

Appendix G

Landscape Strategy Plan (CSA/2134/133/E)

Appendix H

Relevant Local Planning Policy

Table 1. Summary of local planning policy relating to ecology

Policy	Summary
Adur District Council Planning Policy	
Adur Local Plan 2017¹ (Adopted December 2017)	
Policy 6: Land at West Sompting	Land at West Sompting (as shown on the Policies Map) will be allocated for residential development comprising: • A minimum of 480 dwellings at West Sompting, of which 30% of the total are to be affordable homes to provide a mix of types and tenures in accordance with identified needs. • Provision or funding of mitigation for off-site traffic impacts on the Strategic Road Network and local roads through a package of measures including improvements to the A27/ A2025 Grinstead Lane junction, A27 Sompting Bypass/ Upper Brighton Road (Lyons Farm junction), A27/Dankton Lane junction and enhancement of the traffic calming scheme in West Street. • Provision of sustainable transport infrastructure including improved public transport. • Working with Worthing Borough Council and West Sussex County Council, a public right of way will be delivered to provide a link to Worthing across the Local Green Gap. • A package of site-specific travel behaviour initiatives to encourage sustainable modes of transport. (This should include travel behaviour initiatives such as residential travel plans). • Footpath improvements along West Street. • Provision for a community facility. • A financial contribution towards the provision of education facilities. Developers will need to work with Adur District Council and West Sussex County Council to ensure that surface water and ground water flooding are adequately mitigated without worsening flood risk elsewhere. Opportunities to reduce flood risk elsewhere should be taken. This issue should be addressed in detail by a Flood Risk Assessment at the planning application stage. As part of a Landscape Strategy/Green Infrastructure Strategy for this site, the following are to be delivered: • A nature conservation area north of the existing Cokeham Reedbed and Ditches LWS (as shown on the Policies Map); • A community growing space/ orchard; • A landscaped buffer alongside the western boundary of the development; • Open space and recreation areas (to include children's play areas located within the development) in accordance with Council standards; and • Provision of playing pitches to help meet Adur's specific playing pitch needs. The development must safeguard, enhance, and seek the extension of the Cokeham Reedbed and Ditches Local Wildlife Site. A number of assessments will also be required at the planning application stage. These will include: • A desk-based assessment and, where necessary, a field evaluation of archaeological assets which should be undertaken before determination of any application. Reference should be made to the West Sussex Historic Environment Records; and

¹ <https://www.adur-worthing.gov.uk/adur-local-plan/>

	• A site wide landscape and ecological management plan that is informed by up to date ecological information to be produced and implemented to the satisfaction of the local planning authority to ensure the long-term maintenance of retained and newly created onsite habitats. Appropriate mitigation of any issues raised through these assessments is to be secured. The development of this site, the location and layout of built development, green infrastructure and other landscaping is to be based on the following principles and site-specific requirements: • Development must respect the landscape of the surrounding countryside and South Downs National Park, and the historic character of Sompting Conservation Area. • Affordable housing is to be distributed throughout the whole development site. • The development is to be connected to sewerage and water distribution networks at the nearest points of adequate capacity, as agreed with Southern Water. This site will require new and improved water mains. The existing sewerage infrastructure present on and crossing the site must be protected, and future access secured for operational, maintenance and upsizing purposes. The elements identified above, and any other infrastructure requirements are to be secured through CIL/s106/planning conditions as appropriate.
Policy 10: Sompting	Sompting village will not be expanded or intensified due to its linear and historic character, and countryside location within the Local Green Gap. Improvements to West Street and/or the A27 and wider transport network to reduce through-traffic in Sompting village will be sought; these should respect the character of the conservation area.
Policy 30: Green Infrastructure	• Green infrastructure will be protected and enhanced and access to it improved where necessary and appropriate. When considering green infrastructure provision, the ecological characteristics of the area will be taken into account in order to maximise the biodiversity benefits. • Developments will be required to incorporate elements of green infrastructure into their overall design, and/or enhance the quality of existing Green Infrastructure as appropriate. • The Council will work with relevant partners and developers to facilitate the creation of an integrated network of green infrastructure within and beyond Adur. A Green Infrastructure Strategy will be produced by the Council and developments will be expected to comply with this document. All new major developments will need to demonstrate how they will contribute to the implementation of the Green Infrastructure Strategy both at site level and with regard to the wider green infrastructure network. • The planting of trees will be supported and encouraged and Tree Preservation Orders will be made to ensure that healthy locally important trees that make a positive contribution to the street scene are protected.
Policy 31: Biodiversity	• All development should ensure the protection, conservation, and where possible, enhancement of biodiversity, including nationally and locally designated sites, Biodiversity Opportunity Areas (BOAs), marine habitats and other Biodiversity Action Plan (BAP) habitat areas, wildlife corridors, and protected and priority species. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts), then such harm should be adequately mitigated.

	• Where it cannot be adequately mitigated then such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. • Nationally designated sites: Proposed developments which would adversely affect a Site of Special Scientific Interest (SSSIs) (individually or cumulatively) will not normally be permitted. Exceptions will only be made where the benefits of the development on the particular site clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts. • Local Designations: Proposals for development in, or likely to have an adverse effect (directly or indirectly) on a Local Nature Reserve, Local Wildlife Sites (including ancient woodlands or wildlife corridors) or Regionally Important Geological/Geomorphological Site will not be permitted unless it can be demonstrated that reasons for the proposal outweigh the need to safeguard the nature conservation value of the site/feature. • Where appropriate, the Authority will use planning conditions or obligations to provide appropriate enhancement and site management measures, and where impacts are unavoidable, mitigation or compensatory measures. • Where relevant, new development adjacent to the Adur Estuary or the coast will have to demonstrate how it is addressing the issue of coastal squeeze.
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