

NORTON  
CORNER

CHICHESTER ROAD

# Supporting Statement

Site ALI2  
Land West of Park Farm  
Selsey

May 2022



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COFFEE

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SUPERMARKET

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## Executive Summary

The Site (AL12) is located to the immediate west of Park Farm, Selsey and adjoins the existing settlement boundary of Selsey at the southern edge of the site. Its location close to two international conservation sites requires that the development is ecologically aware and sensitive to these important intertidal and coastal habitats.

The address is Land West of Park Farm, West Sussex, PO20 9HP. The site has been selected following a submission to Chichester District Council Housing and Economic Land Availability Assessment **HELAA** (site HSY0010b) where it was identified in the 2021 version as **developable for 264 dwellings**.

The residential development **site is approximately 11 hectares** broadly rectangular in shape and will require a supporting area of multifunctional greenspace to make effective use of this greenfield site.

The site is expected to deliver **at least 275 units**. 83 units (30%) would be affordable including first homes, surface water mitigation in the form of sustainable shallow detention basin would be located to the west of the HELAA site along with areas for biodiversity net gain and formal sports playing pitches. This pattern of development represents the most effective use of the Site by creating supporting multifunctional greenspace alongside the built development area.

This report is accompanied by a landscape and visual appraisal and landscape masterplan for the site. The conclusion is that assuming that the development is brought forward broadly as set out in this report, it is judged that the effects of the proposed development on **overall visual amenity** would be both **limited and acceptable**. In terms of landscape character the effect of a development of this nature on **Overall Landscape Character** would be **localised, limited and acceptable**.

A high level Flood Risk Assessment has been prepared to inform the proposal. **The site is located within Zone I**, this follows a review of the Environment Agency of the data for this area. The EA defines Flood Zones from rivers or the sea for Flood Zone 1 as (Low Probability): Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3). As this site is located within a Flood Zone 1 the risk of fluvial flooding is deemed **Low**.

A high-level ecological appraisal has considered the impacts of the proposal on both Pagham Harbour SPA and Medmerry. It confirms development is deliverable in the context of the statutory framework for protection and enhancement of nature conservation interests. The **recreational impacts can be fully mitigated** through the established Joint Mitigation Scheme (CDC, ADC, RSPB and NE) This would be secured through s106 agreement to provide this appropriate mitigation. Habitats regulation assessment will be relevant to the local plan process in allocating this site as well as for the eventual planning application for considering the detailed proposals.

A preliminary **ecological appraisal** has confirmed that **impacts are only local**. Bat activity across the site to date was considered to be low. The application site supports a low diversity of breeding bird species, with many of the habitats within the site sub-optimal for nesting birds. The lack of significant areas of trees, scrub or hedgerow habitat, coupled with the intensive agricultural usage and use of bird scarers limits the Site's suitability.

The ecological impact assessment has confirmed overall that the proposed mitigation and avoidance measures will result **enhancement of the biodiversity** of the Site, **net gain of +10%** can be achieved and will be designed to benefit protected species typical of the area such as brown hair and waterfall and a range of other

small mammals, birds and invertebrates. In addition, further ecological enhancements are possible across the wider ownership to improve the function of the land for wintering waterfowl. This could focus on marginal habitats away from the main farming operations and can be designed to match the evidence from **significant bird data collected over the last five winters** on the Selsey peninsula.

A tree survey of the site records the current low level of tree cover and the quality of the specimens on the site.

The Site is in a **sustainable location** with a degree of self-containment given available services within Selsey. The schools -Primary and Secondary which have capacity for new entrants are within 1.2km and 1.3km just beyond the 15 minute walk time for a sustainable neighbourhood; but the main supermarket, and a number of employment sites are well within the walkable neighbourhood and the range of High Street services again just outside that range. A frequent bus services to Chichester is available within 400m of the site.

Pre-application advice from WSCC in respect of highways and traffic generation has confirmed that a safe primary access can be achieved from the existing Asda roundabout, with a secondary access to the north of the site. The proposal **will not result in a severe impact on the local road network**. Mitigation, in terms of a roof-tax type payment to assist with the improvements to the junctions of the A27 can be secured through the s106 agreement. The additional movements that will use the A27 from the development are no more than normal daily fluctuations in traffic. The site is in a sustainable location.

Open Space is proposed which would **significantly exceeds the Council's standards** in accordance with the policy requirements, but not at the expense of making effective use of a greenfield site. In particular the scale of the residential scheme generates a **need for playing pitches** that will provide a wider resource and benefit for the town.

Built Heritage has been considered in a preliminary report and concludes that the proposal need **not harm any designated or non-designated heritage assets**.

A soils resource survey confirms an approach for the future use of the site, given the intensively farmed and compacted condition of the site.

The full suite of technical studies and design work demonstrates how the site and supporting land can provide an sustainable and effective extension to Selsey with no significant harms using appropriate mitigation. The ecological significance of the local area places a strong emphasis on the need for the site to come forward in an ecologically aware, astute and sensitive manner. It is in this context that the proposals for the site have been developed

## I. Introduction

- I.1 This statement supports the promotion of land West of Park Farm Selsey
- I.2 The promoter is Landlink Estates the property arm of Langmead Group.
- I.3 All of the land that is subject of the promotion, including off-site mitigation is within the Langmead Farm Holding, additional land adjacent to the site is also within the same ownership.
- I.4 This promotion follows a submission to Chichester District Council Housing and Economic Land Availability Assessment **HELAA** (site HSY0010b) where it was identified in the 2021 version as **developable**.
- I.5 The promotion is supported by the following technical reports

Document	Author
Supporting Statement - Site Promotion	Jackson Planning
Framework Masterplan	Boyle + Summers
High level Ecological Appraisal	Holbury Consultancy
Wintering Bird Survey(s)	Holbury Consultancy
Phase I Ecological Surveys	Lindsay Carrington Ecological Surveys (LCES)
Tree Survey	Hillside Trees
High Level Flood Risk Assessment	Campbell Reith
Landscape and Visual Appraisal	Indigo Landscape Architects
Initial Transport Assessment	Abley Letchford Partnership
Built Heritage	RPS
Soil Resources Survey	Tim O'Hare Associates

## **2. Site Location and Constraints**

- 2.1 The Site is located at the northern end of the settlement of Selsey, west of Chichester Road. A mapped constraints plan is shown in Appendix I. The Site is entirely within Flood Zone 1. There are two existing utility corridors crossing the Site. There is no known planning history.
- 2.2 The residential development site comprises approximately 11 hectares of land. Additional land for multifunctional greenspace uses for essential mitigation extends approximately to a further 5.5 hectares.
- 2.3 The land is flat and open in character, the high point in the south east corner of the site with levels falling predominantly to the north and west. Existing ground levels are shown to range from approximately 7.10m AOD to 4.80m AOD.
- 2.4 The Site is currently two agricultural fields, with a recently planted hedgerow, with no known history of built development. There are no nature conservation designations within the Site itself. There are no TPOs on the Site.
- 2.5 The Site is not within a protected landscape as set out in the NPPF. Chichester Harbour is also the closest national landscape designation, being an Area of Outstanding Natural Beauty (AONB), this is over 10km to the west. Listed Buildings within 500m of the Site include Coles Farmhouse (Grade II listed) and Northcommon Farm Cottages (Grade II listed). The Site does not lie within any conservation areas, with the nearest being Selsey approximately 1km to the south.
- 2.6 The Land West of Park Farm itself is not subject to any nature conservation designation. However, it lies in close proximity to an ecologically complex series of intertidal and coastal habitats. This is recognised by the two international nature conservation sites that lie to the east of the site and the coastal realignment scheme known as Medmerry, of equivalent importance, to the west.
- 2.7 The wider area surrounding the site supports both nationally and internationally important wintering and breeding bird populations. The ecological significance of the local area places a strong emphasis on the need for the site to come forward in an ecologically aware, astute and sensitive manner. It is in this context that the proposals for the site have been developed.

### **3. Ecology and Protected Species, Biodiversity Net Gain, Habitat Regulations Assessment**

- 3.1 A Preliminary Ecological Appraisal has been completed by the LCES practice and a High-Level Ecological Appraisal has been completed by Holbury Consultancy, the latter is to demonstrate that:
- the promotion of the site through the Local Plan process is deliverable in the context of all statutory nature conservation protections (Pagham Harbour SAC/ SPA/ Ramsar/ SSSL/ LNR and NSN and Medmerry (which is afforded similar protection));
  - and to establish a framework to ensure that emerging proposals properly respond to the ecological constraints and opportunities that the site and its surrounding ecological context present.
- 3.2 A desk study was undertaken to find details of designated sites and legally protected and notable species records within the zone of influence of the application site. A Preliminary Ecological Appraisal (PEA) Survey was undertaken in 2021, to map the habitats present and highlight potential for protected species to occur.
- 3.3 The PEA identified that the arable land itself is of low ecological value. Boundary features such as the rife and hedgerows are of greater ecological value, assessed as being of local ecological importance as habitat in their own right. The hedgerow network is fragmented and does not provide coherent links between isolated patches of semi-natural habitats across the wider area.
- 3.4 Holbury Consultancy have been monitoring wintering bird populations in the farmland (known as Selsey Farm) under the control of the Langmead Group between Pagham Harbour and Medmerry annually since 2017/18. This consistent data collection has continued with a wintering bird survey of the site over the winter 2021/22, which is now completed. This work provides an insight as to how waterfowl overwintering in Pagham Harbour SPA and Ramsar use the Selsey Farm as supporting habitat.

#### **Habitat Regulations Assessment (HRA)**

- 3.5 Pagham Harbour SPA receives statutory protection under the Conservation of Habitats and Species 2017 (as amended), (the 'Habitats Regulations'). The Habitats Regulations afford a high level of protection to sites supporting habitats or rare species (other than birds) considered scarce or vulnerable at a European community level (SACs) and areas that hold significant populations of certain bird species.
- 3.6 Any allocations within 3.5km of Pagham Harbour will need to avoid and mitigate potential impacts on the SPA and Ramsar site, as well as Medmerry. It is likely that this will be through contribution to the JMS but in agreement with Natural England, could also be through provision of its own bespoke mitigation measures, or through both acting together. Habitats Regulations Assessment (HRA) will be relevant to the local plan process as well as an eventual planning application.

#### **Mitigation**



- 3.7 The site promoter can provide mitigation in two ways firstly through financial contributions towards established mitigation projects and secondly through physical works secured through s106 and Habitat and Environmental Management Plan (HEMP).

### **Contributions**

- 3.8 Chichester and Arun Districts have set up a tariff to mitigate recreational pressures arising from new development acting in combination to generate adverse effects on Pagham Harbour SPA & Ramsar sites<sup>1</sup>. Wardening will be delivered by the RSPB as site managers, with education and monitoring activities bought in from Bird Aware.

### **Physical works and HEMP**

- 3.9 The advantage of the wide ownership by the site promoter is that this gives significant scope that could not be secured by others. The Langmead Group control and farm most of the undeveloped land between Pagham Harbour and Medmerry. Farming practice, access arrangements and landscape and mitigation enhancements are all within the direct control of the site promoter. This has significant advantages in resolving an ecologically sensitive and appropriate solution to prevent recreational disturbance of the important intertidal and coastal habitats.

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<sup>1</sup> 2021, Chichester District Council. Recreational Disturbance of Birds in Special Protection Areas (SPAs). Guidance for planning in the Chichester Local Plan area.

## 4. Landscape and Visual Impact

- 4.1 A landscape and visual impact assessment prepared by Indigo landscape architects has been submitted in support of this site promotion.
- 4.2 The report describes the assessment in line with accepted guidance; the specialists have applied this methodology to the proposals on the allocation site. The assessment has:
- Identified the significant existing landscape features and landscape quality both of the application site and the surrounding study area.
  - Identified the significant existing views of the site and the overall sensitivity to change.
  - Assessed the likely landscape and visual effects of the proposal taking into account any mitigation proposed and changed over time how that might occur from that mitigation.
- 4.3 Assessment has been carried out in accordance with the guidelines for landscape and visual impact, third edition (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment and which came into force on 17 April 2013.

### Effects on Visual Amenity

- 4.4 Detailed descriptions of the assessments for each representative viewpoint and annotated viewpoint photographs are provided within the assessment.

### Landscape Character

- 4.5 The detailed assessment has concluded that the proposals would cause very slight damage to overall Landscape Character in that they would cause very minor loss or alteration to key components of the baseline landscape and would therefore create a landscape whose character:
- Largely matches the layout, mix, scale and appearance of the existing landscape;
  - Introduces components not considered uncharacteristic of the surrounding landscape;
  - Largely maintains existing landscape quality and character; and
  - Largely maintains existing sense of place.
- 4.6 The majority of the key components of the receiving landscape would experience neutral effects, and although there would be a change to the Land Use on the Site itself, and minor effects on Landform / Topography, Settlement Pattern, Lighting, Openness / Enclosure, and Tranquillity, the effects of these would be very localised and there would be medium to long term enhancements to vegetative cover and slightly beneficial effects on Undesignated Heritage Assets created by the reflection of the canal feature within the Site.
- 4.7 Overall whilst the scheme would involve new built form on the Site, it would reflect that of the adjacent settlement. Effects locally to the Site would be limited, and effects on wider landscape character would also be limited.

- 4.8 Effects on wider landscape character would be small, the character of the Site would reflect that of the adjacent built-up area, and the proposed sports pitches would provide beneficial effects in terms of local community spaces
- 4.9 The conclusion is that assuming that the development is brought forward broadly as set out in this report, it is judged that the effects of the effect of a development of this nature on **Overall Landscape Character** would be **localised, limited** and **acceptable**.

#### **Visual Effects**

- 4.10 Whilst adverse effects would exist the Zone of Visual Influence of the proposals is restricted to two areas of the surrounding landscape located within approximately 2.5km of the Site, and within these areas there are only a limited number of locations in the public domain (roads, Public Rights of Way etc.) from where the proposals would be seen.
- 4.11 Where views are possible, these would largely be seen in the context of the existing urban edge (and many would screen the somewhat incongruous Natures Way Foods packhouses), and the majority would be mitigated by the proposed planting within and along the Site boundaries in the medium to long term

## 5. FRA and Drainage

- 5.1 An outline flood risk assessment has been undertaken for the development site by Campbell Reith. This has informed the flooding mitigation design and drainage strategy.
- 5.2 As part of the Local Plan the site should form part of a Sequential Test (if required) undertaken by the Local Planning Authority (LPA) and supported by an updated Strategic Flood Risk Assessment (SFRA).
- 5.3 The site area is an approximately rectangular-shaped parcel of undeveloped, agricultural land which comprises hedgerow boundaries. The north and eastern sections of the Site are bound by Chichester Road. The southern boundary comprises of a section of residential development. To the west of the site boundary lies further agricultural fields.
- 5.4 There is an ordinary watercourse that flows from north to south along the site's western boundary. Adjacent to the south-western corner of the site the watercourse turns western wards and flows away from the site towards Broad Rife. This watercourse is to be retained and enhanced where possible.
- 5.5 The site is located fully within the extents of Flood Zone 1 and is therefore considered at low risk of fluvial flooding. Climate change considerations does not change the status of the flood risk for this site. The site is considered to be at low risk of all other sources of flooding.
- 5.6 Small areas of low risk of surface water flooding have been identified onsite. These areas are likely localised low spots in the site's topography and as such the overall risk of surface water flooding to the site is considered low.
- 5.7 Groundwater monitoring is being undertaken, which could be used to inform future detail design. Where there is a risk for shallow groundwater flood risk, development should be steered away.
- 5.8 Future development will increase the impermeable area and therefore will increase the surface water runoff volume from the site. To minimise the risk of flooding to and from the development a robust surface water drainage strategy incorporating sustainable drainage systems (SuDS) should be considered to manage and mitigate any surface water runoff and volume generated from the proposed development.
- 5.9 Discharging to the existing watercourse is considered most suitable method of surface water disposal for this site, in accordance with the SuDS hierarchy.
- 5.10 Based upon the information available at the time of preparing this report, Campbell Reith consider the site suitable for residential development, in accordance with National Planning Policy Framework.

## 6. Transport Interim Assessment

- 6.1 Pre-application scoping with West Sussex County Council (The Highway Authority) this confirmed the following.
- 6.2 Agreement that day to day services are within a 1.6km (1 mile) walking distance and well within cycling distance of the site, that there would be benefit in providing routes and improvements to northbound bus stops in particular.
- 6.3 WSCC preference is for primary access to make use of either an improved access onto the B2145 Manor Road Roundabout or alternately a new access sited onto the B2145 on the site's eastern frontage.
- 6.4 WSCC agreed that the trip rates used in the testing represent a 'worst case' (and are therefore robust). The B2145 Manor Road Roundabout shows that all arms would operate within capacity with minimal queues or delays in a future year with the proposed development as envisaged by the promoter.
- 6.5 There are a range of higher order facilities within both walking and cycling distance of the site. This is exemplified by that fact that the vast majority of the town of Selsey is within 2km of the site. These facilities that are within easy walking distance include food shops, schools, medical facilities and leisure opportunities
- 6.6 The proposed site access arrangement drawings show that the development can deliver accesses which are safe and suitable for all users with footway and cycleway access to the B2145 footway and the ability to safely cross the B2145 in the vicinity of the B2145/Manor Rd roundabout.
- 6.7 Moreover, the new footway and cycle links being proposed with crossing provision will both act to help ensure that travel by sustainable modes is maximised in accordance with the requirements of the National Planning Policy Framework.
- 6.8 The inclusion of development traffic from the potential development of up to 275 dwellings on this site would sufficiently account for any future growth to the end of Local Plan that would occur within Selsey. As such and to avoid likely 'double counting' no traffic growth has adjusted to account for the reduction of 275 units from the forecasted growth projections. WSCC have indicated their broad acceptance of this stance for this stage of the process.

- 6.9 The two-way peak hour flow along the affected section of the A27 is in the region of 3,500 movements, the development proposals would result in a less than 2% change in traffic flows in a robust worst case scenario. This is within daily variations in traffic flows. National Highways are currently consulting on and have secured developer contributions towards significant improvements along the A27 corridor.
- 6.10 Both locally and on the A27 the proposed development is not considered to result in a 'Severe' highway impact on the operation of the local highway

## **7. Site Suitability, Effective use of Land and Design Approach**

- 7.1 The site is appropriate for residential development as confirmed in the recent HEELA, it is well related to existing development, it can be successfully integrated into the landscape, and it does not raise any issues of amenity in respect of the living conditions of the new residents.
- 7.2 Selsey is the second largest settlement within Chichester District after Chichester. In the settlement hierarchy Selsey is considered a settlement hub. The benefit of Selsey is as a self-contained settlement that has high order facilities, including a secondary school, a leisure centre and food supermarket and other shopping and forms a sustainable settlement suitable for future growth.
- 7.3 Since the previous Local Plan working patterns have changed significantly as a result of the shift following the Covid-19 pandemic. The slightly remote and limited vehicular access along the B2145 is now less problematic given the changing patterns of work with increased digitisation.
- 7.4 The strength of this proposal is that it is very well located and designed to minimise the need to travel and with easy access to frequent public transport services to Chichester and Bognor.
- 7.5 The proposal is designed as a walking neighbourhood with facilities to serve the new community easily accessible on foot including the Supermarket and Schools. The new multifunctional greenspace and playing pitches will be walkable for the new community and the existing residents of north of Selsey.

### **Affordable housing**

- 7.6 The application will deliver at least 83 units of affordable housing. The office for national statistics affordability dataset (March 2020) demonstrates that Chichester district is the 16<sup>th</sup> least affordable local authority outside London. Affordable need is acute within the District and the proposal will allow the most effective use of this site.

### **Heritage and Design**

- 7.7 The built heritage assessment considers the overall heritage impact in terms of NPPF paragraph 202 and concludes that there would be a less than substantial harm in relation to heritage assets. The public benefits of bringing forward significant housing supply including significant affordable housing units has significant public benefit that outweighs the less than substantial harm.

### **Multifunctional Greenspace**

- 7.8 The promoter's proposal is looking to secure the supporting multifunctional greenspace off the built development site so that this makes the most efficient and sustainable solution for the extension of Selsey. Rather than have green space that serves one purpose, the proposal is that surface water attenuation can be combined with biodiversity net gain proposals.

- 7.9 The scale of development triggers the need for playing pitches as part of open space provision, Selsey has limited sports pitches, so this provides a resource that goes beyond the benefit of the new residents. This will sit well alongside the BNG and SUDs attenuation to provide a meaningful GI buffer to the west of the Site.
- 7.10 This off-site GI mitigation is all within the land control of the promoter and the ability to fully masterplan this sustainable urban extension of Selsey comprehensively.



## 8. Conclusion

- 8.1 The allocation of the Site AL12, West of Park Farm at Selsey is consistent with the National Planning Policy Framework and represents a sound allocation capable of forming a strategic allocation for the Chichester Local Plan Review.
- 8.2 The allocation is **positively prepared** - This site allocation is based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, and consistent with achieving sustainable development
- 8.3 The allocation of AL12 **is justified** - The allocation in the Plan is the most appropriate strategy when considered against reasonable alternatives, based on a proportionate, robust and credible evidence base. There is no alternative site that could serve Selsey.
- 8.4 The allocation of AL12 is **effective** - The site will be deliverable over the plan period and can achieve sound infrastructure delivery planning and does not not infringe on regulatory or national planning barriers (especially the particularly sensitive ecological constraints). It is a flexible allocation to changing circumstances over the life of the plan as it is not constrained by past uses, physical limitations and enjoys the supporting multifunctional greenspace relationship.
- 8.5 The allocation of the Site is **consistent with national policy** - The allocation in the Plan is consistent with national policy. In particular the need to locate development in sustainable locations, make effective use of land (especially greenfield sites), secure protection of the important ecological sites through effective mitigation and creating opportunities for biodiversity net gain, the development and use of multifunctional green space to allow well designed and walkable neighbourhoods.

### Conclusion

- 8.6 This sensitive and well researched and evidenced proposal lends itself for inclusion in the Local Plan as an 11ha development site with a supporting 5.5ha multifunctional greenspace to make the most effective use of a greenfield site and provide a deliverable and well-designed sustainable extension to Selsey.