

Ms Imogen Whitaker (Clerk)
Boxgrove Parish Council

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

Our ref:

Your ref:

24 July 2017

Dear Ms Whitaker,

Boxgrove Neighbourhood Development Plan

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

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

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

The screening determination is that **an environmental assessment of the Boxgrove Neighbourhood Plan is not required** due to there being no likely significant environmental effects as a result of the proposals in the plan. This view is supported by comments received from the various statutory consultees and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Boxgrove Neighbourhood Plan will not be required to have a formal Strategic Environmental Assessment for it to be in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

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

Yours sincerely

A handwritten signature in black ink that reads 'Andrew Frost'.

Andrew Frost
Head of Planning Services

Screening Report for the Boxgrove Neighbourhood Plan
Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	<p>The Boxgrove Neighbourhood Plan would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for Boxgrove village and surrounding environs.</p> <p>The Neighbourhood Plan (NP) is prepared for town and country planning and land use and sets out a framework for future development in Boxgrove parish. The nature of the Neighbourhood Plan includes policies for housing, employment, leisure and community.</p>
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	<p>The Neighbourhood Plan is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.</p> <p>The Neighbourhood Plan is not intended to influence other plans or programmes.</p>
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	<p>The Neighbourhood Plan aims to provide sustainable development but makes limited provision for its integration with the environment.</p> <p>Reference to the support for sustainable development is included in section 5.2 of the NP. It is indicated that each policy has been assessed against the principles set out in the National Planning Policy Framework (NPPF) as well as the objectives of the NP.</p>
(d) environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to this plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	<p>This Neighbourhood Plan has no relevance to the implementation of Community legislation.</p> <p>The Neighbourhood Plan is a land-use plan and sets the framework for future</p>

	development consents within the Boxgrove Neighbourhood Plan area.
Characteristics of the effects and of the area likely to be affected,	
(a) the probability, duration, frequency and reversibility of the effects;	The impact of the proposals for development in the Boxgrove NP is not anticipated to produce any significant effects on Air Quality, Biodiversity, Flora, Fauna, Material Assets, Cultural Assets, Population, Health, Soils, Climate Change and Water in the Boxgrove Parish.
(b) the cumulative nature of the effects;	The proposals are in keeping with the objectives of the Chichester Local Plan: Key Policies 2014-2029 in so far as they relate to the provision of housing. No cumulative effects are expected as a result.
(c) the transboundary nature of the effects;	The effects of the proposals are generally contained within Boxgrove Parish.
(d) the risks to human health or the environment (for example, due to accidents);	Boxgrove does not currently have any AQMAs but there are three in Chichester City. It is not thought that the Neighbourhood Plan will increase risks to human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	Boxgrove is the largest settlement in the Parish lying between the main A27 east/west route and the A285 to Petworth. To the south of the A27, Tangmere lies close by. Due to minimal employment opportunities within Boxgrove Parish, residents largely out commute. The indirect spatial extent of the plan may extend beyond the immediate area of the plan but are not anticipated to cause significant effects.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	The main settlement of Boxgrove is situated outside the South Downs National Park, as is the smaller area of Halnaker. Much of the land in Boxgrove parish located to the north west of the A285, lies within the boundary of the South Downs National Park (SDNP). There are two conservation areas and 47 listed building entries, including the grade I ruins of the Monastic buildings of Boxgrove Priory, the ruins of Old Halnaker House and

	<p>the Priory Church of St Mary and St Blaize. The parish also contains six scheduled monuments and part of the Registered Historic Park and Garden of Goodwood Park. It is, therefore, a sensitive historic environment.</p> <p>Policy EH1 makes reference to the need to protect hedgerows and trees.</p> <p>Policy EH6 addresses the impact of development on landscape character and important views and requires any development to maintain the local character of the landscape and not cause any loss or diminution of important views.</p> <p>Policy EH8 requires new development to respect and enhance local distinctiveness and the character of the area, landscape and heritage assets.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The main settlement of Boxgrove is situated outside the SDNP, as is the smaller area of Halnaker.</p> <p>Much of the land in Boxgrove parish located to the north west of the A285, lies within the boundary of the SDNP.</p> <p>Policy EH1 makes reference to the need to protect hedgerows and trees. Policy EH6 addresses the impact of development on landscape character and important views and requires any development to maintain the local character of the landscape and not cause any loss or diminution of important views.</p> <p>Policy EH8 requires new development to respect and enhance local distinctiveness and the character of the area, landscape and heritage assets. Policy EH9 recognises that development within the part of the Parish lying within the SDNP will only be permitted where it contributes to the special qualities of the SDNP, safeguards the natural beauty of the area and does not detract from the National park's visual qualities and essential characteristics.</p>

Comments received from South Downs National Park Authority

South Downs National Park Authority	
SDNPA – reply – 18 July 2017	<p>Our previous opinion was based on the likely significant environmental effects of the inclusion of the allocation of Land at Halnaker Crossing. This allocation has now been removed from the draft Boxgrove NDP.</p> <p>The May 2017 Revised Version NDP contains three small site allocations. One of which at Halnaker reflects a planning permission granted during the plan making period. The allocation for 3-6 dwellings at Land at The Old Granary, Boxgrove is within close proximity to Boxgrove Priory – a Scheduled Ancient Monument and within the setting of a number of listed buildings. This allocation therefore has the potential to impact on the historic environment. However, if the historic environment is the only issue that would need to be addressed through a Strategic Environmental Assessment, we consider that a proportionate approach should be adopted. In this respect any potential impacts could be just as suitably addressed through a heritage impact assessment of the proposed allocation and which would form part of the neighbourhood plan supporting documents.</p>

**Boxgrove Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment (SEA)**

Statutory Consultee	Summary of Comments
Historic England	
Historic England (HE) – reply 26 June 2017	<p>HE previously noted that the one site proposed to be allocated for development was located in a potentially sensitive position between the Halnaker and Boxgrove Conservation Areas. HE concluded that the allocation of this site could have significant impact on the historic environment of Boxgrove and that, therefore, the Plan should be subject to SEA.</p> <p>However, HE now note that this site is omitted from the latest version of the Plan (although the contents page still refers to “Site Allocation”). As this was the sole reason HE was previously of the opinion that the Plan should be subject to SEA, HE is happy to confirm that, in its current draft form (v10), HE do not consider that a SEA is necessary. However, should the Plan be revised again, HE may wish to review that opinion.</p>
Environment Agency	
Environment Agency (EA) – reply 27 June 2017	Based on the environmental constraints and the scale of development proposed through the Neighbourhood Plan, EA consider the plan would not have significant environmental effects and as such would not require an SEA in relation to the issues within our remit.
Natural England	
Natural England (NE) – reply 29 June 2017	On the basis of the material supplied with the consultation, that, in so far as NE’s strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan. This is because the plan does not allocate land for housing, apart from through the small sites policy H3, which includes environmental caveats. The other policies are positive in terms of the environment, and so are unlikely to have significant effects.