from groundwater aquifers which means they have clean, clear water and relatively stable water temperatures. These unique conditions along

<sup>33</sup> Natural England (no date): 'Fairmile Bottom LNR', [online] available to access via: <<https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1008889&SiteName=&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>> last accessed [21/11/19]

<sup>34</sup> Sussex Biodiversity Records Centre (2014): 'Desktop Biodiversity Report' [online] available to access via: <[http://www.walberton-pc.gov.uk/Evidence\\_Base.aspx](http://www.walberton-pc.gov.uk/Evidence_Base.aspx)> last accessed [26/11/19]

<sup>35</sup> Walberton Neighbourhood Development Plan (2016): [online] available to access via <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [27/11/19]

<sup>36</sup> Sussex Geodiversity Partnership [no date] [online] available to access via <<https://www.geodiversitysussex.org.uk/riggs.php>> last accessed [10.12.2019]

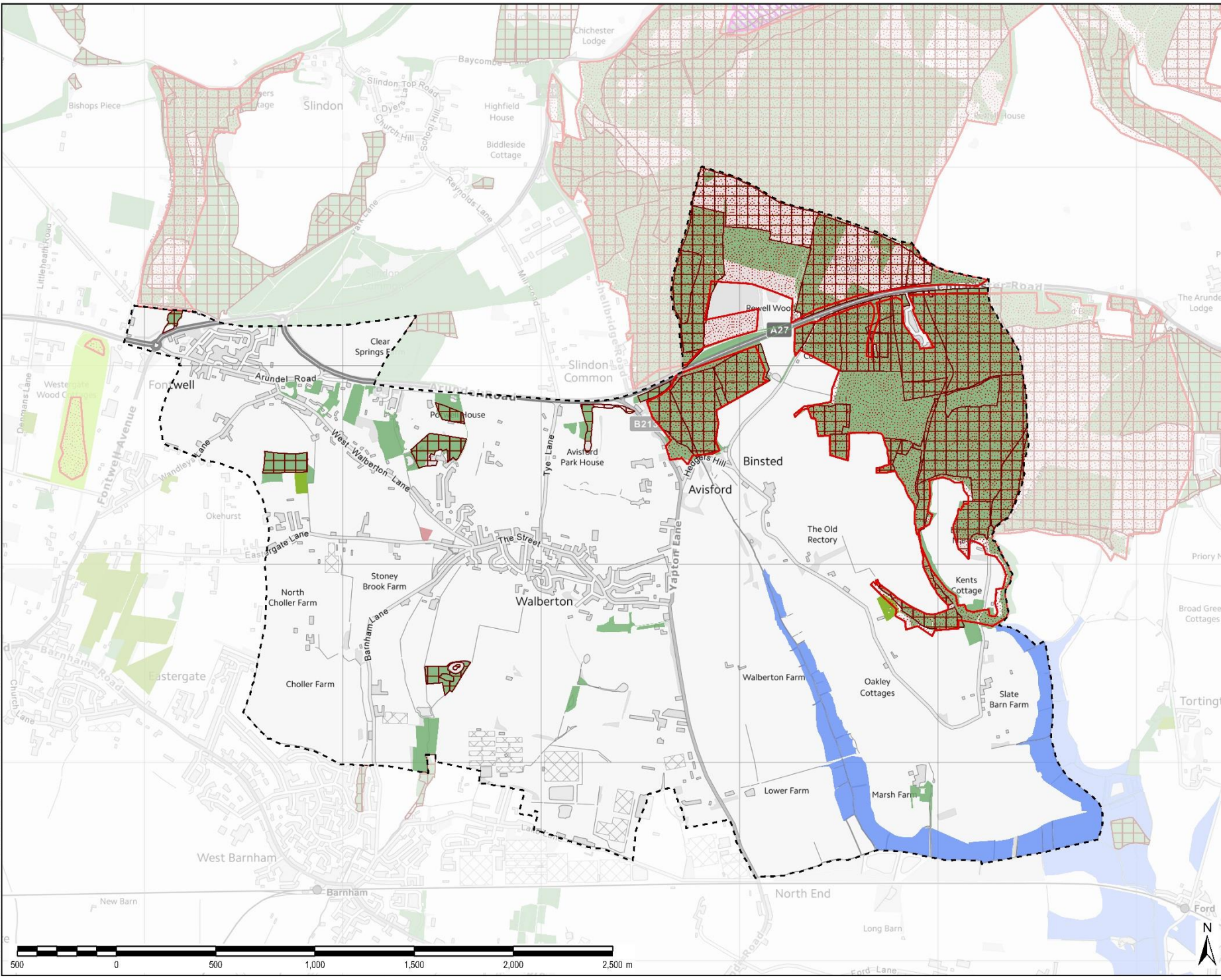
with their chalk geology, support a rich diversity of wildlife including important fish populations such as brown trout, native crayfish and many other specialist species”.

**Figure A2.1** (overleaf) shows the designated wildlife sites and BAP priority habitats located within and within proximity 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.



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

**LEGEND**

- Walberton Neighbourhood Plan Area
- Ancient Woodland
- Local Nature Reserve (LNR)
- 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
- Mudflats
- Traditional Orchard

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Purpose of Issue: **FINAL**

Client: **WALBERTON NEIGHBOURHOOD PLAN STEERING GROUP**

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

Drawing Title: **BIODIVERSITY DESIGNATIONS AND HABITATS**

Drawn: CN	Checked: JW	Approved: JP	Date: 12/03/2020
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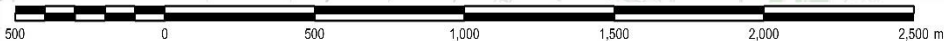
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Project Name: **Walberton Neighbourhood Plan**

**FIGURE A2.1**

Rev: **01**



## A3 – Climate Change

### Context Review

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below<sup>37</sup> :

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

The UK Climate Change Act<sup>38</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement. The Climate Change Act 2008 (2050 Target Amendment) Order 2019 means that there is now in place a legally binding target of net zero by 2050.

The Climate Change Act includes the following:

- Commits the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. This includes reducing emissions from the devolved administrations (Scotland, Wales and Northern Ireland), which currently account for about 20% of the UK's emissions. The 100% target was based on advice from the CCC's 2019 report, 'Net Zero – The UK's contribution to stopping global warming' and introduced into law through the Climate Change Act 2008 (2050 Target Amendment) Order 2019.
- 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 Act requires the Government to assess the risks and opportunities from climate change for the UK, and to prepare for them. The Committee on Climate Change's Adaptation Sub-Committee advises on these climate change risks and assesses progress towards tackling them. The associated 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.

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

<sup>37</sup> GOV.UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <<https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017>> last accessed [20/09/18]

<sup>38</sup> GOV.UK (2008): 'Climate Change Act 2008', [online] accessible via <<http://www.legislation.gov.uk/ukpga/2008/27/contents>> last accessed [19/09/18]

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 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 Clean Air Strategy released in 2019 sets out the Government plans for dealing with all sources of air pollution. The strategy sets out proposals in detail and indicates how devolved administrations intend to make their share of emissions reductions, and complements the Industrial Strategy, Clean Growth Strategy and 25 Year Environment Plan.

In May 2019, the UK Parliament declared a climate emergency, with a view to explicitly acknowledging that human activities are significantly affecting the climate, and actions to mitigate and adapt to climate change should be paramount. This declaration has been mirrored by several local planning authorities across the country.

The Flood and Water Management Act<sup>39</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS).<sup>40</sup>

Further guidance is provided in the document 'Planning for SuDS'.<sup>41</sup> This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

At the local level, policies within the 'Design' section of the Adopted Arun Local Plan 2018 directly relate to the Climate Change SEA theme.

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<sup>39</sup> Flood and Water Management Act (2010) [online] available at: <<http://www.legislation.gov.uk/ukpga/2010/29/contents>> last accessed [25/11/19]

<sup>40</sup> N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS.

<sup>41</sup> CIRIA (2010) 'Planning for SuDS – making it happen' [online] available to access via <[http://www.ciria.org/Resources/Free\\_publications/Planning\\_for\\_SuDS\\_ma.aspx](http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx)> last accessed [25/11/19]

## 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 Arun has lower per capita emissions than West Sussex, the South East of England and England since 2005. Arun has seen a 36.2% reduction in the percentage of total emissions per capita between 2005 and 2016, lower than the reductions for West Sussex (36.6%), the South East of England (36.7%) and England (37.6%)<sup>42</sup>.

### Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team<sup>43</sup>. UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change (under medium emissions scenarios 50<sup>th</sup> percentile) for South East England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows<sup>44</sup>:

- The central estimate of increase in annual mean temperatures of between 2°C and 3°C; and
- The central estimate of change in annual mean precipitation of +20 to +30% in winter and -10% to -20% in summer.

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

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

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<sup>42</sup> Department of Energy and Climate Change (2018) 2005 to 2016 UK local and regional CO2 emissions – data tables [online] available at: <<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>> [accessed 25/11/19]

<sup>43</sup> The data was released on 26<sup>th</sup> November 2018: See: <<http://ukclimateprojections.metoffice.gov.uk/>> last accessed [25/11/19]

<sup>44</sup> Met Office (2018): 'Land Projection Maps: Probabilistic Projections', [online map] available to access via: <<https://www.metoffice.gov.uk/research/collaboration/ukcp/land-projection-maps>> last accessed [25/11/19]

- 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

A flood Management Plan was produced by the parish council at the request of the Environment Agency and Arun District Council following a series of historic flooding events within the parish of Walberton<sup>45</sup>. In this respect, there is a corridor of land between Yapton Lane (B2132) and Binsted Lane, extending towards the A27 (Arundel Road) at the northern boundary of the Neighbourhood Plan area falls within Flood Zone 3. Sections of land south east of Walberton Parish, extending to the west of Walberton Village also fall within Flood Zone 3. These areas have a 1% (1 in 100) or greater annual flood risk<sup>46</sup>.

Surface water flooding is a risk within the Neighbourhood Plan area, primarily occurring after prolonged and exceptionally heavy rainfall. Surface water is carried into The Street via Copse Lane, Mill Lane, Field Close, North Pound and Tye Lane<sup>47</sup>. The Environment Agency have identified approximately 60 properties in the area of Walberton Green and the pond as being at risk of flooding. Recent flooding events occurred during November 2010 and June, July and December 2012. The properties at risk of flooding are all privately owned homes<sup>48</sup>.

The Lidsey Surface Water Management Plan<sup>49</sup>, completed in 2014 through a partnership between: West Sussex County Council; Southern Water; Arun District Council; and the Environment Agency, investigates and outlines priority actions to reduce flood risk within the Parish. Interventions include ditch clearance, the reduction of inflow and infiltration of foul sewers.

The West Sussex Local Flood Risk Management Strategy gives an overview of sources of flooding in the West Sussex area<sup>50</sup>. In the Arun District the main source of fluvial flooding is the River Arun, Aldingbourne Rife and Ferring Rife. The strategy estimates around 700 properties are at risk of surface water and coastal flooding combined across Barnham and Walberton.

Completed in 2016, the Arun District Council Strategic Flood Risk Assessment highlights that there has been a series of flooding events in the Neighbourhood Plan area, with the most significant in 1993, 2000 to 2001 and 2002 to 2003 after heavy rainfall over an extensive period. The report also highlights that areas currently within Flood Zone 2 may become part of Flood Zone 3a in the future due to the effects of climate change<sup>51</sup>.

Furthermore, the geology of the parish produces a high-water table. Land to the south of Walberton is low lying and causes water to flow through Barnham and Yapton via Barnham Rife out to the flood plain. This surface water drainage route is one of the main pathways from The Downs to the sea; after heavy rainfall, the floodplain contains floodwater from the rifes.

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<sup>45</sup> Walberton Neighbourhood Development Plan (2016): [online] available to access via <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [27/11/19]

<sup>46</sup> GOV UK (2019): 'Flood Map for Planning', [online] available to access via: <<https://flood-map-for-planning.service.gov.uk/>> accessed [26/11/19]

<sup>47</sup> Walberton Neighbourhood Development Plan (2016): [online] available to access via <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [27/11/19]

<sup>48</sup> Environment Agency (2019): 'Long term flood risk map' [online] available to access via: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>> last accessed [30/08/19]

<sup>49</sup> Lidsey Surface Water Management Plan (no date), [online] available to access via <[http://www.walberton-pc.gov.uk/Evidence\\_Base.aspx](http://www.walberton-pc.gov.uk/Evidence_Base.aspx)> accessed [26/11/19]

<sup>50</sup> West Sussex County Council (2014) 'West Sussex Local Flood Risk Management Strategy (2013-2018)', [online] available at: <[https://www.westsussex.gov.uk/media/1595/local\\_flood\\_risk\\_management\\_strategy.pdf](https://www.westsussex.gov.uk/media/1595/local_flood_risk_management_strategy.pdf)> [accessed 17/09/19]

<sup>51</sup> Arun District Council (2016) 'Strategic Flood Risk Assessment', [online] available at: <https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n9414.pdf&ver=9270> [accessed 16/09/19]

In terms of the smaller villages within the parish boundary, some areas within Binsted are affected by flooding attributed to heavy rainfall and the presence of springs on the hillside below the Black Horse Pub. Fontwell is affected by flooding from heavy rainfall leading to the accumulation of standing water at Arundel Road. During 2014, Wandleys Lane and the junction of Fontwell Avenue were closed for 2 months as a result of flooding<sup>52</sup>. Standing water following rain is a common occurrence at the western end of Arundel Road on the A27 roundabout despite numerous attempts to eradicate this potential traffic hazard.

High tides along the coast can cause groundwater levels to rise in parts of the parish.

## 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 and busses. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions.

## A4 – Landscape

### Context Review

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

- ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.’
- Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.’
- Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).’
- ‘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.*’

As listed within the South Downs National Park Partnership Management Plan, the general policies for conservation for this nationally protected landscape are as follows<sup>53</sup>:

<sup>52</sup> Walberton Neighbourhood Development Plan (2016): [online] available to access via <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [27/11/19]

<sup>53</sup> 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> [accessed 16/09/19]

- 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.
- 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.

At the local level, policies within the 'Settlement Structure & Green Infrastructure' section and the 'Natural Environment' sections of the Adopted Arun Local Plan 2018 directly relate to the Landscape SEA theme.

## Summary of Current Baseline

### South Downs National Park

The South Downs National Park is located within the north east part of the parish and lies both north and south of the A27. Designated in 2009, the SDNP is one of England's newest national parks, and covers an area of approximately 1,653 km<sup>2</sup>. The park contains a "rich mosaic of habitats", including ancient woodland, heathland ridges, river valleys, chalk cliffs and farmland<sup>54</sup>.

The South Downs National Park Authority highlights the following as the defined special qualities of the National Park:

- Diverse, inspirational landscapes and breath-taking 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,

<sup>54</sup> 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> [accessed 16/09/19]

providing a broad context to their character. The Neighbourhood Plan area is within the South Coast Plain NCA, with a small area of land to the north east of the parish located within the South Downs NCA (overlapping with the National Park).

The NCA profile for the 'South Coast Plain'<sup>55</sup> lists several key characteristics, with the following of relevance to the Neighbourhood Plan area:

- The underlying geology of flinty marine and valley gravels extends for several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high-quality soils;
- In places, streams and rivers flow from the higher land of the Downs to the sea; and
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.

Implemented in October 2005 by West Sussex County Council, the 'Strategy for the West Sussex Landscape'<sup>56</sup> aims to protect and enhance the landscape as an asset for future generations, outlining visions for the five national character areas (NCAs) which characterise the county. In the context of the Neighbourhood Plan area, the vision statements for the 'South Coast Plan' are to ensure that:

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

### Local Landscape Character

Landscape 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 character can assist in the assessment of the likely significance of effects of change resulting from development and the value of landscape, both in visual and amenity terms.

Completed in 2003, the Arun Landscape Study identifies landscape types and areas at an appropriate scale to understand the localised variation in character with the objective of providing the framework for the assessment of sensitivity, value and capacity. The Study classifies the Neighbourhood Plan area into three distinctive Landscape Character Areas (LCA), with a summary of their key characteristics, sensitivities and capacities provided below.

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<sup>55</sup> Natural England (2014): 'NCA Profile: 126 South Coast Plain (NE525)', [online] available to download via: <http://publications.naturalengland.org.uk/publication/4923911250640896?category=587130> last accessed [19/08/19]

<sup>56</sup> West Sussex County Council (2005): 'Strategy for the West Sussex Landscape', [online] available to download via: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/> last accessed [19/08/19]

- SC8 Fontwell Upper Coastal Plain: A transitional landscape between the open lower coastal plain to the south and the wooded Downs to the north. The land is very undulating and encompasses the distinctive landscape of Binsted Valley<sup>57</sup>.
- SC9 Chichester to Yapton Coastal Plain: A low lying flat open landscape with meandering rife and straight drainage systems. The area extends from Chichester in the west to the edge of the Arun Valley in the east and around Bognor Regis in the south. The land is dominated by productive arable fields and modern farm buildings with fragmented hedgerows and trees<sup>58</sup>.
- SD1 Western Downs: A large area of rolling chalk uplands combined with woodland, farmland and commercial plantations with dense copses and hedgerows. The area extends west from Harting Down and Stansted Forest to Arundel Park in the east. The landscape contains enclosed valleys with panoramic views over the downland<sup>59</sup>.

### Tree Preservation Orders

Implemented by local planning authorities, Tree Preservation Orders (TPOs) are designated to protect specific trees, groups of trees or woodlands in the interests of their amenity value. When considering 'amenity'; the local planning authority will likely take into consideration the following criteria<sup>60</sup>:

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

In this context, Arun District Council have allocated several TPOs within the Neighbourhood Plan area for their amenity value<sup>61</sup>.

### Visual Amenity

The views across the Parish 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. 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 Neighbourhood Plan area, along with the special qualities of the South Downs National Park and the three LCAs.

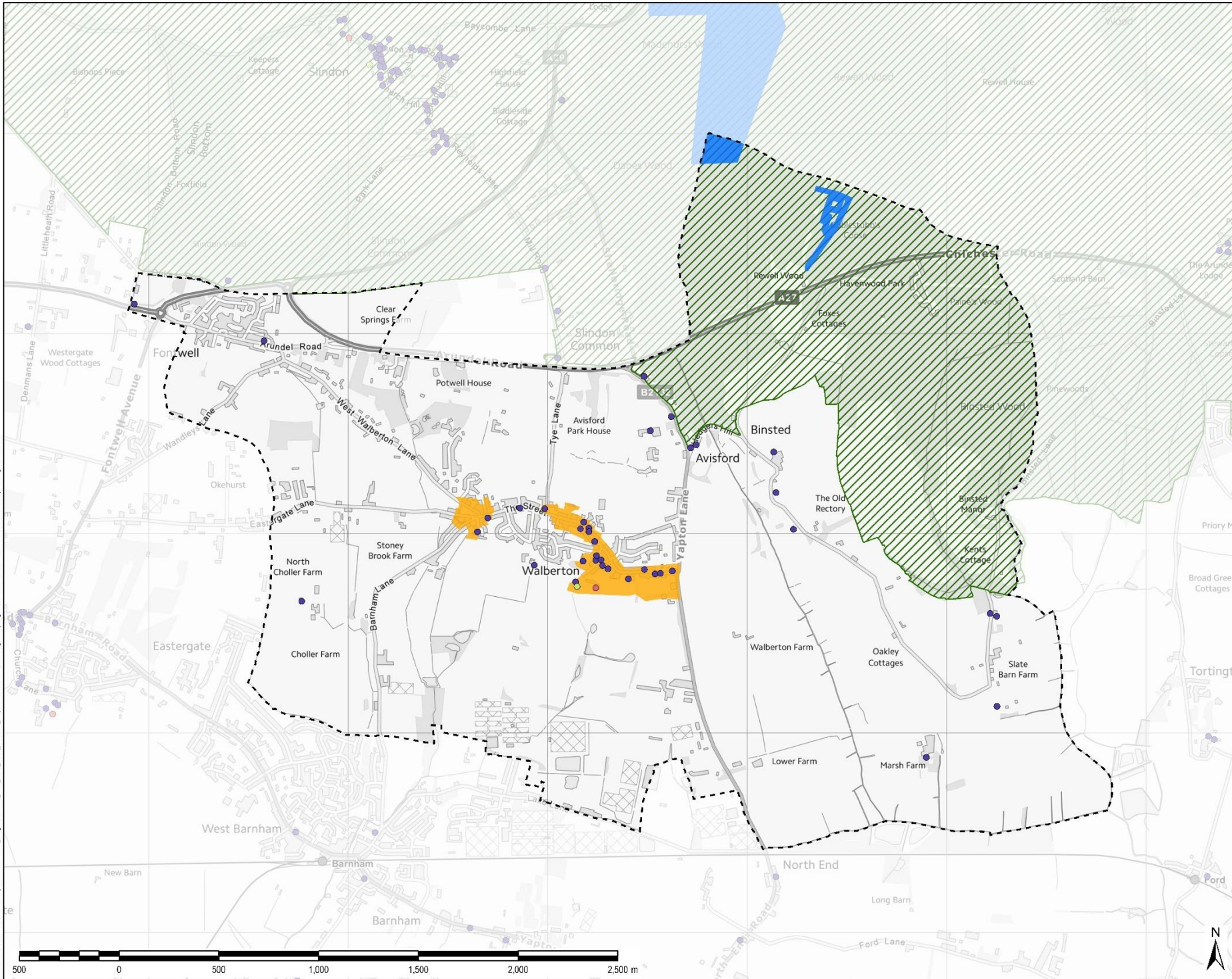
<sup>57</sup> West Sussex Land Management Guidelines 'SC6, SC7, SC8' (no date) [online] available to access via <[http://www2.westsussex.gov.uk/environment/heritage/SC6\\_UpperCoastal.pdf](http://www2.westsussex.gov.uk/environment/heritage/SC6_UpperCoastal.pdf)> last accessed [29/11/19]

<sup>58</sup> West Sussex Land Management Guidelines 'SC9' (no date) [online] available to access via <[http://www2.westsussex.gov.uk/environment/heritage/SC9\\_ChichesterYapton.pdf](http://www2.westsussex.gov.uk/environment/heritage/SC9_ChichesterYapton.pdf)> last accessed [29/11/19]

<sup>59</sup> West Sussex Land Management Guidelines 'SD1' (no date) [online] available to access via <[http://www2.westsussex.gov.uk/environment/heritage/SD1\\_Western\\_Downs.pdf](http://www2.westsussex.gov.uk/environment/heritage/SD1_Western_Downs.pdf)> last accessed [29/11/19]

<sup>60</sup> GOV.UK (2014): 'Tree Preservation Orders – General', [online] available to access via: <<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>> last accessed [16/04/19]

<sup>61</sup> Arun District Council (2019) Tree Preservation Orders GIS Map. [online] available to access via: <https://www1.arun.gov.uk/webapps/wml/> last accessed [27/11/19]



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

**LEGEND**

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

**Listed Building**

- Grade I
- Grade II\*
- Grade II

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Purpose of Issue: **FINAL**

Client: **WALBERTON NEIGHBOURHOOD PLAN STEERING GROUP**

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

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

Drawn CN	Checked JW	Approved JP	Date 12/03/2020
AECOM Internal Project No. <b>60571087</b>		Scale (to A3) <b>1:17,500</b>	

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## A5 – Historic Environment

### Context Review

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

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

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

The Government’s Statement on the Historic Environment for England<sup>62</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

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

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)<sup>63</sup> outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

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

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)<sup>64</sup> provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

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<sup>62</sup> HM Government (2010) The Government’s Statement on the Historic Environment for England [online] available at: <[http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx)> last accessed [20/0918]

<sup>63</sup> Historic England (2016): ‘Conservation Area Designation, Appraisal and Management: Advice Note 1’, [online] available to download via: <<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> last accessed [11/12/18]

<sup>64</sup> Historic England (2016): ‘SA and SEA: Advice Note 8’ [online] available to download via: <<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>> last accessed [11/12/18]

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2<sup>nd</sup> Edition) (December 2017)<sup>65</sup> provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

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

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)<sup>66</sup> outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

At the local level, policies within the 'Building Conservation & Archaeological Heritage' section of the Adopted Arun Local Plan 2018 directly relate to the Historic Environment SEA theme.

## Summary of Current Baseline

### Historic Character of Walberton

Walberton is the largest of the three villages and is located between Binsted and Fontwell. Development is focussed either side of The Street resulting in an essentially linear assemblage of buildings. Key village hubs include St Mary's Church, local shops, the village green and the pond. Walberton is characterised by a diversity of housing types and ages, with no single dominant architectural style. Several of the buildings are known to be of historic or architectural interest, including St Mary's Church. Flint walls are prevalent throughout the parish (particularly within the built-up area boundaries).

Containing the lowest population of the three villages, and dating back to the Anglo-Saxon period, Binsted has a markedly distinct historic character with open views and large woodland, comprising some of the best countryside in the parish<sup>67</sup>. The village is fragmentally separated from Walberton to the east along Hedgers Hill, and the buildings are widely dispersed, although mostly along a single road<sup>68</sup>. There is a small Norman church dedicated to St Mary and a pub/restaurant, but no modern publicly accessible amenities.

Named after the pre-Roman freshwater springs, Fontwell has undergone considerable demographic change in recent years due to new housing development. Fontwell is a more compact settlement compared to Binsted and is linked to Walberton by a series of residential properties. The village has lost several amenities over the years, including its surgery and pub<sup>69</sup>.

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<sup>65</sup> Historic England (2017): 'Setting of Heritage Assets: 2<sup>nd</sup> Edition', [online] available to download via:

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

<sup>66</sup> Historic England (2018): 'Neighbourhood Planning and the Historic Environment', [online] available to download via:

<<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>> last accessed [11/12/18]

<sup>67</sup> Walberton Neighbourhood Development Plan (2017): [online] available to access via: <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [28/11/19]

<sup>68</sup> British History Online (BHO) (no date): [online] available to access via <<https://www.british-history.ac.uk/vch/sussex/vol5/pt1/pp117-125>> last accessed [27/11/19]

<sup>69</sup> Walberton Neighbourhood Development Plan (2017): [online] available to access via: <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [28/11/19]

## Designated Heritage Assets

### Listed Buildings

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 38 Grade II and one Grade I nationally designated listed buildings<sup>70</sup> which are protected through the Listed Buildings and Conservation Areas Act 1990. The Grade I listed building is 'The Parish Church of St Mary', which was designated in 1958.

### Scheduled Monuments

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England<sup>71</sup>, there are two scheduled monuments within the Neighbourhood Plan area, namely: 'Goblestubs Copse Earthworks' designated in 1933, of Iron Age or Roman origin, and located north east of the parish; and, 'Madehurst Wood Earthworks' designated in 1933, with early medieval origins, and partially located on the northern boundary of the parish.

### Conservation Areas

Conservation Areas are designated because of their special architectural and historic interest. Conservation Area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England<sup>72</sup>. Ideally, appraisals should be regularly reviewed as part of the management of the Conservation Area and can be developed into a management plan. In this context, there are two designated conservation areas within the Neighbourhood Plan area: the 'Walberton Village' and 'Walberton Green' conservation areas, designated in November 1990. The conservation areas hold a distinct identity and contain the majority of the parishes listed buildings in addition to attractive historic boundary walling<sup>73</sup>.

It is important to note that a conservation area appraisal has not been prepared for 'Walberton Village' and 'Walberton Green' specifically, and therefore it is not currently possible to gain an in-depth understanding of the special interest of the areas. However, in light of the absence of detailed appraisals and management plans, a decision was made Arun District Council to focus on an overarching management plan for all the conservation areas across the district<sup>74</sup>. Produced in 2014, the plan outlines key aims and objectives to preserve the unique character and historic features present within the district.

The overarching aim of the conservation areas management plan is: "to focus the attention of all of the agencies, organisation and individuals who live and work in the Conservation Areas, on the need for appropriate standards that reflect the special nature and character of these areas, whilst also encouraging practices and procedures that allow those standards to be achieved".

### 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'.

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<sup>70</sup> Walberton Parish Council 'Listed Buildings in Walberton, Binsted and Fontwell' (no date): [online] available to access via <[http://www.walberton-pc.gov.uk/Listed\\_Buildings\\_in\\_Walberton\\_Binsted\\_Fontwell.aspx](http://www.walberton-pc.gov.uk/Listed_Buildings_in_Walberton_Binsted_Fontwell.aspx)> last accessed [28/11/19]

<sup>71</sup> Historic England: National Heritage List for England: [online] available at <<http://list.historicengland.org.uk>> last accessed [22/09/19]

<sup>72</sup> Historic England (2016): 'Conservation Area Designation, Appraisal and Management Advice Note 1', [online] available to download from: <<https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> last accessed [20/09/18]

<sup>73</sup> Arun District Council 'Conservation Areas' – Supplementary Planning Guidance (2000): [online] available to access via <<https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n1722.pdf&ver=1371>> [last accessed 28/11/19]

<sup>74</sup> Arun District Council Conservation Areas Management Plan (2014) [online] available to access via <<https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n7349.pdf&ver=7083>> last accessed [12.2019]

According to the 2019 Heritage at Risk Register for South East England<sup>75</sup> none of the heritage assets within or adjacent to the Neighbourhood Plan area considered to be 'at risk'.

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 Grade II listed building within the Neighbourhood Plan is at risk.

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

### Locally Important Heritage Features

It should be noted that not all 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 for local people. Similarly, the parish has several locally distinctive flint walls within the built-up area boundaries which contribute to the sense of place.

Following a high-level review of the Historic Environmental Record (HER) for West Sussex (accessed via the Heritage Gateway)<sup>76</sup>, there are 30 records within Walberton Parish recognising non listed distinctive buildings or features for their importance in contributing to the local distinctiveness and sense of place (outlined in **Table 6.1** below).

**Table 6-1: Non-listed distinctive buildings or features within the Walberton parish<sup>77</sup>**

Title	Location	Description
<u>WALBERTON HOUSE</u>	West Sussex	House constructed in 1817 by Robert Prime, Architect Robert Smirke.
<u>MONUMENT NO. 248860</u>	West Sussex	Linear earthwork.
<u>MONUMENT NO. 248921</u>	West Sussex	Earthwork enclosures - probably Medieval sheep walks or pastoral enclosures.
<u>MONUMENT NO. 248928</u>	West Sussex	A Roman cist containing cremation burials was found in 1817. Eighteen vessels of glass and pottery
<u>MONUMENT NO. 248949</u>	West Sussex	EIA potsherd and flint knife
<u>MONUMENT NO. 248954</u>	West Sussex	Flint arrowhead
<u>MONUMENT NO. 248958</u>	West Sussex	A Palaeolithic implement, probably a handaxe, was found in 1929 by the road side near Avisford
<u>MONUMENT NO. 248963</u>	West Sussex	Pre-Conquest gable cross removed from the west gable of St Mary's Church in 1903
<u>MONUMENT NO. 248966</u>	West Sussex	10thC gravestone or coffin slab
<u>MONUMENT NO. 248984</u>	West Sussex	Md pottery
<u>MONUMENT NO. 248987</u>	West Sussex	A collection of Mesolithic flints from Marsh Farm.
<u>MONUMENT NO. 248990</u>	West Sussex	Neolithic polished axe
<u>MONUMENT NO. 248993</u>	West Sussex	Prob IA/R.B pottery
<u>MONUMENT NO. 248996</u>	West Sussex	Earthworks-prob Md pastoral enclosures
<u>BINSTED DMV?</u>	West Sussex	Deserted Medieval Village
<u>MONUMENT NO. 1503439</u>	West Sussex	Part of a probable Later Prehistoric double pit alignment visible on aerial photographs
<u>MANOR FARMHOUSE</u>	West Sussex	Post-Mediaeval farmhouse.

<sup>75</sup> Historic England (2019): 'Heritage at Risk Register for South East England', [online] available to download at: <<https://historicengland.org.uk/images-books/publications/har-2019-registers/>> last accessed [10/12/19]

<sup>76</sup> Heritage Gateway (2019): 'Historic Environmental Record for West Sussex', [online] available to access via: <<http://www.heritagegateway.org.uk/gateway/>> last accessed [02/09/19]

<sup>77</sup> Heritage Gateway (2019): 'Historic Environmental Record (HER) for West Sussex', [online] available to access via: <<http://www.heritagegateway.org.uk/gateway/>> last accessed [02/09/19]

<u>CHURCH OF ST MARY</u>	West Sussex	The parish church of St Mary is mainly a 12-13th century church, incorporating the remains of Saxon...
<u>THE STREET</u>	West Sussex	Former school, which had been converted into several dwellings by 1996.
<u>BINSTED</u>	West Sussex	Medieval pottery and tile kilns excavated at Binsted in 1963-66. The earliest pottery kiln was a Mu...
<u>CHURCH OF ST MARY MAGDALENE</u>	West Sussex	Small Norman church, nave and chancel in one, Norman wall paintings, restored 1867.
<u>MEADOW LODGE</u>	West Sussex	Meadow Lodge is an early 19th century house of two storeys with three bays. The house is of painted...
<u>MARSH FARMHOUSE</u>	West Sussex	Marsh Farmhouse is a 16th century building, with a 19th century wing to the southeast and a modern ...
<u>THE OLD RECTORY</u>	West Sussex	Former rectory, possibly 19th century.
<u>DURRINGTON</u>	West Sussex	Medieval pottery and tile kiln excavated in Durrington, Walberton.
<u>WALBERTON LANE</u>	West Sussex	A Lower Palaeolithic handaxe was found in a cleaning stream with gravelly bottom in a garden
<u>WEST STUBBS COPSE</u>	West Sussex	A Lower Palaeolithic handaxe was found by Dr G Kellaway at West Stubbs Copse
<u>WEST STUBBS COPSE PIT</u>	West Sussex	A Lower Palaeolithic handaxe was found at West Stubbs Copse Pit also known as Slindon Quarry
<u>WEST STUBBS COPSE PIT</u>	West Sussex	A Lower Palaeolithic handaxe was found by A Woodcock in West Stubbs Copse Pit also known as Slindon Quarry
<u>WEST WALBERTON LANE</u>	West Sussex	A Lower Palaeolithic handaxes was found by Mr R H C Upton in a garden from a stream

Furthermore, non-designated archaeological sites known to the community and valued for their heritage interest are as follows:

- Medieval Tile Kilns at Hedgers Hill;
- A 'Moot Mound' (Anglo Saxon), also known at Hedgers Hill;
- Iron Age Earthworks at Barns Copse;
- Roman Villa east of Yapton Lane opposite Blacksmith's Corner;
- The route to the east and west Roman Road alongside the A27 (identified through the 2014 Lidar study);
- Iron Age ditches at Lower Farm, Binsted; and
- A cache of Roman Pottery close to the Dandara development at Fontwell.

### Summary of Future Baseline

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

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

## A6 – Land, Soil and Water Resources

### Context Review

The EU's Soil Thematic Strategy<sup>78</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

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

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

Key messages from the NPPF include:

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

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<sup>78</sup> European Commission (2006) Soil Thematic Policy [online] available at: <[http://ec.europa.eu/environment/soil/index\\_en.htm](http://ec.europa.eu/environment/soil/index_en.htm)> last accessed [29/06/18]

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 England<sup>79</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>80</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England<sup>81</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

In terms of waste management, the Government Review of Waste Policy in England<sup>82</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The National Waste Management Plan<sup>83</sup> provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>84</sup>. 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, policies within the 'Soils, Horticultural and Equine Development' section, 'Water' section, 'Natural Resources & Minerals Safeguarding' section and 'Waste Management' section of the Adopted Arun Local Plan 2018 directly relate to the Land, Soil and Water Resources SEA theme.

## Summary of Current Baseline

### Soil Resources

The geology and soils of the area are determined by its location between the sea and chalk hills. The Bracklesham Group, London Clay, and Reading Formation (each consisting of clay, silt, sand and gravel in varying proportions) in the form of 'head' and 'raised beaches' are the main elements from which the soil derives. Fontwell sits on top of the Aldingbourne raised beach formed 400,000 years ago. In northern parts of the Parish, chalk is nearer the surface and the landscape therefore changes.

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 (BMV) agricultural land, a detailed classification has only been undertaken on a small area of land within the parish, including:<sup>85</sup>

- Fragmented parcels of land north and north-west of Walberton village are classified as Grade 3b (Moderate);

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<sup>79</sup> Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from: <<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> last accessed [20/09/18]

<sup>80</sup> Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> last accessed [20/09/18]

<sup>81</sup> Defra (2011) Government Review of Waste Policy in England [online] available at: <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> last accessed [20/09/18]

<sup>82</sup> DEFRA (2011) Government Review of Waste Policy in England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69401/pb13540-waste-policy-review110614.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf) [accessed 01/03/19]

<sup>83</sup> DEFRA (2013) Waste Management Plan for England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf) [accessed 01/03/19]

<sup>84</sup> Directive 2008/98/EC

<sup>85</sup> Magic Maps, Agricultural Land Classification (no date): [online] Available to access via <<https://magic.defra.gov.uk/MagicMap.aspx>> last accessed [10.12.19]

- There are small areas of agricultural land classified as Grade 1 (Excellent) in the south-west of the parish;
- Scattered areas in the west of the parish are classified as Grade 3a (Good);
- A small area east of Walberton village is classified as Grade 4 (Poor); and
- An area south of Walberton village is classified as Grade 2 (Very Good).

The Provisional Agricultural Land Quality dataset<sup>86</sup> also identifies areas of Grade 1, Grade 2, and Grade 3 agricultural land. There is a small section classed as 'Other' land (Other land primarily in non-agricultural use) in the central section of the Neighbourhood Plan area.

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 across the whole of the Neighbourhood Plan area. However, based on the results of the 'Predictive BMV Land Assessment'<sup>87</sup>, greater than 60% of the undeveloped areas within Walberton have a high likelihood of containing BMV land.

### Water Resources

Three streams run through Binsted carrying surface water from The Downs towards the sea via a tributary of the River Arun<sup>88</sup>, including the 'Lidsey Rife' and 'Barnham Rife'. The 'Aldingbourne Rife' is located south and south west outside the boundary for the Walberton 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 contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which, Member States are required to establish Action Programmes to reduce and prevent further nitrate contamination. In this regard, the Neighbourhood Plan overlaps the 'Aldingbourne Rife' Surface Water NVZ, and the 'Sussex Chalk' Ground Water NVZ. However, it is useful to note that as the Neighbourhood Plan is likely to allocate land for residential development and potential employment areas, such uses are not considered to increase the risk of pollution to the NVZ.

### Water Quality

Walberton is located within the South East River Basin District, primarily overlapping with the 'Western Streams' Operational Catchment. There are eight water bodies within the 'Western Streams' Operational Catchment.

Based on the most recently completed water quality assessments undertaken in 2016, the Environment Agency's Catchment Data Explorer<sup>89</sup> classifies the Lidsey Rife<sup>90</sup> as having a 'moderate' ecological status and a 'good' chemical status, with an overall classification as 'moderate'. The reasons for not achieving good status (RNAGs) are primarily attributed to the following activities: agriculture and rural land management, domestic general public, and the water industry.

### 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

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<sup>86</sup> Natural England (2018) Agricultural Land Classification map London and the South East (ALC007) [online] available at: <<http://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>> last accessed [22/08/19]

<sup>87</sup> Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map London and the South East', [online] available to access via: <<http://publications.naturalengland.org.uk/publication/6056482614804480?category=5208993007403008>> last accessed [19/08/19]

<sup>88</sup> Walberton Neighbourhood Development Plan (2017): [online] available to access via: <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [28/11/19]

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

<sup>90</sup> Environment Agency (2019): 'Catchment Data Explorer – Lidsey Rife Overview', [online] available to access via: <<https://environment.data.gov.uk/catchment-planning/WaterBody/GB107041012010>> last accessed [13/12/19]

development does not needlessly prevent the future extraction of mineral resources, of local and national importance<sup>91</sup>.

Adopted in July 2018, the Joint Minerals Local Plan<sup>92</sup> covers the period to 2033 and provides the basis for making consistent decisions about planning applications for mineral activities throughout the county. Appendix E of the plan 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 likely overlaps with the Sharp Sand and Gravel MSA and the Chalk MSA. However, it is difficult to be certain due to the scale of the map presented within Appendix E.

## Summary of Future Baseline

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

Due to the prevalence of BMV agricultural land within sections of the undeveloped areas surrounding Walberton, new developments which are located outside of the existing villages will likely 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.

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<sup>91</sup> GOV.UK (2014): ‘Minerals Guidance’, [online] available to access via: <<https://www.gov.uk/guidance/minerals>> last accessed [04/09/19]

<sup>92</sup> West Sussex County Council (2018): ‘Joint Minerals Local Plan’, [online] available to access via: <<https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/>> last accessed [22/08/19]

- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high-quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a 'sufficient choice of school places' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change<sup>93</sup> warns that society is underprepared for an ageing population. The report states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

At the local level, policies within the 'Sustainable Place' chapter, 'Living Place' chapter and the 'Prosperous Place' chapter of the Adopted Arun Local Plan 2018 directly relate to the Population and Community SEA theme.

## Summary of Current Baseline

### Population

The population of Walberton increased at a higher rate between 2001 and 2011 than Arun, the South East of England and England averages. Approximately 1.5% of the population of Arun live within the Neighbourhood Plan area. The population is largely contained within the three villages of Walberton, Binsted and Fontwell<sup>94</sup>.

### Age Structure

Generally, there is 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%). However, this total is lower than the percentage for Arun (33.9%).

In contrast, a lower proportion of residents are within the working age categories (25-44 and 45-59) in the Neighbourhood Plan area (42.1%) 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 Arun (41.3%).

Additionally, 25.25% of residents within the Neighbourhood Plan area are within the younger age categories (0-15 and 16-24), higher than the total for Arun (24.8%) but less than the totals for the South East of England (30.2%) and England (30.8%)<sup>95</sup>.

### 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.

<sup>93</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> last accessed [21/09/18]

<sup>94</sup> ONS (no date): Census 2011: Population Density 2011 (Table QS102EW); Population Density 2001 (Table UV02)

<sup>95</sup> ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

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

Based on 2011 Census data, fewer households are deprived in one or more dimensions within the Neighbourhood Plan area (30.8%) in comparison to the regional and national trends. Out of the 46.4% of households which are deprived in the Neighbourhood Plan area, the majority are deprived in one or two dimensions, which is similar to the regional and national averages<sup>96</sup>.

### Index of Multiple Deprivation

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

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- **Crime:** The risk of personal and material victimisation at local level.
- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
  - a. 'Geographical Barriers': relating to the physical proximity of local services
  - b. 'Wider Barriers': relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
  - c. 'Indoors Living Environment' measures the quality of housing.
  - d. 'Outdoors Living Environment' measures air quality and road traffic accidents.
- Two supplementary indices (subsets of the Income deprivation domains), are also included:
  1. Income Deprivation Affecting Children Index: The proportion of all children aged 0 to 15 living in income deprived families.
  2. Income Deprivation Affecting Older People Index: The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs)<sup>97</sup> are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

There are two LSOAs which are either wholly or partly located within the Neighbourhood Plan area, namely: Arun 003F and Arun 001D. Both LSOAs are amongst the top 50% least deprived LSOAs in

<sup>96</sup> ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

<sup>97</sup> DCLG (2015): Indices of Deprivation Explorer', [online] available to access via: <http://dclgapps.communities.gov.uk/imd/idmap.html> last accessed [17/09/19]

England based on the 'Overall IMD' domain, and Arun 003F is amongst the 30% least deprived neighbourhoods in the country.

### Housing Tenure

Within the Neighbourhood Plan area, 84.0% of residents either own their home outright or with a mortgage, higher than the totals for Arun (73.8%), the South East of England (67.6%) and England (63.3%). A lower proportion of residents live within social rented and privately rented housing in the Neighbourhood Plan area in comparison to the regional and national trends<sup>98</sup>.

1.6% of residents in the Neighbourhood Plan area live in rent-free accommodation or shared ownership accommodation, which is slightly higher than the totals for Arun (1.2%), the South East of England (1.3%) and England (1.3%).

### Education

Based on the 2011 Census data 16.7% of residents in the Neighbourhood Plan area have no qualifications, lower than the total for Arun (24.8%), the South East of England (19.1%) and England (20.7%). Comparatively, 34.1% of residents within the Neighbourhood Plan area have a Level 4 qualification or above, which is higher than the total for Arun (22.8%), the South East of England (29.9%) and the total for England (27.4%)<sup>99</sup>.

### Employment

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

- Professional occupations (20.5%);
- Managers, directors and senior officials (16.5%); and
- Associate professional and technical occupations (13.5%)

Overall, 50.5% of residents within the Neighbourhood Plan area are employed in one of the above three occupation categories, greater than the totals for Arun (35.9%) and England (41.1%) but similar to the total for the South East of England (44.8%)<sup>100</sup>.

### 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. Within Walberton, such assets include: St Mary's Church, a primary school, pre-schools and child care facility, local stores / post office, business parks, a dentist's surgery and an art gallery.

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. Specifically, the draft version of the Neighbourhood Plan highlights that there are several local green spaces and local open spaces within the parish. This includes:

- Walberton Village Green and Pond;
- Homefield Crescent Green Space;
- Hunters Mews Play Areas, Fontwell;
- Pigeon House Fields adjoining St Mary's Church, Walberton;
- The Allotments, Yapton Lane;
- Fontwell Meadows Open Space; and
- Tupperts Field, to be known as 'Avisford Grange'.

<sup>98</sup> ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

<sup>99</sup> ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

<sup>100</sup> ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

## Summary of Future Baseline

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

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

## A8 – Health and Wellbeing

### Context Review

Key messages from the NPPF include:

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

In relation to other key national messages in relation to health, Fair Society, Healthy Lives<sup>101</sup> (‘The Marmot Review’) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”.

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

At the local level, policies within the ‘Health, Recreation & Leisure’ section of the Adopted Arun Local Plan 2018 directly relate to the Health and Wellbeing SEA theme.

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<sup>101</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <<https://www.nice.org.uk/media/default/About/what-we-do/NICE-guidance/NICE-guidelines/Public-health-guidelines/Additional-publications/Spatial-planning/the-marmot-review-implications-for-spatial-planning.pdf>> last accessed [24/09/18]

## Summary of Current Baseline

### Joint Strategic Needs Assessment

At the regional level, the 2018 Joint Strategic Needs Assessment (JSNA) summary for West Sussex<sup>102</sup> provides a variety of statistics relating to the following themes: environment, population, assets and health/wellbeing, and provides a section on each broad life-stage of the population: childhood (starting well), working age (living well) and older age (ageing well). Summary of the key challenges as follows:

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

Published for public consultation in December 2018 and reflecting the outcomes of the JSNA, the consultation draft of the Joint Health and Wellbeing Strategy 2019-2024 (JHWS) outlines a variety of aims which focus on the most important issues across the county, with an overall vision as follows<sup>103</sup>:

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

### Public Health Profile for Arun District

Published in July 2018 by Public Health England, the public health profile for Arun district outlines the following key trends<sup>104</sup>:

- Life expectancy for both men and women is slightly higher than the England averages;
- Life expectancy is 9.5 years lower for men and 8.2 years lower for women in the most deprived areas of Arun than in the least deprived areas; and
- Estimated levels of adult physical activity (63.9%) are lower than the regional total (69.8%) and the national total (66.3%) based on 2017/18 data.

### 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 the ‘Population and Community’ section.

Based on 2011 Census data<sup>105</sup>, 84.0% of residents in the Neighbourhood Plan area consider themselves as having ‘very good health’ or ‘good health’, broadly aligning to the totals for the South East of England (83.6%) England (81.4%) but higher than the total for Arun (78.8%). Additionally,

<sup>102</sup> West Sussex Health and Wellbeing Board (2018): ‘JSNA Summary’, [online] available to access via: <<https://jsna.westsussex.gov.uk/updates/west-sussex-jsna-summary-2018/>> last accessed [04/12/19]

<sup>103</sup> West Sussex Health and Wellbeing Board (2018): ‘Joint Health and Wellbeing Strategy 2019-24 (Consultation Draft)’, [online] available to access via: <<https://haveyoursay.westsussex.gov.uk/public-health/jhw-strategy-consultation/>> last accessed [04/12/19]

<sup>104</sup> Public Health England (2018): ‘Public Health Profile for Arun’, [online] available to access via: <<https://fingertips.phe.org.uk/profile/health-profiles>> last accessed [04/12/19]

<sup>105</sup> ONS (no date): Census 2011: ‘General Health 2011’ (Table QS302EW)

4.2% of residents in the Neighbourhood Plan area consider themselves to have ‘bad health’ or ‘very bad health’, lower than the totals for Arun (5.7%) and England (5.4%), and similar to the total for the South West of England (4.3%).

The total percentage of residents within the Neighbourhood Plan area who report that their activities are limited either ‘a little’ or ‘a lot’ (18.3%) broadly aligns with the total for England (17.6%). Comparatively, the total for the Neighbourhood Plan area is higher than the total for the South East of England (15.7%) and lower than the total for Arun (21.1%)<sup>106</sup>.

## Summary of Future Baseline

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

However, an ageing population within the Neighbourhood Plan area may increase the reported cases of disability, reduce the levels of good health, and place future pressures on health services in the wider area. Similarly, ongoing cuts to community services have the potential to lead to effects on health and wellbeing to key population groups (i.e. elderly population).

Obesity is also seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

## A9 – Transportation

### Context Review

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

Key messages from the NPPF include:

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

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

<sup>106</sup> ONS (no date): Census 2011: ‘Long-term Health Problem or Disability 2011’ (Table QS303EW)

development of transport in the county<sup>107</sup>. The four strategies within the LTP3 that guide the Council's approach to maintaining, managing and investing in transport include: promoting economic growth, tackling climate change, providing access to services, employment and housing, and improving safety, security and health.

At the local level, policies within the 'Transport' section of the Adopted Arun Local Plan 2018 directly relate to the Transportation SEA theme.

## Summary of Current Baseline

### Rail network

There are no railway stations within Walberton parish. The nearest mainline railway station connecting residents to the national network is in the settlement of Barnham, approximately 1km to the south west of the Neighbourhood Plan area. This station is a stopping point along the West Coastway line between Brighton and Southampton. Trains operated by 'Southern' also regularly depart for London Victoria (via Gatwick Airport), Portsmouth, Littlehampton and Bognor Regis<sup>108</sup> from this station.

### Bus network

Regarding the bus network, local bus services (primarily route number 85) connect the parish to Chichester, Bognor, and Barnham. The 'Transport' evidence base document completed to support the preparation of the Neighbourhood Plan notes that the use of these bus services to connect with rail services is limited due to the low frequency of these services.

No bus services run on Sundays and weekday services do not readily assist commuters travelling to work<sup>109</sup>. There are no buses that serve Binsted itself, but the Fontwell service passes Havenwood Park on the A27, a mile to the north of the village<sup>110</sup>. Also, there are no Saturday services to Arundel or Chichester and services are being cut locally.

### Road network and congestion

The A27 partially crosses the northern boundary of the Neighbourhood Plan area, connecting residents to the settlements of Arundel (to the east) and Chichester (to the west). The road is the principal east to west route along the South Coast in the region. Considerable congestion occurs at Chichester, Arundel and Worthing along the A27.

The A29 passes north to south. At the west of the parish, its junction with the A27 connects Fontwell Village and considerable congestion occurs during peak periods of traffic. The A29 continues to the settlements of Westergate, Woodgate and Shripney, before reaching Bognor Regis at the coastline.

Local concerns surround the volume of traffic on The Street in Walberton during school times. The safety of pedestrians along the parish's narrow, mostly unlit and un-paved lanes is also of concern, particularly due to the increasing volume of visitor and commercial traffic.

### Cycle and footpath network

A comprehensive Public Rights of Way network serves the Neighbourhood Plan area, with numerous footpaths and bridleways linking between villages and the wider countryside.

<sup>107</sup> West Sussex County Council (2011): 'West Sussex LTP3', [online] available to access via: <<https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-transport-plan-2011-26-ltp3/>> last accessed [17/09/19]

<sup>108</sup> Trainline (2019): <<https://www.thetrainline.com/stations/barnham>> last accessed [18/09/19]

<sup>109</sup> West Sussex Transport Plan 2011-2026: [online] available to access via: < [http://www.walberton-pc.gov.uk/Evidence\\_Base.aspx](http://www.walberton-pc.gov.uk/Evidence_Base.aspx)> [last accessed 29/11/9]

<sup>110</sup> Walberton Neighbourhood Development Plan (2016): [online] available to access via <[https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton\\_Made-NDP.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2017/03/Walberton_Made-NDP.pdf)> last accessed [27/11/19]

In terms of the cycle network<sup>111</sup>, there are no routes which pass through the Neighbourhood Plan area. The nearest route (number 2) passes south of the Parish through Bognor Regis and Chichester.

### Availability of cars and vans

92.7% of households in the Neighbourhood Plan area have access to at least one car or van, which is higher than the totals for Arun (80.5%), the South East of England (81.4%) and England (74.2%)<sup>112</sup>.

Likewise, the total number of households in the Neighbourhood Plan area with access to at least two cars or vans (52.7%) is higher than the totals for Arun (35.3%), the South East of England (39.7%) and England (32.0%).

### Travel to work

The most popular method of travelling to work in the Neighbourhood Plan area is via driving a car or van (45.8%) which is greater than the totals for Arun (41.1%), the South East of England (41.3%) and England (37.0%)<sup>113</sup>.

A lower percentage of residents in the Neighbourhood Plan catch a train, bus, minibus, coach or walk to work (9.1%) in comparison to the totals for Arun (10.9%), the South East of England (15.4%) and England (15.0%).

## Summary of Future Baseline

New development has the potential to increase traffic and cause congestion within the Neighbourhood Plan area, principally at junctions on key routes. This is likely to continue to be more pronounced during peak times (i.e. rush hours). This is particularly significant in the local context, due to the pressures from the local road network (particularly from the A27 and A29).

Public transport use is likely to remain low compared with private car use. This is due to the relatively poor connectivity of the Neighbourhood Plan area via public transport, particularly in the absence of a train station and with the limited frequency of bus service connecting to the neighbouring station at Barnham.

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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<sup>111</sup> Sustrans (2019): 'National Cycle Network Map', [online] available to access via: <<https://www.sustrans.org.uk/national-cycle-network/>> last accessed [17/09/19]

<sup>112</sup> ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)

<sup>113</sup> ONS (no date): Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)

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