



**LAVANT NEIGHBOURHOOD  
DEVELOPMENT PLAN  
2016 - 2032**

**SUBMISSION NEIGHBOURHOOD PLAN  
SUSTAINABILITY APPRAISAL**

**Lavant Parish Council**

**November 2016**



# TABLE OF CONTENTS

- 1.0 INTRODUCTION ..... 4
  - What is a Sustainability Appraisal?..... 4
- 2.0 BACKGROUND ..... 5
  - Neighbourhood Development Planning..... 5
  - What is Sustainable Development?..... 5
  - Why undertake a Sustainability Appraisal?..... 6
  - Consultation and Implementation ..... 6
  - Lavant in Context..... 6
- 3.0 METHODOLOGY ..... 7
- 4.0 SUSTAINABILITY FRAMEWORK – OBJECTIVES..... 9
  - Lavant Neighbourhood Development Plan objectives ..... 10
- 5.0 ISSUES AND OPTIONS..... 13
  - General Issues considered..... 13
  - Where should housing be located and how much should there be?..... 14
  - Potential development sites..... 16
- 6.0 APPRAISING THE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES ..... 20
  - Spatial Strategy..... 21
  - General Development Principles ..... 22
  - Community Spaces & Facilities..... 23
  - The Environment and Sustainability..... 24
  - Transport and Infrastructure..... 25
  - Site Specific Policies..... 26
- APPENDIX A - SA / SEA Scoping Report ..... 33
- APPENDIX B – SA / SEA Scoping Report list of consultees ..... 34
- APPENDIX C - SA / SEA Scoping Report comments and responses ..... 35
- APPENDIX D – SDNPA comments on SA / SEA Scoping Report ..... 38
- APPENDIX E – Detailed consideration of issues ..... 39

## 1.0 INTRODUCTION

1.01 This report forms the draft Sustainability Appraisal (SA) of the Pre-Submission Lavant Neighbourhood Development Plan (LNDP). A Neighbourhood Development Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Lavant Neighbourhood Development Plan is an important planning tool for shaping the development and growth of the village.

### **What is a Sustainability Appraisal?**

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

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

1.04 For simplification, this report is referred to as the *Sustainability Appraisal* throughout.

## 2.0 BACKGROUND

### Neighbourhood Development Planning

- 2.01 Neighbourhood Development Planning is a new way for communities to decide the future of the places they live and work. The Government states that Neighbourhood Development Planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.
- 2.02 Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local planning authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.
- 2.03 The National Planning Policy Framework (NPPF) March 2012 sets out the relationship and conformity between the Local Plan and the Neighbourhood Development Plan. The ambition of the Neighbourhood Development Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan.<sup>1</sup>

### What is Sustainable Development?

- 2.04 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 2.05 The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

#### **ECONOMIC ROLE**

– contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

#### **SOCIAL ROLE**

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

---

<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

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

### **Why undertake a Sustainability Appraisal?**

- 2.06 Whilst there is no specific legal requirement within the Regulations<sup>2</sup> for Neighbourhood Development Plans to undertake their own Sustainability Appraisal (SA), it provides a useful tool to the development and consideration of the policies and overall strategy of the Neighbourhood Development Plan. It enables the Parish Council to give full consideration to sustainability issues affecting the village and provides the means for assessing the options and mitigating against any negative impacts where possible. Undertaking this process can improve the overall sustainability of the Neighbourhood Development Plan. This document comprises the Sustainability Appraisal Report (incorporating a Strategic Environmental Assessment – SEA). It therefore considers environmental, economic and social impacts.

### **Consultation and Implementation**

- 2.07 An important part of the SA process is consultation with statutory environmental bodies, wider statutory consultees and members of the community. The SA will be subject to the same statutory consultation arrangements as the Neighbourhood Development Plan. Consultation responses received in relation to the Scoping Report in June/July 2015 are set out in Chapter 4.

### **Lavant in Context**

- 2.08 Lavant is a medium sized rural parish with an electorate of approximately 1,300<sup>3</sup> and a population of 1,656 (2011 census). The Parish of Lavant lies to the south of the South Downs and the north of Chichester within the County of West Sussex. The majority of the Parish lies within South Downs National Park Authority (SDNPA), the rest lies within Chichester District Council. For a full description, please see the Scoping Report attached as Appendix A. This has been revised to take on board the SDNPA's comments on flooding.

---

<sup>2</sup> Neighbourhood Development Planning Regulations 2012 <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

<sup>3</sup> [http://www.lavantparishcouncil.co.uk/village\\_plan.asp](http://www.lavantparishcouncil.co.uk/village_plan.asp)

### 3.0 METHODOLOGY

- 3.01 The appraisal methodology has been prepared taking into account the processes set out in the relevant guidance<sup>4</sup>.
- 3.02 The diagram below describes the different stages in the SA process and how they relate to the stages in the Plan production:

STAGE	TASKS	COMPLETED?
A	<b>Setting the context and objectives, establishing the baseline and deciding on the scope</b> <ul style="list-style-type: none"> <li>Identifying other relevant plans and programmes</li> <li>Collecting baseline information</li> <li>Identifying problems</li> <li>Developing objectives and the Sustainability Framework</li> </ul>	Sustainability Framework determined and set out in the Scoping Report (consultation in consulted on in June/July 2015). Baseline and Framework updated following feedback and comments.
B	<b>Developing the alternatives and assessing effects</b> <ul style="list-style-type: none"> <li>Testing the plan objectives against SA/SEA objectives</li> <li>Developing alternatives</li> <li>Testing policy options against the SA/SEA objectives</li> <li>Considering mitigation</li> <li>Proposing measures to monitor effects</li> </ul>	Plan objectives, strategy and policies, plus all reasonable alternatives at this stage are set out and appraised within this SA.
C	<b>Prepare the Sustainability Appraisal Report</b>	This document forms the first stage of Stage C
D	<b>Consult on the SA Report</b>	To be completed
E	<b>Monitor implementation of the plan</b>	To be completed

#### STAGE A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 3.03 Many of the tasks outlined in Stage A were undertaken during the Scoping Report stage. The Scoping Report identified a number of social, environmental and economic sustainability issues facing the village. This included collecting the baseline information for Lavant and developing the Sustainability Appraisal framework.
- 3.04 The Scoping Report (attached at **Appendix A**) was consulted on for a period of 5 weeks from 25th June 2015. This included consulting with statutory bodies with environmental responsibilities – The Environment Agency, Heritage England and Natural England as well as a number of other organisations and authorities. It was also placed on the Parish Council’s website. **Appendix B** sets out the list of consultees invited to comment on the Report.

<sup>4</sup> Sustainability Appraisal guidance within the DCLG Plan making Manual/SEA guidance from ODPM A Practical Guide to the Strategic Environmental Assessment Directive 2005

- 3.05 All the responses have been collated and those that are of relevance to the SA have been considered and incorporated within this document. A summary of the comments made and responses are set out at **Appendix C** and **D**.
- 3.06 It is considered that the issues facing Lavant have not changed since the Scoping Report was consulted upon.

STAGE B: Developing the alternatives and assessing effects

- 3.07 Stage B is the main focus of this Report. This stage involves assessing the likely significant social, environmental and economic effects of the strategy and policies within the Neighbourhood Development Plan.
- 3.08 The main objective of appraising policy options is to highlight the different advantages and disadvantages of each option, with the aim of indicating that the preferred option is the most sustainable one. Symbols are used to record the performance of each option against each objective in the sustainability framework.
- 3.09 A qualitative approach to assessing how a policy performs against the sustainability objectives is considered more appropriate. Due to the nature of a Neighbourhood Plan, it is not possible to exactly quantify the extent of the impact. This is because there is not data available for every policy option and its likely effect as the Plan is a compendium of the community's vision, aims and actions for village.
- 3.10 The assessment and predictions of the effect of policy options on the sustainability objectives is set out within the SA. These predictions and judgements have been made based on the background baseline information and the comments/feedback provided by the Parish Council through their discussions with the residents and local community.

STAGES C, D & E: Prepare the SA Report, Consult and Monitor the Plan

- 3.11 Stage C of the process is the preparation of this SA report.



## 4.0 SUSTAINABILITY FRAMEWORK – OBJECTIVES

- 4.01 In order to assess the contribution the Pre-Submission Neighbourhood Development Plan will make towards achieving sustainable development, a range of sustainability objectives have been developed. These are based on social, economic and environmental objectives and each is quantified by a number of indicators. The objectives and indicators make up the sustainability framework.
- 4.02 The sustainability framework was consulted upon at the Scoping Report stage and refined following this consultation. The objectives chosen represent the issues and challenges facing Lavant.
- 4.03 When appraising the strategy and policies within the Neighbourhood Development Plan, an assessment will be made as to their predicted impact on the sustainability framework.
- 4.04 The sustainability objectives and their corresponding indicators are:

Ref	Sustainability Objectives	Indicators	
1	Enable the delivery of new homes in sustainable locations <sup>5</sup> for local needs and encourage high quality design and sustainable methods of construction in new development.	<ul style="list-style-type: none"> <li>• Number of new homes completed per annum.</li> <li>• Number of affordable homes completed.</li> <li>• Housing mix by size and type on completed sites.</li> <li>• Number of new homes occupied by local people in housing need.</li> <li>• Number of new houses where energy saving measures are integral to the design and layout.</li> </ul>	<b>Social</b>
2	To improve the standard of public open space, leisure and recreation facilities in Lavant.	<ul style="list-style-type: none"> <li>• Amount of new, improved or extended leisure/recreational facilities in the village.</li> </ul>	<b>Social</b>
3	To ensure that vulnerable <sup>6</sup> development is steered to areas of lower flood risk as far as possible and that development does not take place in locations where it may cause flooding elsewhere.	<ul style="list-style-type: none"> <li>• Number of applications submitted for development in flood zones and/or areas of groundwater or surface water flooding.</li> <li>• Number of objections raised by the EA to applications for development.</li> <li>• Number of opportunities to increase the use of Sustainable Urban Drainage Systems (SUDS).</li> </ul>	<b>Environmental</b>

<sup>5</sup> Sustainable locations are considered to be sites that are either within the built up area of Lavant or are adjacent to or abutting the existing built up area and relate to the village.

<sup>6</sup> The National Planning Policy Guidance sets out the flood risk vulnerability classification. This objective refers to uses that fall within the highly and more vulnerable classifications.

4	Protect against harm to and encourage the re-use of historic and significant buildings and the management of conservation areas. Protect the loss of archaeological assets.	<ul style="list-style-type: none"> <li>• Number of applications relating to listed buildings.</li> <li>• Number of lost historic features as part of new development.</li> <li>• Number of enhanced historic features within new development or redevelopment proposals.</li> </ul>	Environmental
5	Protect and improve areas of landscape value and open space identified and used by local communities. To conserve and enhance local biodiversity.	<ul style="list-style-type: none"> <li>• Number of areas identified as being of value, worthy of protection and used by local communities.</li> <li>• Number of landscape enhancement schemes and improved areas of open space.</li> </ul>	Environmental
6	Provide opportunities to improve the local infrastructure and the footpaths/road network and reduce traffic speed and improve safety.	<ul style="list-style-type: none"> <li>• Number of new and/or enhanced cycleways and footpaths.</li> <li>• Number of road improvement schemes/improved car parking areas.</li> <li>• Number of speed restriction schemes.</li> </ul>	Environmental
7	Encourage and support new and existing businesses/tourism enterprises/retail provision.	<ul style="list-style-type: none"> <li>• Number of improvements made to existing business buildings and sites.</li> <li>• Number of new businesses set up or existing ones remaining in the village.</li> </ul>	Economic

### Lavant Neighbourhood Development Plan objectives

4.05 The Pre-Submission Neighbourhood Development Plan sets out a number of strategic objectives. These state what the Neighbourhood Development Plan is aiming to achieve through its overall strategy and policies. An assessment has been made as to whether the 11 Neighbourhood Development Plan objectives are consistent with the 7 objectives of the sustainability appraisal. This exercise helps identify where potential areas of conflict lie and where mitigation may be required.

4.06 The objectives for the Neighbourhood Development Plan are as follows:

**LOB1** Define new settlement boundaries and identify sites where appropriate development will be accommodated.

**LOB2** Prioritise use of brownfield, redundant and derelict land as sites for development.

- LOB3** Promote and accommodate sustainable and affordable housing development on specified sites and in accordance with local strategic policies.
- LOB4** Ensure that open market development reflects local housing needs providing multi-use housing appropriate for all age groups, and that affordable housing is prioritised for people with a defined local connection to Lavant.
- LOB5** Ensure that all new housing and/or extensions complement the established vernacular of the Parish in terms of density, building styles and materials, respecting the historic environment and encouraging the conservation and enhancement of Listed buildings, their settings and other historic buildings and other significant features.
- LOB6** Encourage sustainable design that promotes energy conservation and efficiency in mitigation of climate change.
- LOB7** Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Lavant and the well-being of the community.
- LOB8** Protect specified open and green spaces valued and/or used by the local community.
- LOB9** Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community.
- LOB10** To protect, enhance and conserve the special qualities of the South Downs National Park, in particular historic and valuable views, wildlife, biodiversity and cultural heritage and the natural environment, both habitats and landscapes.
- LOB11** Encourage and support infrastructure improvements in particular road enhancements that reduce traffic speeds. Create new footpaths and safety improvements for pedestrians and cyclists.
- LOB12** Facilitate the development needs of those businesses, employing organizations and/or charities operating within Lavant in ways compatible with the needs of local residents and the rural character of the village.

4.07 These have been assessed for compatibility with the Sustainability Objectives in the table below:

		Neighbourhood Development Plan objectives											
		LOB1	LOB2	LOB3	LOB4	LOB5	LOB6	LOB7	LOB8	LOB9	LOB10	LOB11	LOB12
Sustainability Objectives	1	✓	✓	✓	✓	✓	✓	✓	X	-	X	✓	X
	2	X	-	-	-	-	-	✓	✓	✓	✓	✓	-
	3	-	-	-	-	-	-	-	✓	✓	✓	-	-
	4	-	-	-	-	✓	-	✓	-	-	✓	-	-
	5	X	-	X	-	-	-	✓	✓	✓	✓	-	-
	6	✓	✓	-	-	-	-	✓	-	✓	-	-	-
	7	-	X	X	-	-	-	✓	-	-	-	✓	✓

**Key:**       ✓    Compatible                       -    No link / Neutral                       X    Incompatible

4.08 In summary, the main areas where there is incompatibility between the Neighbourhood Development Plan objectives and the sustainability objectives is where the Neighbourhood Development Plan seeks to protect specific open and green spaces valued by the local community and the sustainability objectives seek to deliver new homes in sustainable locations. These may involve greenfield sites where the local community value them even if they don't have public access and thus are not in public use. This is an inevitable balance between protecting green space and providing houses. In a location where there are limited opportunities to build affordable homes for those that are locally connected to Lavant, the Neighbourhood Development Plan provides the opportunity to allow this to happen. The Parish Council have undertaken site assessment work and have considered all options including the value of any open space that could be lost to housing.

4.09 There is an incompatible link between the neighbourhood objective to protect, enhance and conserve the special qualities of the South Downs National Park, in particular historic and valuable views, wildlife and cultural heritage and the natural environment and the sustainability objective of enabling the delivery of new homes. This is relevant in particular for sites that are located on the edge of the village and within locations of landscape sensitivity. The Parish Council has assessed the impact of new development on the landscape qualities of the National Park.

## 5.0 ISSUES AND OPTIONS

- 5.01 The Issues and Options section provides a tool used by the Parish Council specifically for deciding on the *approach* to take when presented with issues that need to be resolved for the LNDP.

### **General Issues considered**

- 5.02 The Parish Council also considered a number general issues where options were not identified but where broad approaches for consideration and discussion have been included in this SA.

- 5.03 These issues, where no alternative approaches have been proposed include:

What approach should the Neighbourhood Development Plan adopt to best meet local housing need?

- 5.04 This considers options for providing sites that are 100% affordable housing for local need such as rural exception sites. The Parish Council felt that the Neighbourhood Development Plan should present a mix of sites that included both market and affordable. These would be considered on a site by site basis.

Should the Neighbourhood Development Plan include a policy on enabling development to address heritage at risk issues?

- 5.05 This would allow sites to be allocated for housing that would enable historic buildings to be re-used and preserved. The Parish Council felt that there were limited options for this but would consider a policy if the situation arose during the call for sites and other considerations.

Should the Neighbourhood Development Plan include options to protect the setting of heritage assets including listed buildings and scheduled monuments/areas of archaeological interest?

- 5.06 Whilst these matters are of significance to Lavant and are of relevance to most areas of the Parish whether inside or outside the settlement, the Parish Council felt that the assessment of any impact on heritage assets will be considered on a site by site basis. Therefore, the options that could be considered in the SEA/SA would only be relevant if every site that was brought forward in the Neighbourhood Development Plan would have a negative impact on a heritage asset. Through the site assessment process, this impact will be considered and the advice from the local authority conservation officers sought as part of this process.

How best should the Neighbourhood Development Plan ensure a 'sufficient' supply of housing?

- 5.07 This would consider whether the Neighbourhood Development Plan allocated a housing yield for specific sites within the policies or simply allocate sites in accordance with the preferred approach and exact housing numbers were to be determined at a later stage. The Parish Council felt that in order to ensure there is a sufficient supply of housing, the site policies would include housing numbers and these policies would then be assessed against the sustainability objectives in the SA.

Should the Neighbourhood Development Plan safeguard employment sites?

- 5.08 As this issue would only relate to two sites, the Parish Council felt there weren't alternative options to consider against the sustainability objectives and therefore assess the draft policy as part of the SA.

Should the Neighbourhood Development Plan prioritise derelict, redundant and brownfield land?

- 5.09 The Parish Council felt that even if land is to be allocated for development outside of the settlement boundary that a priority should be given to sites with existing buildings where possible. Depending on whether there were sufficient brownfield sites that could accommodate the needs of the village, the Parish Council would continue with this priority and would only consider other options if required.

**Where should housing be located and how much should there be?**

- 5.10 In respect of housing sites, the Parish Council presented a discussion of 3 'issues' for focus at this stage of the plan development. The assessment of these issues have been based on a similar approach undertaken by the South Downs National Park Authority for its Sustainability Appraisal<sup>7</sup>.

- 5.11 The Issues are as follows:

**Issue A** - Should the Neighbourhood Development Plan provide for development outside of settlements<sup>8</sup>?

**Issue B** - What development should the Neighbourhood Development Plan permit outside settlements?

**Issue C** - What approach should the Neighbourhood Development Plan adopt towards the number and size of development sites?

**Issue D** – How much new housing should be provided over the plan period?

- 5.12 Each Issue has been considered against a number of options set against the Sustainability Objectives with each Option ranked according to preference (1-3), with 1 being the most preferred option. The detailed appraisal of options for these issues is presented in **Appendix E**. A summary is included below.

Issue A: Should the neighbourhood development plan provide for development outside of settlements?

- 5.13 Three options have been considered in response to this issue, they are:

Option A1: The Neighbourhood Development Plan's approach is to consider sites that fall within settlements only.

---

<sup>7</sup> <http://southdowns.gov.uk/wp-content/uploads/2015/02/Sustainability-Appraisal-of-NPLP-Issues-and-Options-Consultation.pdf>

<sup>8</sup> The reference to settlements relates to areas that are built up whether they are within settlement boundary as outlined in the adopted development plan.

Option A2: The Neighbourhood Development Plan's approach is to consider sites that fall within settlements and also appropriate/limited extensions to settlements that are adjacent/abutting a settlement.

Option A3: The Neighbourhood Development Plan's approach is to consider all sites both within the settlement and outside of the settlement in the same way (regardless of whether the site is adjacent the settlement or within the open countryside).

- 5.14 Following consideration Option A2 was considered to be appropriate within the plan as it scored well in relation to new homes in sustainable locations; standard of public open space, leisure and recreation facilities; and Historic and significant buildings although care will need to be taken when choosing sites to ensure that Landscape value and open space and biodiversity are not harmed.

Issue B: What development should the neighbourhood development plan permit outside settlements?

- 5.15 Three options have been considered in response to this issue, they are:

Option B1: The Neighbourhood Development Plan could allow a limited extension of the settlement to only meet the local need for affordable housing.

Option B2: The Neighbourhood Development Plan could allow a limited extension of the settlement to meet a community need/affordable housing together with some other development (for example, market housing) that is necessary to make this viable.

Option B3: The Neighbourhood Development Plan could allow a limited extension of the settlement to provide sites for market housing to meet objectively assessed needs for the wider housing market area (i.e. not to just meet local needs). This will include a percentage of affordable housing in line with planning policy.

- 5.16 Following consideration Option B2 was considered to be appropriate within the plan as it scored well in relation to new homes in sustainable locations; Historic and significant buildings and New and existing business/tourism enterprises.

Issue C: What approach should the neighbourhood development plan adopt towards the number and size of development sites?

- 5.17 Three options have been considered in response to this issue, they are:

Option C1: The Neighbourhood Development Plan's approach is to allocate a range of separate sites both large (over 10 units for residential) and small (10 units and under).

Option C2: The Neighbourhood Development Plan's approach is to allocate a range of separate smaller sites (10 units and under).

Option C3: The Neighbourhood Development Plan's approach is to allow all development to be delivered in one large strategic allocation (over 30 units).

- 5.18 Following consideration Option C1 was considered to be appropriate within the plan. This option will allow a range of sites to come forward but care will need to be taken to ensure that the

standard of public open space, leisure and recreation facilities do not suffer due to few large sites coming forward.

Issue D – How much new housing should be provided over the plan period?

5.19 Three options have been considered in response to this issue, they are:

Option D1: The Neighbourhood Development Plan's approach should provide for around 20 new dwellings in accordance with SDNPA policy.

Option D2: The Neighbourhood Development Plan's approach should provide for around 75 new dwellings in accordance with the results of the housing needs survey.

Option D3: The Neighbourhood Development Plan's approach should be to not allocate any sites for new housing.

5.20 Following consideration Option D2 was considered to be the appropriate approach to take as it scoring best when ranked against the alternative options.

Outcome of Issue A, B & C

5.21 Housing provision will be met within Lavant by allocating sites within the Neighbourhood Development Plan. From the above it has been established that sites of any size could be allocated both within or adjacent to a settlement, in particular the Plan could allow a limited extension of the settlement to meet an identified community need with some other development (for example, market housing) that is necessary to make this viable.

**Potential development sites**

5.22 A number of sites have been put forward through three exercises: Call for Sites made through Newspaper Notice (Jan 2014) and informal /formal contact; sites identified by the Community and through the Beating the Bounds exercise (Sept 2013). The site constraints and matters for consideration have been assessed in detail by the Parish Council and this assessment can be found in the LNDP's supporting Evidence Base<sup>9</sup> which includes a map showing the location of each site.

5.23 The potential housing sites are:

- **SITE 1** - Land behind Lavant Primary School
- **SITE 2** - Small field by Centurion Way, southern end of village
- **SITE 3** - 'Football Field' adjacent to the A286 and Pook Lane.
- **SITE 4** – Church Farm Barns
- **SITE 5** - Marsh Lane
- **SITE 6** – Churchmead
- **SITE 7** - Eastmead Industrial Site

---

<sup>9</sup> Assessment of potential development sites



- **SITE 8** - North of Lavant Down Road
- **SITE 9** - Land to the west of A286
- **SITE 10** - Allotments site
- **SITE 11** – Summersdale Garage & Maddoxwood House
- **SITE 12** - East of St Roche’s Close (off Lavant Down Road)
- **SITE 13** - St Nicholas Church
- **SITE 14** – The Rectory in East Lavant

5.24 Each of the above sites have been assessed against the Sustainability Objectives to help inform the Steering Group when formulating their policies. The following symbols have been used to record the impact on each site if it were used for housing with minimal mitigation against the objectives:

+	Greater positive impact on the sustainability objective
?+	Possible positive or slight positive impact on the sustainability objective
/	No impact or neutral impact on the sustainability objective
?-	Possible negative or slight negative impact on the sustainability objective
-	Greater negative impact on the sustainability objective

5.25 Where any of these sites are considered later in this document the assessment considers the proposed policy which may include measures to mitigate against harm, therefore assessments may differ later in this document.

5.26 The table below considers the impact each sites makes to the Sustainability Objectives:

Objectives	POTENTIAL DEVELOPMENT SITES													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1. New homes in sustainable locations.	+	?+	?+	+	?-	+	+	?-	?+	+	+	?-	/	+
2. Standard of public open space, leisure and recreation facilities.	+	?+	-	?+	/	+	?+	/	+	/	+	+	+	/
3. Steer to areas of lower flood risk.	+	+	+	?-	-	?-	?+	?-	+	+	+	-	+	?-
4. Historic and significant buildings.	/	/	?-	+	?-	/	/	+	/	?-	/	+	?-	?-
5. Landscape value and open space. Biodiversity.	?-	?-	?-	?-	?-	?-	/	?-	-	?-	/	-	/	/
6. Improve the local infrastructure.	?+	/	?+	/	/	?+	?+	/	+	+	?+	/	/	/
7. New and existing businesses/tourism enterprises.	/	/	/	?+	/	/	?-	/	/	/	/	/	?+	/

5.27 A commentary on this assessment is provided below on each objective:

1. A number of sites put forward are considered to be within a sustainable location. Whilst the village has limited public transport provision, it does have Centurion Way which is a footpath/cycle link. Sustainable locations are considered to be within or adjacent to the main settlement.
2. Site 3 would result in the redevelopment of the Football Field and therefore scores negatively against the objective of providing open space and recreation/leisure facilities.
3. A number of sites are located within Flood zone 3 and these have been assessed as having a greater negative impact. Sites within zone 2 are given a possible negative impact.
4. A number of sites are located close to Listed Buildings and/or within the Conservation Area. These have been assessed as having possible negative impact as a basis and design/scale details will determine the final impact on heritage assets.
5. Many of the sites located on open areas of greenfield sites are considered to have an impact on the landscape of the National Park. Other greenfield sites that are located adjacent to the settlement may have a slight negative impact on landscape and open space.
6. A number of sites could bring forward a critical mass of development that will enable some improvements to be made to the local infrastructure. However, many of the sites are small and improvements will be limited.
7. Two sites could result in the provision of new small scale employment/tourism provision. However, the redevelopment of the industrial estate will initially result in the loss of employment space although a new scheme could provide for better quality space.

5.28 A number of sites that have been withdrawn by the landowner and/or not received the support of the local community as part of the consultation exercise have nevertheless been assessed as part of the SA. Sites have particularly scored negatively on impact on landscape and/or being located within flood zone 3. These areas have a high probability of flooding and uses within the highly vulnerable classification (as set out in National Planning Practice Guidance – Flood Risk and Coastal Change) would not be permitted.

5.29 A number of sites score mostly positive although not across the total spectrum of objectives. Site 4 and 6 are within flood zone 2 with site 6 being on the edge of the flood zone with a large part/most of the site outside it. However, it is scored as having a possible negative impact pending exact site measurements confirming whether the area identified for residential development falls clearly outside flood zone 2. Site 4 could contain workshop/craft space which would mean the end use would fall within the less vulnerable classification. Both sites are on the edge of the settlement so there may be some negative impact on the open landscape but they are abutting the built environment and mitigating measures will assist in addressing this issue.

5.30 Whilst site 7 would result in the loss of existing commercial floorspace, there are some positive impacts on improving the local infrastructure and the opportunity to steer(ing) development away from areas within the flood zones 2 and 3. Sites 13 and 14 score well on a number of impacts. Although, site 14 is located close to the historic centre of Lavant and is within flood zone 2, it has minimal impact on the open landscape being a contained site within the existing settlement.

5.31 These assessments have helped the Steering Group formulate a robust and appropriate approach to the delivery of housing in the plan. Unfortunately, prior to the submission version of the plan being finalised Site 13 (St Nicholas Church) and Site 14 (The Rectory in East Lavant) were withdrawn by the landowners.

## 6.0 APPRAISING THE NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

6.01 A wide range of policy areas have been included within the draft Neighbourhood Development Plan. It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the Parish, using the Sustainability Framework to undertake the evaluation.

6.02 In the absence of the Neighbourhood Development Plan, it is considered there will be fewer opportunities to address the issues and challenges facing Lavant. Without the Plan, opportunities for the following issues may be compromised:

- Greater involvement of local people in local/community planning,
- Improved/new community facilities,
- Improvements and new opportunities for open space and biodiversity,
- Improvements to recreation/formal open space facilities,
- New housing opportunities including housing for local people and affordable housing,
- Opportunities to protect and retain heritage buildings and sites.
- Opportunities for new infrastructure.

6.03 The policies contained in the Pre-submission Neighbourhood Plan are:

- LNDP1 - Spatial Strategy and Settlement Boundaries
- LNDP2 - South Downs National Park
- LNDP3 - Local Gaps
- LNDP4 - Delivering New Homes
- LNDP5 - High Quality Design
- LNDP6 - Development Principles
- LNDP7 - New Dwelling Size & Tenure
- LNDP8 - Dark Night Skies
- LNDP9 - Local Economy, Business and Employment
- LNDP10 - Local Green Space
- LNDP11 - Local Community Space
- LNDP12 - Retention of assets of community value
- LNDP13 - Local Biodiversity Opportunity Areas
- LNDP14 - Landscape Character and Key Views
- LNDP15 - Floodplain & Reducing Flood Risk
- LNDP16 - Microgeneration and Renewable Energy
- LNDP17 - Conserving and enhancing local Heritage Assets
- LNDP18 - New Public Rights of Way
- LNDP19 - Residential Off-Road Parking
- LNDP20 - Effective Traffic Management
- LNDP21 - Land adjacent Pook Lane
- LNDP22 - Church Farm Barns
- LNDP23 - Eastmead Industrial Estate
- LNDP24 - Maddoxwood House
- LNDP25 - Small Scale Housing Sites

6.04 All policies have been appraised in order to assess their impact on the 7 sustainability objectives. These are set out below. This exercise ensures that the policies within the Neighbourhood Development Plan are the most sustainable, given all the reasonable alternatives. The appraisal

process has been undertaken using the methodology outlined in Section 3. A summary of the appraisal is given in each case. As before, the following symbols have been used to record the impact of each policy against the objectives.

+	Greater positive impact on the sustainability objective
?+	Possible positive or slight positive impact on the sustainability objective
-	No impact or neutral impact on the sustainability objective
?-	Possible negative or slight negative impact on the sustainability objective
--	Greater negative impact on the sustainability objective

6.05 Whilst it is predicted that many of the policies will have an overall positive or neutral/unknown impact, it is inevitable that some of the options appraised will present negative sustainability impacts. This will be mostly in cases where the sustainability objectives are not compatible with one another. Where negative impacts are predicted to arise, mitigation has been suggested.

### Spatial Strategy

6.06 This section brings forward policies that relate to the spatial delivery of housing sites and allocations as well as ensuring new development respects the local vernacular and character of Lavant.

6.07 The policies are:

LNDP1 – Spatial Strategy and Settlement Boundaries

LNDP2 – South Downs National Park

LNDP3 – Local Gaps

LNDP4 – Delivering New Homes

		LNDP1	LNDP2	LNDP3	LNDP4
Objectives	1. New homes in sustainable locations.	+	/	?-	+
	2. Standard of public open space, leisure and recreation facilities.	?+	/	?+	?+
	3. Steer to areas of lower flood risk.	?+	/	/	+
	4. Historic and significant buildings.	?+	/	/	?+
	5. Landscape value and open space. Biodiversity.	+	+	+	?-
	6. Improve the local infrastructure.	?+	/	?-	?+
	7. New and existing businesses/tourism enterprises.	?+	?+	?-	/

6.08 Each of these policies has been assessed against each of the Sustainability Objectives of the Sustainability Framework. Policy LNDP1 (Spatial Strategy and Settlement Boundaries) will have a positive effect upon all of the objectives, most notably the provision of homes in sustainable locations and the protection/improvement of areas of landscape and biodiversity value. Policy LNDP2 (South Downs National Park) has been assessed as also having a strongly positive influence on the protection/improvement of areas of landscape and biodiversity value, with a lower positive effect on the objective to encouraging and support new and existing businesses/tourist provision.

- 6.09 Overall policy LNDP4 was assessed to have a positive impact on the sustainability objectives (most notably the provision of new homes in sustainable locations and steering development towards areas of lower flood risk). The only identified possible negative impact was a slight one, and related to the protection/improvement of areas of landscape and biodiversity value, due to the possibility of the allocation of land for 75 new homes having some impact upon open space. However, since land for new housing is required by the Local Plan, this policy underpins wider objectives of the Neighborhood Plan and meets requirements set by the Local Plan.
- 6.10 Policy LNDP 3 has been assessed as having three possible negative or slight negative impacts on the sustainability objectives 1 (delivering new homes in sustainable locations), 6 (improving the local infrastructure) and 7 (encouraging new and existing business/tourism ventures/retail provision). This is because the inclusion and encouragement of ‘Local Gaps’ may prevent development ambitions. However, critically, this policy will have a greater positive impact on the sustainability objective to protect and improve areas of landscape value and open space and biodiversity, which outweighs any slight or possible negative impact on the other sustainability criteria.

### General Development Principles

- 6.11 This section brings forward general policies that will apply to most developments. They build upon policies set at the national and Local Authority level to provide locally distinctive guidance.
- 6.12 The policies are:

- LNDP5 – High Quality Design
- LNDP6 – Development Principles
- LNDP7 – New Dwelling Size & Tenure
- LNDP8 - Dark Night Skies
- LNDP9 - Local Economy, Business and Employment

	LNDP5	LNDP6	LNDP7	LNDP8	LNDP9
1. New homes in sustainable locations.	+	+	+	?+	/
2. Standard of public open space, leisure and recreation facilities.	+	/	/	?+	/
3. Steer to areas of lower flood risk.	/	/	/	/	/
4. Historic and significant buildings.	+	+	/	/	/
5. Landscape value and open space. Biodiversity.	/	/	/	+	/
6. Improve the local infrastructure.	/	/	/	/	/
7. New and existing businesses/tourism enterprises.	/	/	/	/	+

- 6.13 These policies have been assessed against the seven sustainability objectives. No possible, slight or greater negative effects were identified. Those policies found to have the greatest positive impact upon the provision of new homes were policies LNDP 5 (High Quality Design), LNDP 6 (Development Principles), and LNDP 7 (New Dwelling Size & Affordable Housing). Policy LNDP8 (Dark Night Skies) is also considered to have a possible positive impact upon this sustainability objective.

- 6.14 LNDP7 in particular contributes towards the delivery of sustainable dwellings in the correct places through the removal of commutes sums in lieu of affordable housing provision. It is important for this plan that affordable housing is provided on sites within the parish and local market development is not used to provide for affordable housing elsewhere.
- 6.15 Both policies LNDP 5 (High Quality Design) and LNDP 6 (Development Principles) are found to have a greater positive impact upon the strategic objective of protecting and encouraging the reuse of historic and significant buildings; the management of conservation areas and the protection of archaeological assets. Meanwhile policy LDNP 8 (Dark Night Skies) and policy LNDP 9 (Local Economy, Business and Employment) are found to have strongly positive impacts upon objectives 5 (Landscape value, open space and biodiversity) and 7 (New and existing businesses/tourism enterprises) respectively.

**Community Spaces & Facilities**

- 6.16 This section brings forward policies to protect spaces and facilities that are important to the local community.
- 6.17 The policies are:

- LNDP10 - Local Green Space
- LNDP11 - Local Community Space
- LNDP12 - Retention of assets of community value

	LNDP10	LNDP11	LNDP12	
Objectives	1. New homes in sustainable locations.	?-	?-	?-
	2. Standard of public open space, leisure and recreation facilities.	+	+	?+
	3. Steer to areas of lower flood risk.	/	/	/
	4. Historic and significant buildings.	/	/	?+
	5. Landscape value and open space. Biodiversity.	+	+	?+
	6. Improve the local infrastructure.	?+	?+	/
	7. New and existing businesses/tourism enterprises.	/	/	/

- 6.18 These three policies have been assessed against the seven sustainability objectives. There are possible negative impacts on the supply of sustainable housing as the policies are generally protective, and seeking to limit development.
- 6.19 All of the positives were found to have a positive or possible positive impacts. LNDP10 and LNDP11 both have similar impacts however it is hard to consider the impacts that LNDP12 will have against the sustainability objectives as it is largely dependent on the quantum and type of assets that the Parish Council nominate in the coming years to be listed. It is thought however that the policy is likely to have possible positive impacts on open space, leisure and recreation facilities, historic and/or significant buildings the local environment.

## The Environment and Sustainability

6.20 This section brings forward policies that look to preserve the local environment, ensure we live and work in places in harmony with the natural environment, and protect our local historic environment.

6.21 The policies are:

LNDP13 - Local Biodiversity Opportunity Areas

LNDP14 - Landscape Character and Key Views

LNDP15 – Floodplain and Reducing Flood Risk

LNDP16 – Microgeneration and Renewable Energy

LNDP17 - Conserving and enhancing local Heritage Assets

	LNDP13	LNDP14	LNDP15	LNDP16	LNDP17	
Objectives	1. New homes in sustainable locations.	?+	/	+	+	/
	2. Standard of public open space, leisure and recreation facilities.	?+	?+	/	/	/
	3. Steer to areas of lower flood risk.	/	/	+	/	/
	4. Historic and significant buildings.	/	?+	/	?-	+
	5. Landscape value and open space. Biodiversity.	+	+	?+	?-	+
	6. Improve the local infrastructure.	?-	/	?-	/	/
	7. New and existing businesses/tourism enterprises.	/	/	/	+	/

6.22 These five policies have been assessed against the seven sustainability objectives. No greater negative effects were identified for any policy and overall, all of the policies were found to have more positive impacts than negative impacts. Indeed, policies LNDP14 (Landscape Character and Key Views) and LNDP 17 (Conserving and Enhancing Local Heritage Assets) were found to have no possible negative impacts.

6.23 Policy LNDP13 (Biodiversity Opportunity Areas) was found to have a greater positive impact upon the sustainability objective to protect and improve areas of landscape value, open space and biodiversity, with possible positive impacts upon objectives to provide new homes in sustainable locations and to improve the standard of public open space, leisure and recreational facilities. Meanwhile, it is considered possible that it could have a negative impact upon the provision of local infrastructure.

6.24 Policy LNDP15 (Floodplain and Reducing Flood Risk) was deemed to have a possibility of a negative impact with regard to the delivery of infrastructure. However this possible negative effect should be weighed against the possibility of positive impacts regarding the objective to protect and improve areas of landscape value, open space and biodiversity, and the strongly positive impacts on objectives for the delivery of sustainable homes and steering development to lower areas of flood risk.

6.25 Finally, policy LNDP16 (Microgeneration & Renewable Energy) was assessed as having two strongly positive impacts (the provision of new homes in sustainable locations and the encouragement of



new and existing businesses/tourism enterprises) and the possibility of two negative impacts upon the objective to protect historic buildings, conservation areas and archaeological assets and the objective to improve areas of landscape value, open space and biodiversity. Both of these possible negative impacts need to be weighed against the strong positive impacts on other sustainability objectives.

## Transport and Infrastructure

6.26 This section brings forward policies relating to transport infrastructure. A key issue around Lavant is the use of cars and lack of footpaths mainly due to the narrow country lanes.

6.27 The policies are:

- LNDP18 – New Public Rights of Way
- LNDP19 - Residential Off-Road Parking
- LNDP20 – Effective Traffic Management

		LNDP18	LNDP19	LNDP20
Objectives	1. New homes in sustainable locations.	+	?-	+
	2. Standard of public open space, leisure and recreation facilities.	?+	/	/
	3. Steer to areas of lower flood risk.	/	/	/
	4. Historic and significant buildings.	/	/	+
	5. Landscape value and open space. Biodiversity.	?+	/	?+
	6. Improve the local infrastructure.	+	+	+
	7. New and existing businesses/tourism enterprises.	/	/	?+

6.28 Policies LNDP18, LNDP 19 and LNDP20 were assessed against the seven sustainability objectives. None of the policies were found to have strongly negative impacts and only one was identified as having a possible negative impact.

6.29 Policy LNDP18 (New Public Rights of Way) was considered to have strongly positive impacts upon objective 1 (delivering new homes in sustainable locations) and objective 6 (improving the local infrastructure).

6.30 Policy LNDP 19 (Residential Off-Road Parking) was also found to have a strongly positive impact on objective 6 (improving the local infrastructure), whilst it was considered that the policy could have a possible negative impact upon the delivery of new homes in sustainable locations. This possible negative impact is due to the slight reduction of available land for housing, open space, landscaping, and SuDs that off-road parking may take up alongside. On balance, however, policy LNDP19 still is considered to have a greater positive impact upon the sustainable objectives of the plan.

6.31 Finally, policy LNDP20 (Effective Traffic Management) was assessed as only having the potential for positive impacts upon the sustainability objectives of the plan. In particular, the policy was assessed

as having strongly positive impacts upon objective 1 (new homes in sustainable locations), 4 (historic and significant buildings) and 6 (improvements to the local infrastructure).

## Site Specific Policies

6.32 The plan includes several site specific policies. The options for each of these sites are assessed below with the reasoning behind the chosen option explained.

### LNDP21 – Land adjacent Pook Lane

**Chosen option:** Designate the football field for residential development provided heritage assets are protected and an alternative football field can be provided.

**Reason:** Option 1 below would have provided some possible positive impacts however they would not have tied the landowner to maintaining the site as a football field or improve the existing facilities, it would also potentially allow the Devils Dyke (Scheduled Monument) to continue to degrade. Option 2 would also score poorly as and potentially have negative impacts as above but with nothing to try and maintain the community use of the site. Option 3 scores well apart from its impact on the landscape that may be harmed. Suitable landscaping requirements should be able to address to a satisfactory extent. By providing houses and potentially providing a better facility for recreational uses nearby this option is preferred. Through the development of the site there is also potential for awareness of the Devils Ditch to be increased, enhancement of its setting and historical value, and in the long term getting it removed from the At Risk register.

Policy Options	SA Objective	Impact	Mitigation required?
<b>Option 1</b> Designate the space as Local Community Space (as identified in the Open Space Assessment), retaining the football field for the community.	1. New homes in sustainable locations.	?-	Another policy could be introduced to address the impact on the Scheduled Monument to the north but it is noted that this is already afforded protection under other policy/law and a policy would only be triggered if a planning application were made. Also housing would need to be provided elsewhere.
	2. Standard of public open space, leisure and recreation facilities.	?+	
	3. Steer to areas of lower flood risk.	/	
	4. Historic and significant buildings.	?-	
	5. Landscape value and open space. Biodiversity.	+	
	6. Improve the local infrastructure.	?+	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	This option would have possible positive impact on the standard of open space provided but this is considered unlikely as it is an existing resource, designation would be unlikely to result in any major positive impacts. There would be a possible negative impact has been identified in relation to the Scheduled Monument currently at Risk along the northern boundary, designation would not address this matter.		
<b>Option 2</b> Do not designate the football field	1. New homes in sustainable locations.	?-	Mitigation could mirror that of Option 1 plus another policy relating to
	2. Standard of public open space, leisure and recreation facilities.	?-	

for any purpose and don't include a policy.	3. Steer to areas of lower flood risk.	/	the improvement of recreational facilities within the Parish.
	4. Historic and significant buildings.	?-	
	5. Landscape value and open space. Biodiversity.	/	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	Not designating the football field would result in a continuation of the current situation and not have any real positive or negative impacts. In the long run it could result in the loss of the open/recreational space and further damage to the Scheduled Monument.		
<b>Option 3</b> Designate the football field for residential development provided heritage assets are protected and an alternative football field can be provided.	1. New homes in sustainable locations.	+	This would result in the loss of a current greenfield recreational facility (albeit provided elsewhere). This can be mitigated by suitable criteria within the policy ensuring that a buffer is maintained and an area of open space/planting is provided.
	2. Standard of public open space, leisure and recreation facilities.	?+	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	?+	
	5. Landscape value and open space. Biodiversity.	?-	
	6. Improve the local infrastructure.	?+	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	This option would see positive impacts on the SA Objectives but would may have negative impacts on the landscape as it is a greenfield site outside the settlement boundary of Mid Lavant. The provision of the football field elsewhere may also impact on the National Park so care should be taken when designing the alternative facility.		

LNDP22 – Church Farm Barns

**Chosen option:** Designate as Parish Heritage Asset and allocate for housing.

**Reason:** Whilst Options 2 scores better than Option 1 it still fails to deliver any strong positives when assessed against the objectives. The site has been allowed to degrade for some time and it is therefore important to choose an option that is likely to see the heritage assets on site actively restored rather than letting continue to degrade. The chosen option, Option 3, will provide new housing and ensure that that heritage assets are restored, albeit in a different use, and lead to improved infrastructure in terms of a new footpath to East Lavant.

Policy Options	SA Objective	Impact	Mitigation required?
<b>Option 1</b>	1. New homes in sustainable locations.	?-	Housing would need to be provided elsewhere.
	2. Standard of public open space, leisure and recreation facilities.	/	Continued decline and loss

Do not include a designation in the plan.	3. Steer to areas of lower flood risk.	/	of historic buildings could not be mitigated against.
	4. Historic and significant buildings.	-	
	5. Landscape value and open space. Biodiversity.	?-	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	Leaving this site will lead to its continued decline, turning a historic farmyard into an eyesore in the landscape and losing its historical significance.		
<b>Option 2</b> Designate the site as a Parish Heritage Asset	1. New homes in sustainable locations.	?-	Housing would need to be provided elsewhere.
	2. Standard of public open space, leisure and recreation facilities.	/	
	3. Steer to areas of lower flood risk.	/	
	4. Historic and significant buildings.	+	
	5. Landscape value and open space. Biodiversity.	?+	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	By designating it as a Parish Heritage Asset the buildings would be protected however there is no guarantee that this designation would have any effect as it would only apply if a planning application were submitted. It is considered that the designation would have a greater impact on sustainability objective 4 and a possible positive on 5.		
<b>Option 3</b> Designate as Parish Heritage Asset and allocate for housing.	1. New homes in sustainable locations.	?+	No mitigation required.
	2. Standard of public open space, leisure and recreation facilities.	/	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	+	
	5. Landscape value and open space. Biodiversity.	+	
	6. Improve the local infrastructure.	+	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	The site is considered to be relatively sustainable although has only scored a possible positive at this time due to its slight remoteness from East Lavant. The site is not in a flood risk area and the combination of development that protects and respects the historic fabric will ensure that the heritage is restored, albeit in a different use. The site may also lead to improved infrastructure in terms of a new footpath to East Lavant.		

**Chosen option:** Designate the site for mixed employment / residential use.

**Reason:** Retaining the site as employment land would result in a need for new housing to be delivered elsewhere. Redeveloping the site to provide new employment floorspace and new dwellings meets the Sustainability Objectives more fully, resulting in positive or impacts across the board.

Policy Options	SA Objective	Impact	Mitigation required?
<b>Option 1</b> Designate the site for employment use.	1. New homes in sustainable locations.	?-	Housing will be required elsewhere and it is unlikely it will be in as sustainable location as this one.
	2. Standard of public open space, leisure and recreation facilities.	/	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	/	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	?+	
Commentary:	Whilst designating the site for employment uses would secure its future as such. It is noted that the industrial estate is not full and there is surplus employment land. Therefore the continuation of the site in its current use would not necessarily lead to a positive impact in terms of encouraging and supporting new/existing businesses.		
<b>Option 2</b> Designate the site for mixed employment / residential use.	1. New homes in sustainable locations.	+	No negatives to mitigate.
	2. Standard of public open space, leisure and recreation facilities.	?+	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	?+	
	6. Improve the local infrastructure.	?+	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	The provision of homes in this central location would be sustainable. In addition there is potential for an improvement to the standard and provision of open space. Transport infrastructure may be improved, especially if additional pedestrian routes can be established. The impact on businesses has been considered thoroughly and the conclusion is that despite a reduction in employment floorspace, new floorspace could be provided that would be of a better quality and up to today's standard. These two factors were considered to weigh each other out and a neutral impact was recorded.		

**Chosen option:** Allocate the rear part of the site for residential development.

**Reason:** Allocating the western area of the site behind the existing retail units and petrol station will ensure that the commercial offer is not negatively affected by the policy. The provision of houses on the designated part of the site would constitute, it is considered, sustainable development.

Policy Options	SA Objective	Impact	Mitigation required?
<b>Option 1</b> Allocate the whole site (including the existing employment space) for housing development.	1. New homes in sustainable locations.	+	Alternative retail provision would be required elsewhere. Landscaping and new planting could mitigate objective 5 to an extent.
	2. Standard of public open space, leisure and recreation facilities.	?+	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	?-	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	-	
Commentary:	Utilising this site for housing alone would ensure housing comes forward in a sustainable location close to Chichester. However the loss of employment floorspace would remove a convenience store and petrol station that would be contrary to objective 7.		
<b>Option 2</b> Allocate the whole site (including the existing employment space) for mixed employment and commercial / filling station use.	1. New homes in sustainable locations.	+	Alternative retail provision may be required elsewhere as provision could reduce if redeveloped. Landscaping and new planting could mitigate objective 5 to an extent.
	2. Standard of public open space, leisure and recreation facilities.	?+	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	?-	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	?-	
Commentary:	Designating the site for mixed use redevelopment would result in housing coming forward in a sustainable location but care would need to be taken to ensure that existing business space is not lost. It is considered that this approach may have possible negative impacts on objective 7.		
<b>Option 3</b> Allocate the rear part (not including the employment space) of the site	1. New homes in sustainable locations.	+	Landscaping and new planting could mitigate objective 5 to an extent.
	2. Standard of public open space, leisure and recreation facilities.	?+	
	3. Steer to areas of lower flood risk.	+	
	4. Historic and significant buildings.	/	

for residential development.	5. Landscape value and open space. Biodiversity.	?-	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	By only designating the back section of the site the current employment floorspace will continue to be protected in accordance with current policy. Therefore as the policy would no longer directly affect the primary employment floorspace a neutral/negligible impact has been recorded.		

### LNDP25 – Small Scale Housing Sites

**Chosen option:** Create a policy that would allow for small scale housing schemes to come forward throughout the plan period.

**Reason:** It is clear from the below that Option 1 scored better, however due to the lack of suitable sites coming forward this was not able to be progressed. The second option still provides some positive impacts whilst providing a greater degree of flexibility over the plan period to ensure that new homes can come forward in a sustainable way.

Policy Options	SA Objective	Impact	Mitigation required?
<b>Option 1</b> Find and allocate more sites for housing development.	1. New homes in sustainable locations.	+	
	2. Standard of public open space, leisure and recreation facilities.	/	
	3. Steer to areas of lower flood risk.	?+	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	/	
	6. Improve the local infrastructure.	?+	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	Having reviewed the options before the Steering Group it was considered that there are currently no other sites that would positively contribute towards sustainable development. This option was therefore not taken forward.		
<b>Option 2</b> Create a policy that would allow for small scale housing schemes to come forward throughout the plan period.	1. New homes in sustainable locations.	+	
	2. Standard of public open space, leisure and recreation facilities.	/	
	3. Steer to areas of lower flood risk.	/	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	/	

	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	Providing for an exception style policy to allow for small scale developments to come forward over the lifetime of the plan was considered to have beneficial impacts on the provision of new homes. It was also considered that there was the potential for beneficial impacts on a range of objectives but noted that this style of policy (ie not being site specific) could not guarantee those positive impacts and so a negligible score is recorded.		
<b>Option 3</b> Rely on existing local and national planning policy.	1. New homes in sustainable locations.	?-	
	2. Standard of public open space, leisure and recreation facilities.	/	
	3. Steer to areas of lower flood risk.	/	
	4. Historic and significant buildings.	/	
	5. Landscape value and open space. Biodiversity.	/	
	6. Improve the local infrastructure.	/	
	7. New and existing businesses/tourism enterprises.	/	
Commentary:	Not having a policy would have resulted in negligible impacts on the objectives – the exception being potential negative impacts on the provision of new housing within the parish.		



# APPENDIX A - SA / SEA Scoping Report



# **LAVANT NEIGHBOURHOOD PLAN**

## **SCOPING REPORT FOR SUSTAINABILITY APPRAISAL**

**Submitted for Consultation with Statutory Authorities**

**by Lavant Parish Council**

**June 2015**

## CONTENTS

		<b>Page</b>
<b>1.</b>	<b>Introduction</b>	<b>3</b>
<b>2.</b>	<b>Background &amp; Context</b>	<b>5</b>
<b>3.</b>	<b>Lavant – Sustainability Issues</b>	<b>8</b>
<b>4.</b>	<b>Sustainability Framework - Objectives</b>	<b>14</b>
<b>5.</b>	<b>Next Steps &amp; Conclusion</b>	<b>17</b>

## APPENDICES

- A List of consultees for the Scoping Report**
- B Lavant Neighbourhood Plan boundary**

## 1.0 INTRODUCTION

- 1.1 In accordance with European and national legislation, Neighbourhood Plans must be subject to a Sustainability Appraisal, particularly if they may have a significant effect (positive or negative) on the environment. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Lavant Neighbourhood Plan is an important planning tool for shaping the development and growth of the village.

### **Sustainable Development**

- 1.2 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 1.3 The National Planning Policy Framework (NPPF) was published in March 2012. This document sets out the Government’s planning policies for England. The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles.

### **What is a Sustainability Appraisal?**

- 1.4 A Sustainability Appraisal aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the Lavant Neighbourhood Development Plan (LNP) and to ensure that the policies within it contribute to and promote sustainable development. The Parish Council at Lavant has taken the view that a SA is required to accompany the Lavant Neighbourhood Plan.
- 1.5 A Strategic Environmental Assessment (SEA) involves the evaluation of the *environmental* impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

- 1.6 The SEA process is very similar to the Sustainability Appraisal process. Government guidance suggests incorporating the SEA process into the Sustainability Appraisal and to consider the *economic and social* effects alongside the environmental effects considered through SEA. For simplification, this report is referred to as the Sustainability Appraisal (SA) throughout.

### **The Scoping Report**

- 1.7 The Scoping Report is the first stage of the SA process. It identifies the sustainability issues within Lavant and sets out the sustainability objectives for the SA of the Neighbourhood Plan. These objectives build upon the strategic and sustainability objectives within the emerging South Downs National Park Authority's Local Plan (and accompanying Sustainability Appraisal), expanding upon these to provide a more local focus on the needs and aspirations of the Lavant community.
- 1.8 The Scoping Report will be the subject of consultation with a number of agencies and stakeholders. A full list is attached as **Appendix A**. The comments and responses will feed into the draft Neighbourhood Plan and Sustainability Appraisal and may result in further issues being identified.

### **How to Comment on this Report**

- 1.9 This Scoping Report is available for comment as part of a **5 week consultation** period from **1<sup>st</sup> June 2015**. All comments should be sent to:

Ms Imogen Whitaker  
Clerk  
Lavant Parish Council  
2 McAdam Close  
Hambrook  
PO18 8FG

01243 57509

[lavantparishcouncil@gmail.com](mailto:lavantparishcouncil@gmail.com)

## 2.0 BACKGROUND & CONTEXT

### Neighbourhood Planning

- 2.1 Neighbourhood planning is a tool that allows communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order. Neighbourhood plans will enable local people to consider policies on whether there are enough homes in their area, on town centre revitalisation, on the protection of green spaces, and opportunities for regeneration for example<sup>1</sup>. The basis for the new form of local planning is set within the Localism Act 2011 and the NPPF 2012.
- 2.2 The NPPF sets out the relationship and conformity between the Local Plan and the Neighbourhood Plan. Paragraphs 184 and 185 summarise the position. The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the *strategic policies* of the Local Plan. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area<sup>2</sup>.

### The Lavant Neighbourhood Plan

- 2.3 **Appendix B** shows the boundary of the Lavant Neighbourhood plan. The vast majority of the plan area is within the South Downs National Park, in particular the area of the built village settlement where the focus of many of the policies will be. However, the LNP will need to be in conformity with the strategic policies of any emerging plans for both the National Park Authority and Chichester District Council.

<sup>1</sup>

<http://www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/>

<sup>2</sup> NPPF - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

## **The Policy Framework Local Plan for the South Downs National Park and the Chichester District Local Plan First Review.**

- 2.4 The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1<sup>st</sup> of April 2011. The South Downs National Park is covered by the saved policies of the inherited Local Plans and any adopted Core Strategies/Local Plans. Since the designation of the National Park, the SDNPA has been working jointly to adopt Joint Core Strategies with some of the authorities. The SDNPA is preparing its Local Plan, which will replace all existing planning policies across the National Park. Until this is adopted, the 'Development Plan' for Lavant consists of the Chichester District Local Plan First Review 1999 for areas located within the National Park and the Chichester Local Plan: Key Policies 2014-2029.
- 2.5 Chichester District has been working on the Chichester Local Plan: Key Policies 2014-2029. The final scheduled session on the examination in to the Local Plan was held in December 2014. The Council has now received the Inspector's report (dated 18<sup>th</sup> May 2015) and the Local Plan is due to be considered at a July Cabinet and Full Council meeting with a recommendation that it is formally adopted<sup>3</sup>. This Plan will cover all areas outside of the National Park.
- 2.6 The Lavant Neighbourhood Plan will need to comply with both national and local planning policies as set out in the NPPF. A review of the key local policy documents and strategies has been undertaken for the LNP. The aims and objectives from these policy documents, together with the Sustainability Issues for Lavant (section 3 of this report) have been used to develop the Lavant Neighbourhood Plan sustainability framework set out in chapter 4.
- 2.7 The Chichester District Local Plan Review 1999 was adopted in April 1999. From 28 September 2007, some of the policies in the Local Plan ceased to have effect. The remaining policies continue to be part of the development plan and are known as 'Saved Policies'. This Plan is now some 16 years out of date. The LNP will provide details on how the Plan sits within the local and

<sup>3</sup> <http://www.chichester.gov.uk/article/24684/New-Local-Plan-2014---2029---latest-update>

Appendix A  
SA / SEA Scoping Report

national planning policy framework. The LNP will need to refer to this Plan as it is the only adopted Development Plan that covers the areas within Chichester District that fall within National Park. This situation will change once the National Park Authority adopts a new Local Plan.



### 3.0 LAVANT – SUSTAINABILITY ISSUES

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

- A review of the plans and policies produced by the National Park Authority and Chichester District Council (see below) where reference is made to Lavant.
- An analysis of baseline data on Lavant.
- An assessment of feedback from consultation events undertaken by the Parish Council for the neighbourhood plan to date (April and May 2015).
- The SA's produced for the emerging South Downs National Park Local Plan and the Chichester Local Plan: Key Policies.

#### Key Messages

3.2 This section considers the key headline information relating to Lavant. Much of the background documents refer to matters on a District wide basis. Where relevant, this is outlined in this section together with data relating specifically to Lavant.

#### *Background and Demographics*

3.3 Lavant is a medium sized rural parish with an electorate of approximately 1,300<sup>4</sup> and a population of 1,656 (2011 census). The Parish of Lavant lies to the south of the South Downs and the north of Chichester. The village comprises of East Lavant, with the Village green, St. Marys Church and the Royal Oak Pub. Mid Lavant which has the Eastmead Industrial Estate, St. Nicholas Church, The Earl of March public house and the main residential area in Lavant together with the local C of E school and West Lavant where Lavant House School is located.

3.4 Whilst only the north-western tip of the Goodwood motor circuit and airfield fall within the Parish of Lavant, their presence plays a significant role in the area. The Eastmead Industrial Estate is the only area within Lavant that has a commercial/light industrial designation, but by modern standards is considered to be tired. Consideration should be given as to how this area can be sustainably improved and refurbished

<sup>4</sup> [http://www.lavantparishcouncil.co.uk/village\\_plan.asp](http://www.lavantparishcouncil.co.uk/village_plan.asp)

### *Housing*

- 3.5 The Assessment of Housing Development Needs Study: Sussex Coast April 2014<sup>5</sup> states that market signals indicate that there is a comparatively high degree of market pressure in Chichester<sup>6</sup>. The district has also experienced a considerably stronger recovery in prices and demand since the downturn in 2008 compared to West Sussex more widely, indicating that pressure is returning to the market in Chichester more quickly. Chichester has also seen a significant under-delivery of housing against targets over the recent past. The evidence indicates that affordability issues are significantly more acute in Chichester than comparator areas. Affordability has worsened markedly since 1997. At the peak of the market, median prices in Chichester (£260,000) were around 13% above the county average and a similar margin above South East averages. Since the market downturn in 2008, price growth in Chichester has significantly outperformed the county average. Current median house prices in the district (£290,000) are significantly (22%) above West Sussex average (£238,000).
- 3.6 Lavant Parish Council has been working on identifying the local housing needs. A community-wide housing needs survey was carried out in May 2014 by the Lavant Parish Council neighbourhood plan steering group in collaboration with Chichester District Council (CDC) housing officers. This identified a requirement for 45 affordable<sup>7</sup> houses for local people and 30 market houses aimed at 'starter/smaller' households.

### *Open Space*

- 3.7 The Chichester Open Space Study<sup>8</sup> included a survey undertaken by the various parish council's within the district. For Lavant, the response included: a) not enough facilities for teenagers, b) poor quality children's play areas c) inadequate changing facilities and c) not enough tennis/multi use games areas within Lavant. The Parish Council has identified a number of open space areas that are valued by the local community. These have been forward during the various consultation exercises on the neighbourhood plan.

<sup>5</sup> <http://www.chichester.gov.uk/studies#housing>

<sup>6</sup> This refers to Chichester District. It is assumed that it covers the entire District even those areas where the South Downs National Park Authority is the planning authority.

<sup>7</sup> The definition of affordable is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. <https://www.gov.uk/definitions-of-general-housing-terms>

<sup>8</sup> January 2013 <http://www.chichester.gov.uk/studies#green>

*Landscape Character & Ecology*

*The River Lavant*

- 3.8 Lavant is an important biodiversity corridor linking the Chichester and the National Park. The River Lavant is a winterbourne that rises at East Dean and flows west to Singleton, then south past West Dean and Lavant to Chichester. From east of Chichester its natural course was south to the sea at Pagham, but the Romans diverted it to flow around the southern walls of Chichester and then west into Chichester Harbour. As such the River Lavant plays an important part in the ecology of the area; it also plays an important part in channelling flood waters away from Chichester<sup>9</sup>.
- 3.9 Lavant watershed has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. This is one of 75 such areas across Sussex. The Lavant is an important chalk stream in Sussex. Despite heavy modifications due to its proximity to urban areas, there is a great deal of potential for its enhancement. The Lavant supports known populations of Water Vole<sup>10</sup> and Great Crested Newts have colonised the village pond and ponds north of the River Lavant.

*National and European Designated Habitats*

- 3.10 Kingley Vale is a National Nature Reserve (NNR) which contains one of the finest yew forests in western Europe, including a grove of ancient trees which are among the oldest living things in Britain. It also has superb chalk grassland and is one of the most important archaeological sites in southern England, with 14 scheduled ancient monuments<sup>11</sup>. Whilst this area is located outside of the Neighbourhood Plan boundary, the LNP nevertheless will need to take into account the impact of any policies on designations of local, national and European importance.

*Landscape*

- 3.11 The Chichester District AONB Landscape Capacity Study 2009<sup>12</sup> states the village of Lavant (zone 10) lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the

<sup>9</sup> Parish Council's response to CDC Local Plan

[http://www.lavantparishcouncil.co.uk/neighbourhood\\_plan.asp](http://www.lavantparishcouncil.co.uk/neighbourhood_plan.asp)

<sup>10</sup> Lavant watershed Biodiversity Opportunity Area – Sussex Biodiversity Partnership

<sup>11</sup> <https://www.gov.uk/government/publications/west-sussex-national-nature-reserves/west-sussex-national-nature-reserves#kingley-vale>

<sup>12</sup> <http://www.chichester.gov.uk/studies#nature>

north, east and west. The River Lavant valley cuts through the downs along the east of the settlement, and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley, downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable fields. The study assessed the landscape capacity to accommodate new development.

- 3.12 The South Downs Integrated Landscape Character Assessment (LCA) (2011) is an updated version of the 2005 document. The South Downs LCA defines 18 general landscape types within the National Park as well as 49 more place-specific 'character areas'<sup>13</sup>. The Lavant Valley falls within the character area of Chalk Valley Systems in the South Downs. The character area is characterised by wetland habitat, meadow and fringing woodland on the valley sides.

#### *Flooding and Infrastructure*

- 3.13 Much of the area around the River Lavant falls within flood zone 3 and 2. The Upper Lavant Valley Flood Risk Management Study (December 2014)<sup>14</sup> states that flooding in this catchment is caused by groundwater emerging through basements and inundating and infiltrating sewers, overtopping of the River Lavant. During 2013/2014 the most dominant of these mechanisms were the significantly enhanced flows in the River Lavant due to high groundwater levels (leading to fluvial flooding) and infiltration into the foul sewer network causing sewer surcharge and flooding.
- 3.14 Flooding also occurred as a result of heavy rainfall on saturated catchments which caused river levels to rise rapidly and flow out of bank. This occurred when already high river levels (caused by high groundwater levels) were exacerbated by a series of intense rainfall events, causing problems in Singleton and Mid/East Lavant particularly. There is also concern regarding the downstream implications of sewerage flooding and storm discharges on the Chichester Harbour SAC, SPA and Ramsar designations.

<sup>13</sup> <http://southdowns.gov.uk/planning/planning-advice/landscape/>

<sup>14</sup> [https://www.westsussex.gov.uk/media/4706/lavant\\_swmp\\_non\\_technical\\_summary.pdf](https://www.westsussex.gov.uk/media/4706/lavant_swmp_non_technical_summary.pdf)

Further information added following comments from SDNPA:

The Water Cycle Study and SFRA Level 1 report April 2015 commissioned by the SDNPA found that groundwater influence on fluvial flooding is a problem along the River Lavant. In this area, fluvial flooding is often caused by high groundwater levels reaching the surface rather than as a direct result of individual heavy rainfall.

*All means of Access and Transport*

3.15 The roads to the north of Chichester are primarily rural roads and as such are unsuitable for large volumes of traffic at peak times. Public transport through Lavant is severely limited by the fact that bus services generally stop at 7.30pm there are no rail services and taxi services are expensive. There is therefore a heavy reliance upon personal modes of transport. There is a lack of parking provision to dwellings in Lavant with a reliance on on-street parking for many properties<sup>15</sup>. Centurion Way provides a cycling commuter route from Chichester to the village (it is 4.1km (2.5 miles) one way). This is an important non-vehicular link and follows a disused railway and is therefore easy to follow and is mostly level.

*Historic Character & Archaeology*

3.16 There are a substantial number of Listed Buildings within Lavant, many of which are located within the Mid & East Lavant Conservation Area. In addition, there are several Tree Preservation Orders on individual trees as well as areas and woodlands.

3.17 The Devils Ditch (a Scheduled Ancient Monument) is a linear feature that forms part of the extensive linear defence earthworks known as the 'Chichester entrenchments'. The monument is a prehistoric linear boundary surviving as an earthwork and below-ground archaeological remains although it is not well maintained. The earthwork is denoted by a bank, about 2m high, with a ditch, about 6m wide, to the north. The Devil's Ditch is part of a group of linear earthworks on the gravel plain between the foot of the South Downs and Chichester Harbour. The entrenchments run from Lavant to Boxgrove and are thought to date to the Late Iron Age (about

<sup>15</sup> Parish Council's response to CDC Local Plan  
[http://www.lavantparishcouncil.co.uk/neighbourhood\\_plan.asp](http://www.lavantparishcouncil.co.uk/neighbourhood_plan.asp)

Appendix A  
SA / SEA Scoping Report

100 BC – AD 43)<sup>16</sup>. The Roman road from Chichester to Silchester runs through Lavant.

<sup>16</sup> <http://list.historicengland.org.uk/resultsingle.aspx?uid=1005875>

## The Sustainability Issues for Lavant

3.18 The sustainability issues are set out under the headings of economic, environmental and social and provided as a SWOT (**S**trength, **W**eaknesses, **O**pportunities, **T**hreats) table – see below.

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• A strong sense of community and active Parish Council.</li> <li>• High quality environment set within a national park and containing a conservation area and historic buildings.</li> <li>• Adequate links to Chichester and A27 road network.</li> <li>• Proximity to the South Downs National Park provides outdoor resource of national standards for local residents.</li> <li>• Good footpath links to open countryside</li> <li>• Considered to be a safe village.</li> <li>• Good standard of local school.</li> <li>• Healthy population.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Business units are out of date and not suitable for modern businesses.</li> <li>• Limited range of existing and new housing available in terms of size and price</li> <li>• Road seen as rat run through village from north/south and East Lavant from the east and from West Stoke.</li> <li>• No local shop.</li> <li>• Local school at capacity.</li> <li>• Limited bus service and high use of cars creating noise and pollution.</li> <li>• Significant number of older people /aging population.</li> <li>• Housing estate to north of village planned with limited or no neighbourhood facilities/shops/open space.</li> <li>• Over-reliance on the car for transport.</li> <li>• Community hall inadequate.</li> <li>• House prices are high compared to local wages.</li> <li>• Limited recreational facilities.</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Proximity to Goodwood and National Park offers tourism/economic prosperity opportunities.</li> <li>• Sites available for new housing for local needs.</li> <li>• Improve provision and value of open space.</li> <li>• Consider options for improving biodiversity within the village.</li> <li>• Provide safe opportunities to walk and cycle.</li> <li>• To widen the demographic base and encourage young people/families to live in the village.</li> <li>• Community transport options.</li> <li>• Opportunities to provide improvements to River Lavant.</li> <li>• Improve Centurion Way.</li> <li>• To allow Lavant to be developed sensitively to maintain gaps between settlements.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Loss of employment site to other uses.</li> <li>• Out commuting continues to grow.</li> <li>• Flood risk covers some of the village centre.</li> <li>• Possibly seen as an ideal location for a second home.</li> <li>• Limited funds to upkeep/improve/build new community facilities.</li> <li>• Limited new affordable housing provided.</li> <li>• Limited funds to improve local infrastructure.</li> <li>• Run off from South Downs and blockage of River Lavant.</li> </ul>

#### **4.0 Sustainability Framework – Objectives**

- 4.1 In order to undertake the Sustainability Appraisal process, it is necessary to identify sustainability objectives and indicators (by which to measure these objectives) to enable an assessment to be made of the emerging options of the Neighbourhood Plan. The sustainability objectives and indicators combined are known as the Sustainability Framework.
- 4.2 The development of these objectives has taken into consideration the sustainability objectives of the Chichester Local Plan: Key Policies Sustainability Appraisal and issues identified within the SWOT analysis in Section 3 of this report.
- 4.3 The primary aim of the sustainability framework is to assess all realistic and relevant options for the Neighbourhood Plan in order to determine which option is the most sustainable, given alternatives. In the first instance, Lavant Parish Council will be using the sustainability framework to determine the most suitable housing sites to take forward in the Neighbourhood Plan. The sustainability indicators have also been developed to provide a mechanism to measure how the Neighbourhood Plan, once adopted, is contributing towards sustainable development. To establish the indicators a number of issues have been considered, particularly:
- where information is currently available,
  - where the District Council and/or the National Park Authority has already set targets,
  - their relevance to planning matters and the influence the Lavant Neighbourhood Plan can have on achieving them.
- 4.4 The proposed sustainability objectives and associated indicators (framework) for the Sustainability Appraisal of the LNP are set out below



### Themes and Objectives

Ref	Sustainability Objectives	Indicators	
1	Enable the delivery of new homes in sustainable locations <sup>17</sup> .	<ul style="list-style-type: none"> <li>Number of new homes completed per annum.</li> <li>Number of affordable homes completed.</li> <li>Housing mix by size and type on completed sites.</li> <li>Number of new homes occupied by local people in housing need.</li> <li>Number of new homes built within a reasonable walking or cycling distance of bus stops and/or Centurion Way.</li> </ul>	<b>Social</b>
2	To improve the standard of public open space, leisure and recreation facilities in Lavant.	<ul style="list-style-type: none"> <li>Amount of new, improved or extended leisure/recreational facilities in the village.</li> </ul>	<b>Social</b>
3	To ensure that vulnerable <sup>18</sup> development is steered to areas of lower flood risk as far as possible and that development does not take place in locations where it may cause flooding elsewhere.	<ul style="list-style-type: none"> <li>Number of applications submitted for development in flood zones including surface water flooding maps.</li> <li>Number of objections raised by the EA to applications for development.</li> <li>Number of opportunities to increase the use of SUDS.</li> </ul>	<b>Environmental</b>
4	Protect the loss and encourage the re-use of historic and significant buildings and the management of conservation areas.	<ul style="list-style-type: none"> <li>Number of applications relating to listed buildings.</li> <li>Number of lost historic features as part of new development.</li> <li>Number of enhanced historic features within new development or redevelopment proposals.</li> </ul>	<b>Environmental</b>
5	Protect and improve areas of landscape value and open space identified and used by local communities.	<ul style="list-style-type: none"> <li>Number of areas identified as being of value, worthy of protection and used by local communities.</li> <li>Number of landscape enhancement schemes and improved areas of open space.</li> </ul>	<b>Environmental</b>
6	Provide opportunities to improve the local infrastructure and the footpaths/road network and reduce traffic speed	<ul style="list-style-type: none"> <li>Number of new and/or enhanced cycleways and footpaths.</li> <li>Number of road improvement schemes/improved car parking areas.</li> <li>Number of speed restriction schemes.</li> </ul>	<b>Environmental</b>

<sup>17</sup> Sustainable locations are considered to be sites that are either within the built up area of Lavant or are adjacent to or abutting the existing built up area and relate to the village.

<sup>18</sup> The National Planning Policy Guidance sets out the flood risk vulnerability classification. This objective refers to uses that fall within the highly and more vulnerable classifications.

Appendix A  
SA / SEA Scoping Report

	and improve safety.		
<b>7</b>	Encourage and support new and existing businesses/tourism enterprises/retail provision.	<ul style="list-style-type: none"> <li>• Number of improvements made to existing business buildings and sites.</li> <li>• Number of new businesses set up or existing ones remaining in the village.</li> </ul>	<b>Economic</b>

## 5.0 NEXT STEPS AND CONCLUSION

- 5.1 This document sets out the baseline information for Lavant and provides a brief overview of the plans and policies that will influence the production of the Lavant Neighbourhood Plan. It also sets out the current sustainability issues facing the village and the sustainability objectives the Neighbourhood Plan should strive to achieve.
- 5.2 Lavant Parish Council welcomes views and feedback on the scoping report and a copy has been sent to all organisations outlined in **Appendix A**. It is also available on the Parish Council website at:  
[http://www.lavantparishcouncil.co.uk/neighbourhood\\_plan.asp](http://www.lavantparishcouncil.co.uk/neighbourhood_plan.asp)
- 5.3 The proposed timetable for developing and producing the Neighbourhood Plan and the accompanying Sustainability Appraisal will be confirmed but it is expected to be ready for publication in draft by July 2015 with a consultation period during August/September 2015.
- 5.4 Comments made on this Scoping Report will be taken into account when preparing the finalised sustainability framework on which to test the emerging Neighbourhood Plan and options contained within. Where necessary, further assessment of the options will be undertaken, along with any updating of baseline data, plans and policies.
- 5.5 A Sustainability Appraisal Report will be published alongside the Neighbourhood Plan and these will both be subject to an Examination.

## APPENDIX B – SA / SEA Scoping Report list of consultees

### **Statutory Consultees**

Natural England  
Environment Agency  
Historic England

### **Other Consultees**

South Downs National Park Authority  
Chichester District Council  
West Sussex County Council  
Lavant District and County Councillors  
South Downs National Park Authority Members

Southern Water  
South East Water  
Portsmouth Water  
Sussex Police  
NHS Sussex

## APPENDIX C - SA / SEA Scoping Report comments and responses

Respondent	Date	Comment	Response
Neighbourhood Development Plan policy officer South Downs National Park Authority	28/5/15	Comments were received by the SDNPA on the draft Scoping Report. These were sent as track changes/comments. The document is attached as Appendix C.	Thank you for your comments. We have updated the information in paragraph 1.4. We have also updated the position on the Chichester Local Plan. References to the landscape and ecology section were included. Comments relating to the sustainability objectives were also taken on board. Finally – key references to flooding have been updated. These are included in a revised scoping report attached as Appendix A. Updates are written in red type.
Natural England	27/7/15	Thank you for consulting Natural England on your SA Scoping Report. My brief comments are as follows: 2. We welcome the inclusion of an objective relating to the protection and improvement of areas of landscape value, in the table on page 15, but the absence of an objective regarding habitats and biodiversity is regrettable, particularly in view of the recognition of the importance of these matters earlier in the document notably in paragraphs 3.8 to 3.10. 2. Paragraph 3.11 begins to outline the constraints on development arising from the area's landscape context. The location of the parish within and in the setting of the National Park suggests that the relevant authority should be engaged on matters of the nature, scale and location of any development. In view of NPPF, the need for development may need to be high and consideration should be given to alternatives. 3. The NP should recognise and respond to the areas of BAP habitat (mainly woodland in The area outside the National Park), and associated habitat networks. Much of this part of the parish is grade 2 and 3 agricultural land (parts of which are subject to High Level Stewardship). 4. Chichester Borough Council will be able to advise on mitigation of indirect impact on	Thank you for your comments. Sustainability objective 5 now includes 'to conserve and enhance' local biodiversity'. Relevant officers from the national park authority are engaged in the site assessment process. Thank you for your advice on areas of BAP habitat.

Respondent	Date	Comment	Response
		internationally and nationally significant habitats and associated biodiversity.	
Environment Agency	20/7/15	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 recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, and biodiversity. 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. Please also find attached a Neighbourhood Development Plan Checklist for your area which you may find useful in developing your Neighbourhood Development Plan.	Thank you and your comments are noted.
Southern Water	1/7/15	We have been forwarded your email regarding a scoping Report for the Lavant Neighbourhood Development Plan. We do not wish to make any representations at this stage. Southern Water would welcome the opportunity to be consulted on the draft Neighbourhood Development Plan in due course.	Noted and thank you.
Highways Agency	8/7/15	Thank you for passing Highways England a copy of your Neighbourhood Development Plan Scoping Report which we received on the 2 July 2015. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN), in this case the A27 Trunk Road. We will endeavour to provide our comments to you by the 23 <sup>rd</sup> July 2015 and hope that this fits in with your consultation time line. If this is not the case and you require our response sooner than the 23 <sup>rd</sup> please advise as soon as possible in Order that I can reallocate our work load.	Thank you and noted.

Respondent	Date	Comment	Response
Conservation & Design Manager – Chichester District Council	7/7/15	<p>I have circulated the Scoping Report to my team which includes historic buildings and archaeology specialists and can provide the following comments:--</p> <ol style="list-style-type: none"> <li>1. We suggest that the section on Historic Environment and Archaeology could include more discussion of the evidence for prehistoric, Roman, medieval and post-- - medieval land-- - use and settlement, for all of which this area is particularly rich; and because of this we think it would be beneficial mention archaeology in the list of themes and objectives.</li> <li>2. Some of the heritage assets have settings whose significance is such that development might be inappropriate (for example the Chichester Entrenchments and East Lavant church and the sites on Bow Hill and The Trundle), and we suggest that it would be worth saying this somewhere, either specifically or within a general theme/objective.</li> <li>3. The River Lavant was probably diverted around Chichester in late Saxon times, not by the Romans (paragraph 3.8). In paragraph 3.17 the Chichester Entrenchment Scheduled Monument (note that the word 'Ancient' is no longer used) the statement that it is 'not well maintained' needs further discussion/explanation.</li> <li>4. It might be worth considering including quality of design of new development somewhere in the objectives and would be an opportunity to deliver sustainable housing development includes all aspects of design, not just location – such as layouts that encourage non-- - car transport options, use of sustainably sourced materials, promoting local crafts and traditions, types of planting and use of trees to create areas of shade. A Theme/Objective could be introduced along the lines of “To improve the/promote high standards of design in new developments, particularly in housing developments. Reference could be made to Building for Life criteria.</li> </ol>	<p>Thank you for your comments. We have included a reference to archaeology within sustainability objective 4. We have also included it within the 'Issues' set out under paragraph 6.4. We have referenced the setting of heritage assets and the implications of considering sites that might negatively impact on such settings.</p> <p>Thank you for your notes of correction – we will update the Scoping Report. We have included a reference to sustainable construction and quality of design in sustainability objective 1.</p>
City Council Planning Adviser	7/7/15	<p>Thank you for consulting the Chichester City Council on this comprehensive document. It has been carefully considered by myself and the members of the Planning &amp; Conservation Committee, however, we have nothing to add.</p>	<p>Thank you.</p>

## APPENDIX D – SDNPA comments on SA / SEA Scoping Report





## **LAVANT NEIGHBOURHOOD PLAN**

# **SCOPING REPORT FOR SUSTAINABILITY APPRAISAL**

**Submitted for Consultation with Statutory Authorities**

**by Lavant Parish Council**

**June 2015**

Appendix D  
South Downs National Park Authority Comments on Scoping Report

**CONTENTS**

		<b>Page</b>
<b>1.</b>	<b>Introduction</b>	<b>3</b>
<b>2.</b>	<b>Background &amp; Context</b>	<b>5</b>
<b>3.</b>	<b>Lavant – Sustainability Issues</b>	<b>7</b>
<b>4.</b>	<b>Sustainability Framework - Objectives</b>	<b>13</b>
<b>5.</b>	<b>Next Steps &amp; Conclusion</b>	<b>15</b>

**APPENDICES**

- A** List of consultees for the Scoping Report
- B** Lavant Neighbourhood Plan boundary

# Appendix D

## South Downs National Park Authority Comments on Scoping Report

### 1.0 INTRODUCTION

- 1.1 In accordance with European and national legislation, Neighbourhood Plans must be subject to a Sustainability Appraisal, particularly if they may have a significant effect (positive or negative) on the environment. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Lavant Neighbourhood Plan is an important planning tool for shaping the development and growth of the village.

#### Sustainable Development

- 1.2 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 1.3 The National Planning Policy Framework (NPPF) was published in March 2012. This document sets out the Government’s planning policies for England. The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles.

#### What is a Sustainability Appraisal?

- 1.4 A Sustainability Appraisal (SA) report aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the Lavant Neighbourhood Development Plan (LNP) and to ensure that the policies within it contribute to and promote sustainable development. The Parish Council at Lavant has taken the view that a SA is required to accompany the Lavant Neighbourhood Plan.
- 1.5 A Strategic Environmental Assessment (SEA) involves the evaluation of the *environmental* impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

- 1.6 The SEA process is very similar to the Sustainability Appraisal process. Government guidance suggests incorporating the SEA process into the Sustainability Appraisal and to consider the *economic and social* effects alongside the environmental effects considered through SEA. For simplification, this report is referred to as the Sustainability Appraisal (SA) throughout.

#### The Scoping Report

- 1.7 The Scoping Report is the first stage of the SA process. It identifies the sustainability issues within Lavant and sets out the sustainability objectives for the SA of the Neighbourhood Plan. These objectives build upon the strategic and sustainability objectives within the emerging South Downs National Park Authority's Local Plan (and accompanying Sustainability Appraisal), expanding upon these to provide a more local focus on the needs and aspirations of the Lavant community.
- 1.8 The Scoping Report will be the subject of consultation with a number of agencies and stakeholders. A full list is attached as **Appendix A**. The comments and responses will feed into the draft Neighbourhood Plan and Sustainability Appraisal and may result in further issues being identified.

#### How to Comment on this Report

- 1.9 This Scoping Report is available for comment as part of a **5 week consultation** period from **xxx 2015**. All comments should be sent to:

Ms Imogen Whitaker  
Clerk  
Lavant Parish Council  
2 McAdam Close  
Hambrook  
PO18 8FG

01243 57509

[lavantparishcouncil@gmail.com](mailto:lavantparishcouncil@gmail.com)

# Appendix D

## South Downs National Park Authority Comments on Scoping Report

### 2.0 BACKGROUND & CONTEXT

#### Neighbourhood Planning

2.1 Neighbourhood planning is a tool that allows communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order. Neighbourhood plans will enable local people to consider policies on whether there are enough homes in their area, on town centre revitalisation, on the protection of green spaces, and opportunities for regeneration for example<sup>1</sup>. The basis for the new form of local planning is set within the Localism Act 2011 and the NPPF 2012.

2.2 The NPPF sets out the relationship and conformity between the Local Plan and the Neighbourhood Plan. Paragraphs 184 and 185 summarise the position. The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the *strategic policies* of the Local Plan. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area<sup>2</sup>.

#### The Lavant Neighbourhood Plan

2.3 **Appendix B** shows the boundary of the Lavant Neighbourhood plan. The vast majority of the plan area is within the South Downs National Park, in particular the area of the built village settlement where the focus of many of the policies will be. However, the LNP will need to be in conformity with the strategic policies of any emerging plans for both the National Park Authority and Chichester District Council.

---

<sup>1</sup>

<http://www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/>

<sup>2</sup> NPPF - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### The Policy Framework Local Plan for the South Downs National Park and the Chichester District Local Plan First Review.

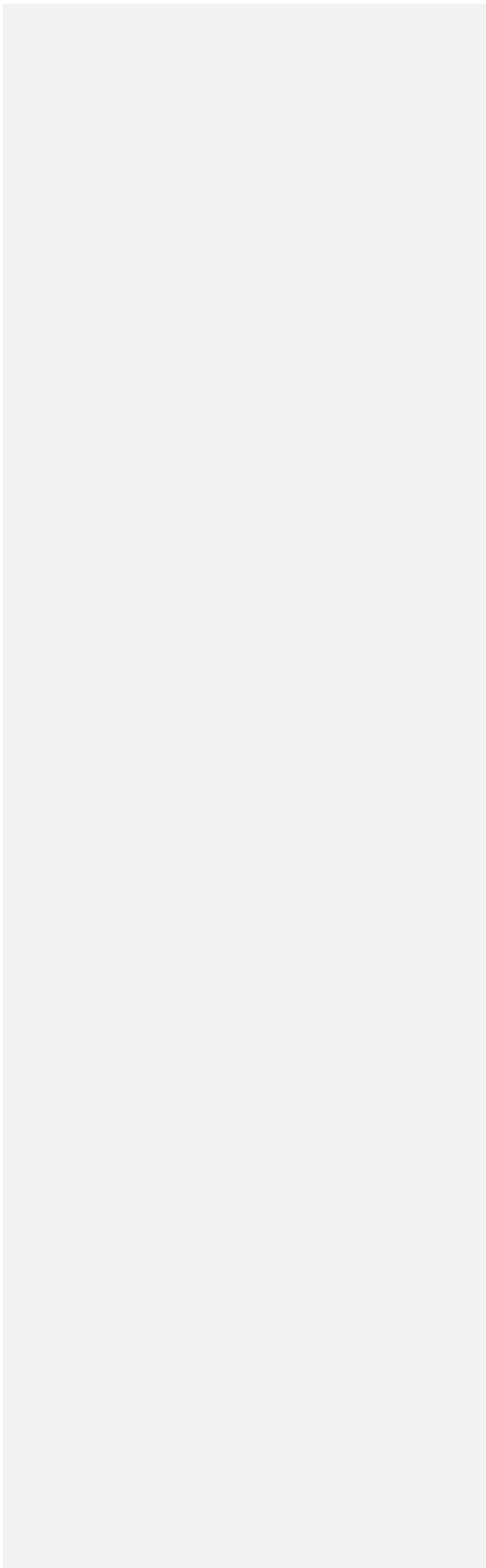
- 2.4 The South Downs National Park Authority (SDNPA) became the organisation with the statutory responsibility of writing planning policy for the National Park Area on the 1<sup>st</sup> of April 2011. The South Downs National Park is covered by the saved policies of 11 inherited Local Plans and 1 adopted Core Strategy. Since the designation of the National Park, the SDNPA has been working jointly to adopt Joint Core Strategies with some of the authorities. The SDNPA is preparing its Local Plan, which will replace all existing planning policies across the National Park. Until this is adopted, the 'Development Plan' for Lavant consists of the saved policies of the Chichester District Local Plan First Review 1999.
- 2.5 Chichester District has been working on the Chichester Local Plan: Key Policies 2014-2029. The final scheduled session on the examination in to the Local Plan was held in December 2014 and the Council has consulted on the Proposed Modifications it considered were required to make the Plan sound. All comments received have been forwarded to the Inspector for her consideration<sup>3</sup>. This Plan will cover all areas within the parish outside of the National Park.
- 2.6 The Lavant Neighbourhood Plan will need to comply with both national and local planning policies as set out in the NPPF. A review of the key local policy documents and strategies has been undertaken for the LNP. The aims and objectives from these policy documents, together with the Sustainability Issues for Lavant (section 3 of this report) have been used to develop the Lavant Neighbourhood Plan sustainability framework set out in chapter 4.
- 2.7 The Chichester District Local Plan Review 1999 was adopted in April 1999. From 28 September 2007, some of the policies in the Local Plan ceased to have effect. The remaining policies continue to be part of the development plan and are known as 'Saved Policies'. This Plan is now some 16 years out of date. The LNP will provide details on how the Plan sits within the local and national planning policy framework.

Commented [AT1]: Inspector has now found CDC Local Plan 2014-2029 sound.

Commented [RD2]: Needs to refer to the new CDC LP.

<sup>3</sup> <http://www.chichester.gov.uk/article/24684/New-Local-Plan-2014---2029---latest-update>

Appendix D  
South Downs National Park Authority Comments on Scoping Report



## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### 3.0 LAVANT – SUSTAINABILITY ISSUES

- 3.1 As part of the Sustainability Appraisal it is necessary to identify the key sustainability issues facing the village. These have been informed through the following sources:
- A review of the plans and policies produced by the National Park Authority and Chichester District Council (see below) where reference is made to Lavant.
  - An analysis of baseline data on Lavant.
  - An assessment of feedback from consultation events undertaken by the Parish Council for the neighbourhood plan to date (April 2015).
  - The SA's produced for the emerging South Downs National Park Local Plan and the Chichester Local Plan: Key Policies.

#### Key Messages

- 3.2 This section considers the key headline information relating to Lavant. Much of the background documents refer to matters on a District wide basis. Where relevant, this is outlined in this section together with data relating specifically to Lavant.

#### *Background and Demographics*

- 3.3 Lavant is a medium sized rural parish with an electorate of approximately 1,300<sup>4</sup> and a population of 1,656 (2011 census). The Parish of Lavant lies to the south of the South Downs and the north of Chichester. The village comprises of East Lavant, with the Village green, St. Marys Church and the Royal Oak Pub. Mid Lavant which has the Eastmead Industrial Estate, St. Nicholas Church, The Earl of March public house and the main residential area in Lavant together with the local C of E school and West Lavant where Lavant House School is located.
- 3.4 Whilst only the north-western tip of the Goodwood motor circuit and airfield fall within the Parish of Lavant, their presence plays a significant role in the area. The Eastmead Industrial Estate is the only area within Lavant that has a commercial/light industrial designation, but by modern standards is considered to be tired. Consideration should be given as to how this area can be sustainably improved and refurbished

---

<sup>4</sup> [http://www.lavantparishcouncil.co.uk/village\\_plan.asp](http://www.lavantparishcouncil.co.uk/village_plan.asp)



## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### Housing

- 3.5 The Assessment of Housing Development Needs Study: Sussex Coast April 2014<sup>5</sup> states that market signals indicate that there is a comparatively high degree of market pressure in Chichester<sup>6</sup>. The district has also experienced a considerably stronger recovery in prices and demand since the downturn in 2008 compared to West Sussex more widely, indicating that pressure is returning to the market in Chichester more quickly. Chichester has also seen a significant under-delivery of housing against targets over the recent past. The evidence indicates that affordability issues are significantly more acute in Chichester than comparator areas. Affordability has worsened markedly since 1997. At the peak of the market, median prices in Chichester (£260,000) were around 13% above the county average and a similar margin above South East averages. Since the market downturn in 2008, price growth in Chichester has significantly outperformed the county average. Current median house prices in the district (£290,000) are significantly (22%) above West Sussex average (£238,000).
- 3.6 Lavant Parish Council has been working on identifying the local housing needs. A community-wide housing needs survey was carried out in May 2014 by the Lavant Parish Council neighbourhood plan steering group in collaboration with Chichester District Council (CDC) housing officers. This identified a requirement for 45 affordable<sup>7</sup> houses for local people and 30 market houses aimed at 'starter/smaller' households.

#### Open Space

- 3.7 The Chichester Open Space Study<sup>8</sup> included a survey undertaken by the various parish council's within the district. For Lavant, the response included: a) not enough facilities for teenagers, b) poor quality children's play areas c) inadequate changing facilities and c) not enough tennis/multi use games areas within Lavant. The Parish Council has identified a number of open

**Commented [RD3]:** This should consider the in-combination implications of the proposed Whitehouse Farm development on use of Centurion Way and Kingley Vale.

<sup>5</sup> <http://www.chichester.gov.uk/studies#housing>

<sup>6</sup> This refers to Chichester District. It is assumed that it covers the entire District even those areas where the South Downs National Park Authority is the planning authority.

<sup>7</sup> The definition of affordable is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

<sup>8</sup> January 2013 <http://www.chichester.gov.uk/studies#green>

## Appendix D South Downs National Park Authority Comments on Scoping Report

space areas that are valued by the local community. These have been put forward during the various consultation exercises on the neighbourhood plan.

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### *Landscape Character & Ecology*

##### *The River Lavant*

3.8 Lavant is an important biodiversity corridor linking the Chichester and the National Park. The River Lavant is a winterbourne that rises at East Dean and flows west to Singleton, then south past West Dean and Lavant to Chichester. From east of Chichester its natural course was south to the sea at Pagham, but the Romans diverted it to flow around the southern walls of Chichester and then west into Chichester Harbour. As such the River Lavant plays an important part in the ecology of the area; it also plays an important part in channelling flood waters away from Chichester<sup>9</sup>.

3.9 Lavant watershed has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. This is one of 75 such areas across Sussex. The Lavant is an important chalk stream in Sussex. Despite heavy modifications due to its proximity to urban areas, there is a great deal of potential for its enhancement. The Lavant supports known populations of Water Vole<sup>10</sup> and Great Crested Newts have colonised the village pond and ponds north of the River Lavant.

##### *European Designated Habitats*

3.10

#### *Landscape*

3.11 The Chichester District AONB Landscape Capacity Study 2009<sup>11</sup> states the village of Lavant (zone 10) lies at the southern edge of the South Downs, to the north of Chichester. The village is surrounded by downland slopes to the north, east and west. The River Lavant valley cuts through the downs along the east of the settlement, and onto the coastal plain, to the south of the village. Lavant is largely limited to slightly higher ground within the valley floor. To the east of the valley, downland slopes and boundary vegetation provide containment to Lavant and an area of pastoral land to the east of the village which the edge of Lavant overlooks. Generally land use along the valley floor consists of pastoral land whilst the valley slopes are larger arable

Commented [AT4]: This section should also refer to nearby European designated habitats i.e, Kingley Vale (SAC)

Commented [RD5R4]: Concur.

Commented [AT6]: Reference should also be made here to the South Downs Integrated Landscape Character Assessment (2011)

<sup>9</sup> Parish Council's response to CDC Local Plan

[http://www.lavantparishcouncil.co.uk/neighbourhood\\_plan.asp](http://www.lavantparishcouncil.co.uk/neighbourhood_plan.asp)

<sup>10</sup> Lavant watershed Biodiversity Opportunity Area – Sussex Biodiversity Partnership

<sup>11</sup> <http://www.chichester.gov.uk/studies#nature>

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

fields. The study assessed the landscape capacity to accommodate new development.

#### 3.12 The South Dow

##### Flooding and Infrastructure

3.12 Much of the area around the River Lavant falls within flood zone 3 and 2. The Upper Lavant Valley Flood Risk Management Study (December 2014) <sup>12</sup> states that flooding in this catchment is caused by groundwater emerging through basements and inundating and infiltrating sewers, overtopping of the River Lavant. During 2013/2014 the most dominant of these mechanisms were the significantly enhanced flows in the River Lavant due to high groundwater levels (leading to fluvial flooding) and infiltration into the foul sewer network causing sewer surcharge and flooding. Flooding also occurred as a result of heavy rainfall on saturated catchments which caused river levels to rise rapidly and flow out of bank. This occurred when already high river levels (caused by high groundwater levels) were exacerbated by a series of intense rainfall events, causing problems in Singleton and Mid/East Lavant particularly.

**Commented [RD7]:** The SA should also bring out the downstream implications of the sewerage flooding and storm discharges on the Chichester Harbour SAC, SPA and Ramsar designations.

##### Access and Transport

3.12 The roads to the north of Chichester are primarily rural roads and as such are unsuitable for large volumes of traffic at peak times. Public transport through Lavant is severely limited by the fact that bus services generally stop at 7.30pm there are no rail services and taxi services are expensive. There is therefore a heavy reliance upon personal modes of transport. There is a lack of parking provision to dwellings in Lavant with a reliance on on-street parking for many properties<sup>13</sup>.

**Commented [AT8]:** Reference here also to non-car access e.g. Centurion Way

**Commented [RD9R8]:** Concur.

##### *Historic Character & Archaeology*

3.13 There are a substantial number of Listed Buildings within Lavant, many of which are located within the Mid & East Lavant Conservation Area. In addition, there are several Tree Preservation Orders on individual trees as well as areas and woodlands.

<sup>12</sup> [https://www.westsussex.gov.uk/media/4706/lavant\\_swmp\\_non\\_technical\\_summary.pdf](https://www.westsussex.gov.uk/media/4706/lavant_swmp_non_technical_summary.pdf)

<sup>13</sup> Parish Council's response to CDC Local Plan  
[http://www.lavantparishcouncil.co.uk/neighbourhood\\_plan.asp](http://www.lavantparishcouncil.co.uk/neighbourhood_plan.asp)

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

- 3.14 The Devils Ditch (a Scheduled Ancient Monument) is a linear feature that forms part of the extensive linear defence earthworks known as the 'Chichester entrenchments'. The monument is a prehistoric linear boundary surviving as an earthwork and below-ground archaeological remains although it is not well maintained. The earthwork is denoted by a bank, about 2m high, with a ditch, about 6m wide, to the north. The Devil's Ditch is part of a group of linear earthworks on the gravel plain between the foot of the South Downs and Chichester Harbour. The entrenchments run from Lavant to Boxgrove and are thought to date to the Late Iron Age (about 100 BC – AD 43)<sup>14</sup>. The Roman road from Chichester to Silchester runs through Lavant.

---

<sup>14</sup> <http://list.historicengland.org.uk/resultsingle.aspx?uid=1005875>

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### The Sustainability Issues for Lavant

3.15 The sustainability issues are set out under the headings of economic, environmental and social and provided as a SWOT (**S**trength, **W**eaknesses, **O**pportunities, **T**hreats) table – see below.

<p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• A strong sense of community and active Parish Council.</li> <li>• High quality environment set within a national park and containing a conservation area and historic buildings.</li> <li>• Adequate links to Chichester and A27 road network.</li> <li>• Proximity to the South Downs National Park provides outdoor resource of national standards for local residents.</li> <li>• Good non motorised route links to open countryside</li> <li>• Considered to be a safe village.</li> <li>• Good standard of local school.</li> <li>• Healthy population.</li> </ul>	<p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Business units are out of date and not suitable for modern businesses.</li> <li>• Limited range of existing and new housing available in terms of size and price</li> <li>• Road seen as rat run through village from north/south and East Lavant from the east and from West Stoke.</li> <li>• No local shop.</li> <li>• Local school at capacity.</li> <li>• Limited bus service and high use of cars creating noise and pollution.</li> <li>• Significant number of older people /aging population.</li> <li>• Housing estate to north of village planned with limited or no neighbourhood facilities/shops/open space.</li> <li>• Over-reliance on the car for transport.</li> <li>• Community hall inadequate.</li> <li>• House prices are high compared to local wages.</li> <li>• Limited recreational facilities.</li> </ul>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Proximity to Goodwood and National Park offers tourism/economic prosperity opportunities.</li> <li>• Sites available for new housing for local needs.</li> <li>• Improve provision and value of open space.</li> <li>• Consider options for improving biodiversity within the village.</li> <li>• Provide safe opportunities to walk and cycle.</li> <li>• To widen the demographic base and encourage young people/families to live in the village.</li> <li>• Community transport options.</li> <li>• Opportunities to provide improvements to River Lavant.</li> <li>• Improve Centurion Way.</li> <li>• To allow Lavant to be developed sensitively to maintain gaps between settlements.</li> </ul>	<p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Loss of employment site to other uses.</li> <li>• Out commuting continues to grow.</li> <li>• Flood risk covers some of the village centre.</li> <li>• Possibly seen as an ideal location for a second home.</li> <li>• Limited funds to upkeep/improve/build new community facilities.</li> <li>• Limited new affordable housing provided.</li> <li>• Limited funds to improve local infrastructure.</li> <li>• Run off from South Downs and blockage of River Lavant.</li> </ul>

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### 4.0 Sustainability Framework – Objectives

- 4.1 In order to undertake the Sustainability Appraisal process, it is necessary to identify sustainability objectives and indicators (by which to measure these objectives) to enable an assessment to be made of the emerging options of the Neighbourhood Plan. The sustainability objectives and indicators combined are known as the Sustainability Framework.
- 4.2 The development of these objectives has taken into consideration the sustainability objectives of the Chichester Local Plan: Key Policies Sustainability Appraisal and issues identified within the SWOT analysis in Section 3 of this report.
- 4.3 The primary aim of the sustainability framework is to assess all realistic and relevant options for the Neighbourhood Plan in order to determine which option is the most sustainable, given alternatives. In the first instance, Lavant Parish Council will be using the sustainability framework to determine the most suitable housing sites to take forward in the Neighbourhood Plan. The sustainability indicators have also been developed to provide a mechanism to measure how the Neighbourhood Plan, once adopted, is contributing towards sustainable development. To establish the indicators a number of issues have been considered, particularly:
- where information is currently available,
  - where the District Council and/or the National Park Authority has already set targets,
  - their relevance to planning matters and the influence the Lavant Neighbourhood Plan can have on achieving them.
- 4.4 The proposed sustainability objectives and associated indicators (framework) for the Sustainability Appraisal of the LNP are set out below

## Appendix D South Downs National Park Authority Comments on Scoping Report

### Themes and Objectives

Ref	Sustainability Objectives	Indicators	
1	Ensure the delivery of new homes in accessible locations.	<ul style="list-style-type: none"> <li>Number of new homes completed per annum.</li> <li>Number of affordable homes completed.</li> <li>Number of new homes built within 10 minute walk (800m) from a bus stop.</li> <li>Housing mix by size and type on completed sites.</li> <li>Number of new homes occupied by local people in housing need.</li> </ul>	Social
2	To improve the standard of public open space, leisure and recreation facilities in Lavant.	<ul style="list-style-type: none"> <li>Amount of new, improved or extended leisure/recreational facilities in the village.</li> </ul>	Social
3	To ensure development does not take place in areas of flood risk or where it may cause flooding elsewhere.	<ul style="list-style-type: none"> <li>Number of applications submitted for development in flood zones.</li> <li>Number of objections raised by the EA to applications for development.</li> <li>Number of opportunities to increase the use of SUDS.</li> </ul>	Environmental
4	Protect the loss and encourage the re-use of historic and significant buildings; the management of conservation areas.	<ul style="list-style-type: none"> <li>Number of applications relating to listed buildings.</li> <li>Number of lost historic features as part of new development.</li> <li>Number of enhanced historic features within new development or redevelopment proposals.</li> </ul>	Environmental
5	Protect and improve areas of landscape value and open space identified by local communities.	<ul style="list-style-type: none"> <li>Number of areas identified as being of value and worthy of protection by local communities.</li> <li>Number of landscape enhancement schemes and improved areas of open space.</li> </ul>	Environmental
6	Provide opportunities to improve the local	<ul style="list-style-type: none"> <li>Number of new and/or enhanced cycleways and footpaths.</li> </ul>	Environmental

Commented [RD10]: Would suggest it should not be wholly focused on bus transport. Centurion Way is a cycling commuter route.

Commented [RD11]: NB. This needs to include consideration of the EA's surface water flooding maps.



Appendix D  
 South Downs National Park Authority Comments on Scoping Report

	infrastructure and the footpaths/road network and reduce traffic speed and improve safety.	<ul style="list-style-type: none"> <li>• Number of road improvement schemes/improved car parking areas.</li> <li>• Number of speed restriction schemes.</li> </ul>	
7	Encourage and support new and existing businesses/tourism enterprises/retail provision.	<ul style="list-style-type: none"> <li>• Number of improvements made to existing business buildings and sites.</li> <li>• Number of new businesses set up or existing ones remaining in the village.</li> </ul>	<b>Economic</b>

## Appendix D

### South Downs National Park Authority Comments on Scoping Report

#### 5.0 NEXT STEPS AND CONCLUSION

- 5.1 This document sets out the baseline information for Lavant and provides a brief overview of the plans and policies that will influence the production of the Lavant Neighbourhood Plan. It also sets out the current sustainability issues facing the village and the sustainability objectives the Neighbourhood Plan should strive to achieve.
- 5.2 Lavant Parish Council welcomes views and feedback on the scoping report and a copy has been sent to all organisations outlined in **Appendix A**. It is also available on the Parish Council website at: **xxx**
- 5.3 The proposed timetable for developing and producing the Neighbourhood Plan and the accompanying Sustainability Appraisal will be confirmed but it is expected to be ready for publication in draft by **July 2015 with a consultation period during August/September 2015**.
- 5.4 Comments made on this Scoping Report will be taken into account when preparing the finalised sustainability framework on which to test the emerging Neighbourhood Plan and options contained within. Where necessary, further assessment of the options will be undertaken, along with any updating of baseline data, plans and policies.
- 5.5 A Sustainability Appraisal Report will be published alongside the Neighbourhood Plan and these will both be subject to an Examination.

## APPENDIX E – Detailed consideration of issues

### ISSUE A: SHOULD THE NEIGHBOURHOOD DEVELOPMENT PLAN PROVIDE FOR DEVELOPMENT OUTSIDE OF SETTLEMENTS?

Option A1: The Neighbourhood Development Plan’s approach is to consider sites that fall within settlements only.  
 Option A2: The Neighbourhood Development Plan’s approach is to consider sites that fall within settlements and also appropriate/limited extensions to settlements that are adjacent/abutting a settlement.  
 Option A3: The Neighbourhood Development Plan’s approach is to consider all sites both within the settlement and outside of the settlement in the same way (regardless of whether the site is adjacent the settlement or within the open countryside).

Sustainability Objective <sup>10</sup>	Summary of the merit of each option	Rank of preference		
		A1	A2	A3
New homes in sustainable locations.	Option A1 would result in sites coming forward within the built up area and possibly within easy reach of bus routes and cycle links. However, as a rural settlement that is quite spread out – some locations that abut the settlement will also offer links to cycleways (Centurion way) and bus routes (Option A2). Therefore both options A1 and A2 can offer homes in sustainable locations. Option A3 will effectively mean that sites will be allocated that are remote and therefore not within sustainable locations.	1	1	2
Standard of public open space, leisure and recreation facilities.	Option A1 could offer the possibility of bringing forward new and/or enhanced open space however, it is likely that sites within the settlements are small in size and the potential to yield useable open space as part of the overall scheme could be limited. Sites adjacent the settlements may have a greater opportunity to include open space as part of the scheme and offer to the Parish Council. Option A3 may also offer these opportunities but there is a greater chance that sites will be disconnected to the village.	2	1	3
Steer to areas of lower flood risk.	Sites both within and outside the settlements can be subject to flooding. Conversely, those that are in the open countryside may be within areas of lower flood risk. Therefore this issue is to be considered on a site by site basis and therefore is not ranked.	-	-	-
Historic and significant buildings.	All three options have the ability to impact on the historic environment. However, Lavant contains a significant number of listed buildings and East Lavant is mostly covered by a conservation area. Therefore concentrating new development solely within the settlement could have the greatest impact on the historic environment and the setting of a number of significant	2	1	3

<sup>10</sup> This is an abridged version of the sustainability objectives

	buildings. However development within the settlement may also include the re-use and thus conservation of existing historic buildings. Sites that are located within the open countryside will have minimal impact on the historic environment but may impact on archaeological assets. Sites located adjacent the settlement boundary that are not abutting a building of significance within the settlement including listed buildings and the setting of the conservation area could have minimal impact on the historic environment.			
Landscape value and open space. Biodiversity.	Sites that are within the settlement are likely to have less impact on the landscape of the National Park in particular or the open views from the surrounding countryside. Sites abutting the settlement boundary may have greater impact on the surrounding landscape however; some areas will be of higher landscape sensitivity than others. Sites within the open countryside will tend to have greater impact on landscape and local biodiversity.	1	2	3
Improve the local infrastructure.	Sites both within the settlement and adjacent to it have the potential to bring forward improvements to the local infrastructure. However, sites within the settlement may be small in scale and nature and therefore not have the critical mass to deliver benefits. Nevertheless, this matter can only be assessed on a site by site basis and therefore is not ranked.	-	-	-
New and existing businesses/tourism enterprises.	This issue can only be assessed on a site by site basis and therefore is not ranked	-	-	-

## ISSUE B: WHAT DEVELOPMENT SHOULD THE NEIGHBOURHOOD DEVELOPMENT PLAN PERMIT OUTSIDE SETTLEMENTS?

Option B1: The Neighbourhood Development Plan could allow a limited extension of the settlement to only meet the local need for affordable housing.

Option B2: The Neighbourhood Development Plan could allow a limited extension of the settlement to meet a community need/affordable housing together with some other development (for example, market housing) that is necessary to make this viable.

Option B3: The Neighbourhood Development Plan could allow a limited extension of the settlement to provide sites for market housing to meet objectively assessed needs for the wider housing market area (ie not to just meet local needs). This will include a percentage of affordable housing in line with planning policy.

Sustainability Objective <sup>11</sup>	Summary of the merit of each option	Rank of preference		
		B1	B2	B3
New homes in sustainable locations.	All three options would allow for new housing to come forward. However the objective is to bring forward houses for local need and for these to be within sustainable locations. Options B1 and B2 refer to housing for local need. Whilst Option B1 solely considers affordable housing, it does not take into account the possibility that some market housing may be needed to aid delivery and contribute towards S 106 requirements. Option B3 will enable some affordable housing to come forward in line with planning policy. However, depending on where in the Parish these sites fall (ie outside the National Park boundary), there may not be a need to deliver housing solely to meet the local need.	2	1	2
Standard of public open space, leisure and recreation facilities.	All three options may bring forward sites that can contribute towards improved open space. In addition, consideration on a site by site basis will be given to the loss of any existing open space. Therefore no comparison can be made against the 3 options.	-	-	-
Steer to areas of lower flood risk.	This matter is relevant to all 3 options and therefore is dealt with on a site by site basis.	-	-	-
Historic and significant buildings.	Both Options B2 and B3 will allow for market housing to come forward as part of the overall development scheme. This may enable the conservation and re-use of historic buildings. However, Option B2 does also allow for community development as part of the overall mix and this may also be appropriate for the use of historic buildings. Option B3 refers solely to meeting a wider housing need. This may be appropriate for the objective of regenerating historic buildings. The most appropriate options that can deliver against this objective are options B2 and B3.	3	1	2

<sup>11</sup> This is an abridged version of the sustainability objectives

Landscape value and open space.	This matter is relevant to all 3 options and therefore is dealt with on a site by site basis.	-	-	-
Improve the local infrastructure.	This matter is relevant to all 3 options and therefore is dealt with on a site by site basis.	-	-	-
New and existing businesses/tourism enterprises.	The redevelopment of employment space to include a mixed use development scheme with enhanced/improved business space will require an element of market housing to make this viable. A wholly affordable housing scheme would not enable this to happen. Option B3 also includes market housing and is equally able to bring forward a mix of market housing. However the sustainability objectives relates to supporting new and existing commercial enterprises and this may include a new local shop or space for artists as well as traditional office and business space. It is likely therefore that schemes will need to include some market housing to assist with bringing forward a wider redevelopment scheme with new commercial floorspace.	3	1	1

## ISSUE C: WHAT APPROACH SHOULD THE NEIGHBOURHOOD DEVELOPMENT PLAN ADOPT TOWARDS THE NUMBER AND SIZE OF DEVELOPMENT SITES?

Option C1: The Neighbourhood Development Plan's approach is to allocate a range of separate sites both large (over 10 units for residential) and small (10 units and under).

Option C2: The Neighbourhood Development Plan's approach is to allocate a range of separate smaller sites (10 units and under).

Option C3: The Neighbourhood Development Plan's approach is to allow all development to be delivered in one large strategic allocation (over 30 units).

Sustainability Objective <sup>12</sup>	Summary of the merit of each option	Rank of preference		
		C1	C2	C3
New homes in sustainable locations.	All three options will allow housing development to come forward although including a range of small sites will respond positively to the sustainability objective of bringing forward sites for local needs. Smaller sites by their nature may fall predominantly within the settlement and thus be within sustainable locations close to bus and cycle links and community facilities. All options will allow sustainable methods in construction to be used.	1	1	1
Standard of public open space, leisure and recreation facilities.	Smaller development sites may not have the opportunity to bring forward new open space or recreation facilities but larger schemes will. Contributions can be sought from larger schemes that include an element of market housing. A larger strategic allocation will enable funding and provision of new open space.	2	3	1
Steer to areas of lower flood risk.	This matter will be dealt with on a site by site basis and flood areas will impact on sites whether small or large.	-	-	-
Historic and significant buildings.	This matter is dealt with on a scheme by scheme basis depending on the location of the sites in relation to conservation areas and listed buildings and other heritage assets. However, larger sites will include a form of market housing and this could enable the conservation and preservation of such assets.	1	2	1
Landscape value and open space. Biodiversity.	Smaller sites may easily and readily fall within the settlement although there are opportunities for some larger sites within the village to come forward. These will have minimal impact on areas of landscape value. Larger sites that are allocated on greenfields will have a greater impact on landscape and biodiversity. Any strategic allocation will be on greenfield as no opportunity exists within the settlement. This will have a significant impact on the landscape. The approach of a range of separate sites of both large and small whilst taking into account impact on landscape will provide the best option.	1	2	3
Improve the local infrastructure.	Larger sites that include market housing will have the ability to bring forward some improvements to the local infrastructure. There will be limited opportunities in smaller sites	1	2	1

<sup>12</sup> This is an abridged version of the sustainability objectives

	although this can't be ruled out especially if there is an impact of the development on the existing road network and other forms of infrastructure. However, developments solely for local need may not be able to contribute towards substantial improvements.			
New and existing businesses/tourism enterprises.	All options have the potential to bring forward opportunities for commercial/tourism/workshop type facilities. This will be considered on a site by site basis.	-	-	-



## ISSUE D: HOW MUCH NEW HOUSING SHOULD BE PROVIDED OVER THE PLAN PERIOD?

Option D1: The Neighbourhood Development Plan's approach should provide for around 20 new dwellings in accordance with SDNPA policy.  
 Option D2: The Neighbourhood Development Plan's approach should provide for around 75 new dwellings in accordance with the results of the housing needs survey.  
 Option D3: The Neighbourhood Development Plan's approach should be to not allocate any sites for new housing.

Sustainability Objective <sup>13</sup>	Summary of the merit of each option	Rank of preference		
		D1	D2	D3
New homes in sustainable locations.	D3 scores poorly against this objective. Options D1 and D2 will ensure some housing comes forward over the plan period but only Option D2 will ensure that enough housing is provided to meet local need.	2	1	3
Standard of public open space, leisure and recreation facilities.	By not providing new housing allocated it is likely that Option D3 will score best against this objective as greenfield land is most likely to be retained. Options D1 and D2 could both have negative effects on the objective as a result of potential loss of green space and higher demand on local facilities but the extent of those objectives will depend on where the housing is located and mitigation measures provided. Higher demand on facilities could of course result in improvements to those facilities as viability increases.	2	2	1
Steer to areas of lower flood risk.	This matter will be dealt with on a site by site basis and flood areas will impact on sites whether small or large. The quantum of housing is unlikely to effect this objective.	-	-	-
Historic and significant buildings.	This matter is dealt with on a scheme by scheme basis depending on the location of the sites in relation to conservation areas and listed buildings and other heritage assets. Any housing development has the potential for negative impacts on this objective by the extent of those objectives will depend on where the housing is located and mitigation measures provided.	2	2	1
Landscape value and open space. Biodiversity.	Smaller sites may easily and readily fall within the settlement although there are opportunities for some larger sites within the village to come forward. These will have minimal impact on areas of landscape value. Larger sites that are allocated on greenfields will have a greater impact on landscape and biodiversity. Any strategic allocation will be on greenfield as no opportunity exists within the settlement. This will have a significant impact on the landscape. The approach of a range of separate sites of both large and small whilst taking into account impact on landscape will provide the best option. In addition is noted that there may be leisure and informal recreation impacts on nearby protected sites, such as the Kingley Vale SAC, however it is	2	3	1

<sup>13</sup> This is an abridged version of the sustainability objectives

	generally considered that the much of this informal activity generated will occur within the Parish itself.			
Improve the local infrastructure.	Providing more housing is likely to attract greater amounts of developer contributions that could be used to improve local infrastructure. Current stresses on the sewerage system are present and whilst small amounts of development could occur within overloading the system, it is considered that more housing is likely to facilitate the provision of improvements to this (and other) infrastructure .	2	1	3
New and existing businesses/tourism enterprises.	More housing is likely to increase the local workforce that could have beneficial impacts on local commerce.	2	1	3

