

# Rampion 2 Wind Farm

## Category 5: Reports

### Planning Statement (tracked)

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# Executive Summary

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## Overview

This Planning Statement (Document Reference: 5.7) has been prepared to accompany an application by Rampion Extension Development Limited (hereafter 'RED') (the Applicant) for a Development Consent Order (DCO) under Section 37 of the Planning Act 2008 for a new offshore windfarm 'Rampion 2' (the Proposed Development) comprising up to 90 offshore wind turbine generators. The Proposed Development is adjacent to the Rampion Offshore Windfarm (Rampion 1) in the English Channel, 13km to 25km off the Sussex coast. The Proposed Development also includes offshore and onshore electricity transmission infrastructure, including a new onshore substation that will connect to the existing National Grid substation at Bolney, Mid Sussex.

The Planning Statement has been prepared to support the DCO Application and demonstrates the suitability of the Proposed Development in planning terms. The Planning Statement sets out:

- an overview of the Proposed Development;
- the relevant legislative and policy context;
- an assessment against the relevant planning policies with the focus on the National Policy Statements (NPS); and
- an overall planning balance and conclusion.

## Summary of accordence with planning policy

The Planning Act 2008 Section 104(2) requires that the Secretary of State decide applications for development consent in accordance with the relevant NPS unless one of the exceptions at Section 104(4) to (8) apply. The relevant energy NPS in respect of the Proposed Development are:

- Overarching NPS for Energy (EN-1) (DECC, 2011a);
- NPS for Renewable Energy Infrastructure (EN-3) (DECC, 2011b); and
- NPS for Electricity Networks Infrastructure (EN-5) (DECC, 2011c).

In March 2023 the Department for Energy Security & Net Zero (DESNZ) published revised draft NPS including EN-1, EN-3, and EN-5 (DESNZ, 2023a; 2023b; 2023c). [The revised suite of NPSs were subsequently designated by Parliament in January 2024, following the submission of the DCO Application. Under transitional arrangements the 2011 NPSs still have effect and are the NPSs against which the Proposed Development is to be determined.](#)

[The revised NPS are considered to be important and relevant to the determination of the present DCO Application. NPS EN-1 and EN-3 include the identification of nationally significant offshore wind infrastructure \(and supporting onshore and offshore network infrastructure\) as a critical national priority \(CNP\) for which there is an urgent need that, in](#)

[general, outweighs any other residual impacts not capable of being addressed by application of the mitigation hierarchy.](#)

[This Planning Statement retains references to the draft revised NPS throughout. It should be read in conjunction with the Applicant's Statement on the Implications of the 2023 National Policy Statements \(Document reference: 8.29; Examination reference: REP1-031\) which comprises a comparison of significant changes between the draft NPSs of March 2023, and referred to in the DCO Application, against the NPS as subsequently designated by Parliament in January 2024 submitted in response to the Examining Authority's \(ExA\) request at point 8, Annex D of the Rule 6 letter \[PD-006\]; and in conjunction with the Final National Policy Statement Tracker \(Document reference: 8.38; Examination reference: REP2-015, updated for Deadline 6\) which sets out the accordance of the Proposed Development with both the 2011 and 2024 \(as designated\) versions of EN-1 and EN-3 submitted in response to the Examining Authority's \(ExA\) request at point 6, Annex B of the Rule 8 letter \[PD-007\].](#)

A detailed assessment of the Proposed Development against the NPS and draft NPS is set out in **Section 4** of this Planning Statement and is informed by the findings of the Environmental Statement (ES), which sets out an assessment of the likely significant environmental effects of the Proposed Development. This Planning Statement demonstrates that the Proposed Development accords with the relevant planning policy provisions of NPS EN-1, NPS EN-3 and NPS EN-5 and the revised draft NPS and is acceptable in land use and planning terms.

An assessment of the benefits of the Proposed Development, including the significant renewable energy generation from offshore wind infrastructure that is defined as a CNP in the draft NPS, and the adverse environmental effects, as assessed in the accompanying ES, has been undertaken in this Planning Statement. Overall, the Proposed Development is considered to accord with the relevant NPS and revised draft NPS. It is considered that the planning balance is firmly in favour of the Proposed Development.



# 1. Introduction

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## 1.1 Overview

- 1.1.1 This Planning Statement has been prepared to accompany an application by Rampion Extension Development Limited (hereafter 'RED') (the Applicant) for a Development Consent Order (DCO) under Section 37 of the Planning Act 2008 for a new offshore windfarm 'Rampion 2' (the Proposed Development) comprising up to 90 offshore wind turbine generators (WTG). The Proposed Development is adjacent to the Rampion Offshore Windfarm (referred to as 'Rampion 1') in the English Channel, 13km to 25km off the Sussex coast. The Proposed Development also includes offshore and onshore electricity transmission infrastructure, including a new onshore substation that will connect to the existing National Grid substation at Bolney, Mid Sussex.
- 1.1.2 As the Proposed Development will have a capacity greater than 100MW it is defined as a Nationally Significant Infrastructure Project (NSIP) under Section 15(3) of the Planning Act 2008. It, therefore, requires an application for a DCO to be submitted to the Planning Inspectorate under the Planning Act 2008. The Planning Inspectorate will examine the application for the Proposed Development and make a recommendation to the Secretary of State (SoS) for the Department for Energy Security & Net Zero (DESNZ) to grant or refuse consent. On receipt of the report and recommendation from the Planning Inspectorate, the SoS will then make the final decision on whether to grant the DCO.
- 1.1.3 At Section 104(2), the Planning Act 2008 requires that, in deciding applications for development consent, the Secretary State has regard to the relevant National Policy Statements (NPS); Section 104(3) states that the SoS must decide such applications in accordance with any relevant NPS unless the exceptions at Section 104(4) to (8) apply. The relevant energy NPSs in respect of the Proposed Development are:
- Overarching NPS for Energy (EN-1) (Department of Energy and Climate Change (DECC), 2011a);
  - NPS for Renewable Energy Infrastructure (EN-3) (DECC, 2011b); and
  - NPS for Electricity Networks Infrastructure (EN-5) (DECC, 2011c).
- 1.1.4 The purpose of this Planning Statement is to consider the compliance of the Proposed Development as a whole with the relevant NPS. This statement demonstrates that the Proposed Development accords with the relevant planning policy tests and is acceptable in land use and planning terms.
- [1.1.5](#) As part of the Government's review of the suite of energy NPSs, the Department for Business, Energy & Industrial Strategy (BEIS) published draft NPSs, including EN-1 (BEIS, 2021a), EN-3 (BEIS, 2021b) and EN-5 (BEIS, 2021c), that were the subject of consultation between September and November 2021. In March 2023 the Department for Energy Security & Net Zero (DESNZ) published revised draft

NPSs including EN-1 (DESNZ, 2023a), EN-3 (DESNZ, 2023b), and EN-5 (DESNZ, 2023c) (see **Section 3** for further detail).

[1.1.6](#) The revised suite of NPSs were designated by Parliament in January 2024, following the submission of the DCO Application. Under transitional arrangements set out in paragraph 1.6.2 of the 2024 revised NPS EN-1, the 2011 NPSs still have effect and are the NPSs against which the Proposed Development is to be judged. The Applicant considers that the revised NPS are important and relevant to the determination of the present DCO Application, although the extent to which they are relevant is a matter for Secretary of State (Revised 2024 NPS EN-1, paragraph 1.6.3).

[1.1.7](#) This Planning Statement retains references to the draft revised NPS throughout. It should be read in conjunction with the Applicant's Statement on the Implications of the 2023 National Policy Statements (Document reference: 8.29; Examination reference: **REP1-031**) which comprises a comparison of significant changes between the draft NPSs of March 2023, and referred to in the DCO Application, against the NPS as subsequently designated by Parliament in January 2024 submitted in response to the Examining Authority's (ExA) request at point 8, Annex D of the Rule 6 letter **[PD-006]**; and in conjunction with the Final National Policy Statement Tracker (Document reference: 8.38; Examination reference: **REP2-015**, updated for Deadline 6) which sets out the accordence of the Proposed Development with both the 2011 and 2024 (as designated) versions of EN-1 and EN-3 submitted in response to the Examining Authority's (ExA) request at point 6, Annex B of the Rule 8 letter **[PD-007]**.

[1.4.51.1.8](#) Section 104(2) of the Planning Act 2008 additionally requires the SoS to have regard to:

- the appropriate marine policy documents;
- any local impact report submitted by a local authority;
- any matters prescribed in relation to the development of the description to which the application relates; and
- any other matters which he or she thinks are both important and relevant to their decision (such as other national or local planning policy).

[1.4.61.1.9](#) This Planning Statement has been prepared in compliance with the requirements of Regulation 5(2)(q) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended) (the APFP Regulations) and in accordance with the Department for Communities and Local Government guidance Planning Act 2008: Application Form Guidance (DCLG, 2013) and the Planning Inspectorate Advice Note 6 (Version 11) on the Preparation and submission of application documents (Planning Inspectorate, 2022).

[1.4.71.1.10](#) Whilst the APFP Regulations do not specifically require a Planning Statement to accompany an application for development consent, RED will assist the Planning Inspectorate in their examination of the application and the SoS in their determination of the application if relevant policies are brought together in one statement. The Planning Statement also seeks to assist the Examining Authority and the SoS in applying the provisions of the Planning Act 2008.

[4.1.81.1.11](#) This Planning Statement addresses the planning issues raised by the Proposed Development and considers project-wide factors within its scope. It describes the planning policy context for the Proposed Development and reviews the planning matters raised by the Proposed Development in light of NPS EN-1, EN-3 and EN-5. Given the importance and relevance of the draft NPS (DESNZ, 2023a: paragraph 1.6.3) the matters raised in light of the changes to national policy in the draft NPS are also considered. The Planning Statement also draws upon the conclusions of many of the application documents and considers them against relevant planning policy considerations and should therefore be read alongside these documents. Key application documents are referenced within the Planning Statement.

## 1.2 The Applicant

- 1.2.1 RED is a joint venture between RWE Renewables UK Limited (RWE) and a consortium of Macquarie and Enbridge with RWE being the majority shareholder and Development Service Provider for the joint venture.
- 1.2.2 RWE is an international company with interests in power generation, trading, and supply. Key markets include the UK, Europe, North America, Asia, and Oceania. In 2019, RWE acquired the original development company and major shareholder in Rampion 1, E.ON Climate & Renewables. RWE currently owns interests in nine operational offshore wind farms in the UK in English, Welsh and Scottish Waters and is currently constructing a further two offshore wind farms in the North Sea.
- 1.2.3 The Macquarie consortium includes Macquarie European Infrastructure Fund 5, the Green Investment Group and Universities Superannuation Scheme (USS) pension fund.
- 1.2.4 Enbridge, also a shareholder in Rampion 1, is a Canadian energy infrastructure company with core businesses including oil and gas transmission distribution and storage in North America, as well as investments in the renewable energy sector in North America and Europe.

## 1.3 Overview of the Proposed Development

- 1.3.1 The Proposed Development includes the following principal components as set out in [Chapter 4: The Proposed Development, Volume 2](#) of the ES (Document Reference 6.2.4):
- Up to 90 offshore wind turbine generators (WTGs), associated foundations and inter-array cables;
  - up to three offshore substations;
  - up to four offshore export cables, each in its own trench; and
  - up to two offshore interconnector export cables between the offshore substations.

The key onshore elements of the Proposed Development will be as follows:

- a single landfall site using Horizontal Directional Drilling (HDD) installation techniques;

- buried onshore cables in a single corridor approximately 38.8km in length;
- a new onshore substation that will connect to the existing National Grid Bolney substation, Mid Sussex, via buried onshore cables and extension works for this existing facility; and
- extension at the existing National Grid Bolney substation of up to 0.63ha comprising electrical components and equipment necessary to connect the electricity generated by the Proposed Development to the existing National Grid network.

1.3.2 The offshore export cable will be High Voltage Alternating Current (HVAC), with a voltage of up to 275kV. Both High Voltage Direct Current (HVDC) and HVAC with a voltage of 400kV, were considered during the design process (as set out in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference 6.2.3)).

1.3.3 The Proposed Development is described in more detail in **Section 2** of this Planning Statement and **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference 6.2.4).

## 1.4 The application for development consent

1.4.1 The Planning Act 2008 provides a system for obtaining development consent for NSIPs in England and Wales. Section 31 of the Planning Act 2008 establishes that consent is required for development that is, or forms part of, an NSIP and therefore a DCO application must be made to the SoS for the Proposed Development, pursuant to Section 37 of the Planning Act 2008. Development consent is granted in the form of a DCO and may include a range of consents and powers. The draft DCO would, if confirmed, grant development consent for the 'authorised development' as defined in the draft DCO submitted with the DCO Application.

1.4.2 The draft DCO contains, insofar as possible, all consents and powers required to construct, operate and maintain the Proposed Development, including:

- planning approval for the Proposed Development subject to the Requirements specified within the draft DCO;
- approval for Deemed Marine Licences (DML) under Part 4 of the Marine and Coastal Access Act 2009 (MCAA 2009) subject to the Conditions therein;
- provisions relating to the discharge of Requirements;
- provisions specifying who may take the benefit of the development consent;
- power to undertake works on and to public highways and provisions relating to the regulation of traffic;
- powers to stop up streets temporarily;
- powers to temporarily stop up and divert public rights of way;
- powers to undertake surveys and investigation on land;
- powers to compulsory acquire land required for the construction, operation and maintenance of the Proposed Development; and

- power to use land temporarily during construction of the Proposed Development.

1.4.3 The **Explanatory Memorandum to the draft Development Consent Order (DCO)** (Document Reference 3.2) that accompanies the **draft Development Consent Order (DCO)** (Document Reference 3.1) provides a fuller description of the powers included within it.

## 1.5 Environmental Impact Assessment

1.5.1 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations 2017) require that an Environmental Impact Assessment (EIA) is carried out for any development listed in Schedule 1 and development listed in Schedule 2 (Schedule 2 development) if it is likely to have significant effects. The Project does not fall within the provisions of Schedule 1 of the EIA Regulations 2017. The Project falls within paragraph 3(b) of Schedule 2, as it comprises “3(i) Installations for the harnessing of wind power for energy production (wind farms)” that is likely to have significant effects.

1.5.2 Accordingly, in line with Regulation 8(1)(b) of the EIA Regulations 2017, RED provided notice that the application for DCO will be accompanied by an **Environmental Statement, Volumes 1-4** (Document References 6.1 to 6.4.29.1) (ES) in July 2020. Therefore, an EIA has been undertaken and an ES, presenting information requirements detailed in Regulation 14(2) and Schedule 4 of the EIA Regulations 2017, is submitted with the DCO application. The ES (**Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference 6.2.4)) recognises that the description of the Proposed Development is indicative and a ‘design envelope’ approach has been adopted which takes into account Planning Inspectorate Advice Note Nine: Rochdale Envelope, July 2018 (Planning Inspectorate, 2018). The provision of a design envelope is intended to identify key design assumptions to enable the environmental assessment to be carried out whilst retaining enough flexibility to accommodate further refinement during detailed design. The ES has informed the planning assessment presented in **Section 4** of this Planning Statement.

## 1.6 The DCO application documents

1.6.1 The DCO application includes a number of documents that have been prepared and submitted to the Planning Inspectorate to ensure compliance with the requirements of Section 37 of the Planning Act 2008, The APFP Regulations 2009 and the EIA Regulations 2017, as well as relevant the Planning Inspectorate guidance, including Planning Inspectorate Advice Note Six (Planning Inspectorate, 2022). The documents include this Planning Statement and the **Environmental Statement, Volumes 1-4** (Document References 6.1 to 6.4.29.1).

1.6.2 The **Guide to the Application** (Document Reference 1.4) provides a comprehensive list of the documentation submitted by the Applicant as part of the DCO application. This Planning Statement draws upon the conclusions of many of the application documents and interprets them against relevant planning policy considerations.

## 1.7 Requirements and conditions

- 1.7.1 Schedule 1 Part 3 of the **draft Development Consent Order (DCO)** (Document Reference 3.1) contains the proposed Requirements, and Schedules 11 and 12 Part 2 contains the draft DML Conditions that would be imposed on the DCO if it were made.
- 1.7.2 The proposed Requirements and Conditions provide a robust framework of control to ensure the Proposed Development is implemented in accordance with the parameters and strategies adopted in designing it.
- 1.7.3 The Requirements and Conditions include a number of elements which will necessitate the submission to and approval by the relevant local planning authority or the Marine Management Organisation prior to relevant stage of works commencing. The Requirements and Conditions identified in the **draft Development Consent Order (DCO)** (Document Reference 3.1) include (but are not limited to):
- maximum parameters for the Proposed Development where applicable e.g., no more than 90 WTGs and maximum heights of the infrastructure at the onshore substation;
  - pre-construction plans and documentation for offshore works e.g., the proposed location for each WTG and supporting management plans (further details described in **Section 2.2**);
  - requirements for detailed design approval of the onshore substation and the National Grid Bolney substation and related works including landscaping and drainage;
  - requirement for the provision of detailed Code of Construction Practice and supporting management plans for onshore works (further details described in **Section 2.2**),
  - provision of details for temporary and permanent accesses, construction traffic management and management of Public Rights of Way (PRoW) for onshore works

## 1.8 Other Consents and Licences

- 1.8.1 In addition to the powers that may be granted to the Applicant via the DCO, a number of additional consents and licences will be required in order to construct and operate the Proposed Development. These are set out in the document **Other Consents and Licences** (Document Reference: 5.4).

## 1.9 Structure of this Planning Statement

- 1.9.1 This Planning Statement is structured as follows:
- **Section 2: Overview of the Proposed Development** – describes the Proposed Development;

- **Section 3: Legislation and policy context** – summarises the legislative and planning policy context including relevant NPS policies (EN-1, EN-3 and EN-5 (DECC, 2011a; DECC, 2011b; DECC, 2011c)) and other national and local policy considerations;
- **Section 4: Planning assessment** – assesses the Proposed Development in terms of the need for, and principle of, the scheme and its compliance with the relevant NPSs as well as other relevant and important national and local policy considerations; and
- **Section 5: Planning balance and conclusion** – presents an assessment of the overall planning balance and the conclusions of the Planning Statement in terms of the Proposed Development’s compliance with planning policy.

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## 2. Overview of the Proposed Development

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### 2.1 Description of the Proposed Development

2.1.1 This section provides a description of the Proposed Development. A full description of the development is provided in **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference: 6.2.4) submitted as part of the DCO Application.

#### Site location

2.1.2 The Proposed Development involves Offshore Array Areas off the coast of West Sussex, southern England, with a landfall site at Climping near Littlehampton and onshore cable corridor which will connect with a new substation at Oakendene 2km east of Cowfold and then to the existing National Grid substation at Bolney. The onshore elements of the Proposed Development fall within the administrative boundaries of the following host authorities:

- Arun District Council;
- Horsham District Council;
- Mid Sussex District Council (MSDC);
- South Downs National Park Authority (SDNPA); and
- West Sussex County Council (WSCC).

2.1.3 The SDNPA is responsible for all decisions on planning applications within the South Downs National Park (SDNP) boundary area. For the parts of the SDNP in the Arun area, the SDNPA is responsible for dealing with applications. Within Horsham District area the District Council has delegated powers for consideration of applications with the SDNP. WSCC is responsible for applications for minerals and waste development and county matters (for example, schools, libraries) within the WSCC boundary.

2.1.4 The location of the Proposed Development is illustrated in the **Location Plan (Offshore)** (Document Reference: 2.10) and **Location Plan (Onshore)** (Document Reference: 2.9). The location of the cable corridor and substation in relation to the local authority boundaries is set out in **Figure 1: The onshore cable corridor in relation to the Local Authority boundaries (Appendix A)**. The onshore cable corridor starts at Climping within the Arun District Council administrative area. At Hammerpot, it crosses the boundary of the SDNPA. West of Washington, the route leaves the SDNPA area before re-entering the SDNPA area immediately to the east of Washington. It then crosses into the Horsham District Council administrative area further east of Washington, to the west of the junction between the A283 and Water Lane. The onshore cable corridor then progresses to the proposed onshore substation at Oakendene 2km east of

Cowfold, which is wholly in the Horsham administrative area. From the proposed substation at Oakendene the onshore cable corridor crosses into the MSDC administrative area immediately west of the existing National Grid Bolney substation.

- 2.1.5 The WTGs will be located within an area adjacent to the south and west of the existing Rampion 1 project site comprising seabed areas extending between 13km and 25km offshore. The location and extent of the offshore infrastructure will be confirmed through the detailed design process but will be located within the proposed DCO Order Limits. The area comprising the WTGs, WTG foundations, offshore substations and associated foundations, and inter-array cables is approximately 196km<sup>2</sup>.
- 2.1.6 The offshore export cable corridor, which will connect the offshore infrastructure to the shore, is approximately 59km<sup>2</sup>. The offshore export cables will come ashore at a landfall site at Climping near Littlehampton.
- 2.1.7 The onshore cable corridor is approximately 38.8km in length and progresses in a north easterly direction from the landfall site at Climping near Littlehampton with underground cabling. The onshore cable corridor traverses the South Downs National Park (SDNP) and connects to the proposed new onshore substation at Oakendene 2km east of Cowfold. The overall built site footprint for the onshore substation is up to 6ha in size, within the onshore substation site boundary. The additional land could be used to provide associated necessary development, such as permanent drainage infrastructure and landscaping. There will also be with a temporary works area of up to 2.5ha. The onshore cable corridor will then connect to the existing National Grid Bolney substation. New infrastructure is required at the existing National Grid Bolney substation to connect the Proposed Development to the National Grid. The proposed extension for the required components and equipment will have a footprint of approximately 0.35ha.
- 2.1.8 The boundaries of the onshore and offshore elements for the Proposed Development have been refined from initial areas of search and selected through the review of engineering and environmental constraints, as well as feedback from consultation with stakeholders. The approach to the selection of the location of the Proposed Development is set out in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3). Further information in respect of the location of the Proposed Development is contained in **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference: 6.2.4).

## Proposed Development – design

- 2.1.9 The principal components of the Proposed Development listed in **Section 1.3** are described in more detail below.

### Offshore wind turbine generators (WTGs)

- 2.1.10 The Proposed Development will have an output in excess of 100MW and comprise of up to 90 WTGs. The WTGs will comprise three turbine blades linked to a horizontal rotor axis and attached to a nacelle which houses a gearbox, generator, and transformer.

- 2.1.11 As WTG technology is continually evolving, it is difficult to definitively predict the generating capacity and size of WTG that will be commercially available at the point of procurement for construction. The ES therefore considers two WTG typologies based on the characteristics of turbine models which are expected to be available at that future stage; described in the ES as a smaller WTG type and larger WTG type. The maximum blade tip height above Lowest Astronomical Tide (LAT) will be 285m for the smaller WTGs and 325m for the larger WTGs. The maximum rotor diameter will be 250m for the smaller WTGs and 295m for the larger WTGs. The size and capacity of the WTGs will be determined post consent during the final project design stage prior to construction.
- 2.1.12 The foundation design for the WTGs will also be determined post consent during the final project design stage prior to construction but will include monopiles, multileg foundations or a combination of both. The decision will be based on the results of geotechnical investigations, existing environmental sensitivities and the final WTG design.
- 2.1.13 Scour protection may also be required around the base of some or all of the WTG foundations to protect these from current and wave action ensuring structural integrity.

## Offshore substations

- 2.1.14 It is anticipated that up to three offshore substations will be constructed as part of the Proposed Development. The substations will transform generated electricity from the WTGs to a higher voltage for transmission to shore via export cables. The substations have a maximum height of 65m above LAT (excluding lightning protection). The height of the lightning protection mast and ancillary structures (e.g., maintenance crane) is expected to be a maximum 115m above LAT. The substations are likely to comprise multiple-tier topside platforms installed on either a monopile or multileg type foundation.

## Array cables

- 2.1.15 Subsea array cables will connect the WTGs to each other in strings, which will subsequently connect to the offshore substations. The array cables will be 33kV or 66kV and the length of cable will be dependent on the distance between the WTG. The total maximum array cable length is 250km. They will be typically buried at a depth of 1m below the seabed surface, but the depth will be confirmed following a cable burial risk assessment and geological assessment. Further information is set out in the [Grid Connection and Cable Statement](#) (Document Reference: 5.5).

## Interconnector export cables

- 2.1.16 Two offshore interconnector export cables may be used to link together the offshore substations in the array area. The cables will have a voltage up to 275kV and a total maximum cable length of 40km.

## Export cables

- 2.1.17 Electricity from the offshore substation(s) will be transmitted via a maximum of four export cables to the transition joint bays located at the landfall at Climping near

Littlehampton. The cables will have a voltage up to 275kV. It is anticipated the cables will be laid in separate trenches.

### Export cable landfall

- 2.1.18 The offshore export cables will come ashore at Climping Beach near Littlehampton. They will be installed in ducts underneath Climping Beach running to a Transition Joint Bay (TJB) in a field beyond the beach.

### Onshore cable corridor

- 2.1.19 The offshore cable corridor will route from the landfall at Climping near Littlehampton to a proposed new onshore substation at Oakendene 2km east of Cowfold, and then to the existing National Grid Bolney substation. The total length of the onshore cable route will be approximately 38.8 km.
- 2.1.20 The cable system (up to 275kV) along the onshore cable route will comprise a maximum of four cable circuits in separate trenches. Each cable circuit will contain three Power Cables (HVACs) and two Fibre Optic Cables (FOCs) bundled together drawn through pre-installed ducts. A maximum of 20 buried cables will therefore run along the length of the onshore cable corridor from the landfall at Climping near Littlehampton through to the new onshore substation.
- 2.1.21 Along the cable routes joint bays will be constructed to enable cable installation and cable jointing. The onshore cables will be required to cross roads, rail, watercourses, footpaths and third-party services.

### Onshore substation

- 2.1.22 A new onshore substation will be located at Oakendene to increase the onshore cable route voltage from 275kV to the 400kV required to connect to the existing National Grid Bolney substation. The overall built site footprint for the onshore substation will be 6ha within the onshore substation site boundary. It will comprise electrical components and equipment necessary to connect the electricity generated by the Proposed Development to the existing network. Some equipment will be placed outdoors, and other equipment will be housed in buildings or enclosures. Up to 2.5ha will be required for temporary works area. A further area of land is required for landscaping, drainage and ecological mitigation, details of which are set in out [Chapter 4: The Proposed Development, Volume 2](#) of the ES (Document Reference: 6.2.4).

### Grid connection export cable

- 2.1.23 An extension to the existing National Grid Bolney substation will be required. The proposed connection comprises a maximum onshore cable corridor of two circuits with a total of six single core 400kV and four Fibre Optic Cables, all placed within a 40m wide corridor and includes the existing National Grid Bolney substation extension works.
- 2.1.24 At this stage, the description of the existing National Grid Bolney substation extension works is indicative and a 'design envelope' approach has been adopted to allow for environmental assessment to be undertaken. Two types of

infrastructure are being considered for installation as part of the extension works: Air Insulated Switchgear (AIS); or Gas Insulated Switchgear (GIS). Only one of the existing National Grid Bolney substation extension options (AIS or GIS) will be required in the final Proposed Development with the final choice of infrastructure and its design will be determined by National Grid Electricity Transmission (NGET). Both extension options would comprise electrical components and equipment necessary to connect the electricity generated by Rampion 2 to the existing National Grid network and require two new bays to be constructed, either with or without a building, and the extension of the existing busbars. The footprint for an AIS substation would be approximately 6,300m<sup>2</sup> (0.63ha) with the infrastructure required for the AIS be situated outdoors in the substation extension area. The footprint for a GIS substation would be approximately 3,500m<sup>2</sup> (0.35ha). The majority of the infrastructure required for the GIS option would be housed internally within a building.

## Proposed Development – construction

### Seabed preparation

- 2.1.25 The seabed will be prepared for the installation of the offshore infrastructure including the WTGs, offshore substations, array and offshore export cables, and interconnectors through boulder clearance and unexploded ordnance (UXO) removal using a pre-lay plough or subsea grab. 500m safety zones will be sought for the installation of the offshore infrastructure. Further information is set out within the [Safety Zone Statement](#) (Document Reference: 5.6).

### WTGs

- 2.1.26 The WTG foundations will be fabricated offsite, stored at a suitable port facility and transported to site by vessels. The foundation installation method will depend on the type of foundation selected.
- 2.1.27 The WTGs will also be transported from a port via an installation vessel or a separate transport vessel. The WTG components will be lifted onto the foundation substructure by a crane situated on the installation vessel.

### Offshore substations

- 2.1.28 The offshore substation foundations will be fabricated offsite, stored at a suitable port facility and transported to site by vessels. The foundation installation method will depend on the type of foundation selected.
- 2.1.29 The majority of the electrical equipment and associated components will be installed into the substation topsides at a fabrication facility onshore. The assembled topsides will be transported from a port or harbour local to the fabrication facility to the Proposed Development array area by vessel. The substation topsides will be lifted off the barge and installed onto its pre-installed foundations using a floating crane vessel. A jack-up vessel may be stationed alongside the substation structure to facilitate commissioning activities.

## Array cables and interconnector export cables

- 2.1.30 The array cables and interconnector export cables will be typically buried at a depth of 1m below the seabed surface, but the depth will be confirmed following a cable burial risk assessment and geological assessment. The cables will be installed by ploughing, trenching, jetting or a combination of these techniques. Further information is set out in the [Grid Connection and Cable Statement](#) (Document Reference: 5.5).

## Export cables

- 2.1.31 It is anticipated the export cables from the offshore substation(s) to the landfall will be laid in up to four separate trenches and installed via either ploughing, jetting, trenching, or post-lay burial techniques. The choice of technique will be dependent on ground conditions along the specific cable routes.
- 2.1.32 Duct extensions may be required to enable the landfall HDD ducts (see [paragraph 2.1.34](#)) to be extended further offshore to facilitate cable installation from an installation vessel situated offshore.
- 2.1.33 The export cables will be typically buried at a target burial depth of 1m to 1.5m below the seabed surface depending on the outcome of the cable burial risk assessment and geological assessment.

## Export cable landfall

- 2.1.34 HDD will be used to install the ducts that will house the export cables underneath Climping Beach, [avoiding Climping Beach Site of Special Scientific Interest \(SSSI\) as a result](#). The offshore export cables will be pulled ashore through these pre-installed HDD ducts from a TJB. In the landfall compound four HDD pits will be dug to allow the HDD equipment to drill. Exit pits are required offshore and will be excavated by a shallow draft barge. Duct extensions may be required to enable the landfall HDD ducts to be extended further offshore to facilitate cable installation from an installation vessel situated offshore. These duct extensions will be of a similar diameter to the HDD ducts and installed in their own trench at a similar depth of cover to the export cables. The duct extensions will be backfilled before the arrival of the cable installation vessel.
- 2.1.35 The HDD drilling will start from the landfall construction compound for approximately 1km to exit below the low water mark. The location of the HDD exit point and therefore the length of the HDD is to be determined following survey, further engineering and offshore vessel considerations.
- 2.1.36 A temporary construction compound will be located behind Climping Beach and a temporary access haul road will be created to facilitate the landfall works.
- 2.1.37 Prior to any construction, survey works, and site clearance will be undertaken, this includes geotechnical, topographical, Unexploded Ordnance (UXO) and environmental surveys. Following the installation of the cables, the site will be reinstated back to its original condition.

## Onshore cable

- 2.1.38 The majority of the onshore cable will be constructed using an open cut method, with trenchless crossings for key crossings including but not limited to major roads, rail and rivers. Further information on trenchless crossings is provided in **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference: 6.2.4), **Outline Construction Method Statement** (Document Reference: 7.23), and **Appendix 4.1: Crossing schedule, Volume 4** of the ES (Document Reference: 6.4.4.1). HDD has been assessed in the ES as this is the likely preferred option based on their reduced complexity and relatively low cost compared to other techniques. The detailed methodology and design of the trenchless crossing will be determined following site investigation and confirmed within stage specific Onshore Construction Method Statements including confirmation that there are no new or materially different environmental effects arising compared to those assessed in the ES. The standard temporary cable construction corridor will be up to 40m wide and consist of the trenches, excavated material and a temporary construction haul road. The construction corridor may require widening beyond the standard width in predetermined locations to allow enough space for access / equipment at crossings and avoidance of obstacles. These areas are reflected in the proposed DCO Order Limits. Temporary access points, temporary construction haul roads, construction compounds and storage areas will be required to facilitate the installation of the onshore cable.

## Onshore substation

- 2.1.39 Construction activities for the onshore substation will include enabling works and construction works. Enabling works will prepare the site ahead of construction and include vegetation clearance, access road construction, installation of drainage systems, installation of a temporary construction compound, delivery of materials, plant, machinery and fuel, and any earthworks necessary for the installation of the substation foundations. Construction works will include:
- installation of perimeter fencing;
  - installation of underground services and onshore substation foundations;
  - construction of the control and switchgear buildings and plant buildings;
  - construction of cable trenches;
  - construction of ducts and pits;
  - construction of the oil containment bund;
  - provision of utility supplies; and
  - landscaping and drainage works.

## Onshore grid connection

- 2.1.40 Construction for the onshore grid connection at the existing National Grid Bolney substation will include enabling works and construction works. Enabling works will prepare the site ahead of construction and include vegetation clearance, access road construction, installation of drainage systems, installation of a temporary

construction compound, and delivery of materials, plant, machinery and fuel. Access to the existing National Grid Bolney substation extension will be required during construction of either option outlined above (AIS or GIS detailed in **paragraphs 2.1.23 - 2.1.24**). Construction works for the AIS and GIS options are described in the steps below and are broadly similar, only steps 6 and 8 differ:

1. establishing a temporary construction compound;
2. building a temporary road from the temporary construction compound to the location of the permanent existing National Grid Bolney substation extension area;
3. potential re-routing of existing services buried close to the existing National Grid Bolney substation, where works are planned;
4. extension of the existing National Grid Bolney substation to NGET standards;
5. erection of new fencing along the newly established perimeter;
6. erection of switchgear bays:
  - ▶ AIS: erection of a two new AIS bays;
  - ▶ GIS: erection of a new steel frame GIS building containing two GIS bays;
7. removal of fencing from existing perimeter;
8. extension of busbars:
  - ▶ AIS: extension of the primary and secondary busbars within the existing National Grid Bolney substation to connect to the two new AIS bays; and
  - ▶ GIS: extension of the primary and secondary busbars within the existing National Grid Bolney substation to connect to the two new GIS bays.

## Proposed Development – decommissioning

### Overview

- 2.1.41 It is anticipated that all structures above the seabed or ground level will be removed. The decommissioning sequence will generally be the reverse of the construction phase whilst it will likely take the same amount of time (up to four years). The Energy Act (2004) requires that a decommissioning plan be submitted to and approved by the SoS for DESNZ. A draft plan will be submitted prior to the construction of the Proposed Development.

### Offshore

#### WTGs

- 2.1.42 It is intended that the entire wind turbine structure is fully removed from site in its main constituent parts of rotor assembly, nacelle and tower before being disassembled fully onshore. The removal of turbine components is likely to be a reversal of the installation process.



- 2.1.43 Where a steel piled solution has been used for WTG foundations, it is unlikely that full pile removal from the seabed will be possible due to the depth of embedment needed to make the structure stable. These will therefore be cut at or below seabed, typically 1m below seabed to avoid having to excavate too far to enable this operation. Once cut from the piles, the foundation structure above the seabed will be removed by a heavy lift vessel and returned to an onshore location for steel recycling.
- 2.1.44 Where a suction bucket solution has been used, it may be possible to reverse the pressure differential in the suction bucket to allow the entire structure to be removed. If this is not possible, then a cutting approach will be utilised similar to that assumed for the steel piled solution.

### *Offshore substation foundations*

- 2.1.45 Though they may be larger, the decommissioning of the offshore substation foundations will essentially follow the same method as for the wind turbine foundations.
- 2.1.46 Where a steel piled solution has been used, it is unlikely that full pile removal from the seabed will be possible due to the depth of embedment needed to make the structure stable. These will therefore be cut at or below seabed, typically 1m below seabed to avoid having to excavate too far to enable this operation. Once cut from the piles, the foundation structure above the seabed will be removed by a heavy lift vessel and returned to an onshore location for steel recycling.
- 2.1.47 Where a suction bucket solution has been used, it may be possible to reverse the pressure differential in the suction bucket to allow the entire structure to be removed. If this is not possible, then a cutting approach will be utilised similar to that assumed for the steel piled solution.

### *Cables*

- 2.1.48 For the purposes of the EIA, it has been assumed that offshore cables will be removed during decommissioning although it is expected that most array and export cables will be left in situ. To remove cables, it is likely that equipment similar to the construction phase will be used.

## Onshore

### *Cable*

- 2.1.49 It is anticipated that onshore cables will be left in-situ with ends cut, sealed and buried. Link boxes will be removed only if it is feasible with minimal environmental disturbance or if their removal is required to return the land to its current agricultural use.

### *Onshore substation*

- 2.1.50 The onshore substation at Oakendene could be used as a substation site after decommissioning of the Proposed Development. If the onshore substation needs to be fully decommissioned the commission works are likely to be the reverse

sequence of the construction phase. Further detail will be provided in the decommissioning plan. An onshore decommissioning plan will be provided within six months of the cessation of commercial operation of the connection works in accordance with the draft DCO Requirements.

- 2.1.51 The extension to the existing National Grid Bolney substation may be used for repowers or new connections after decommissioning of the Proposed Development. Any decommissioning will likely fall under the permitted development rights, as the area will be operational land, but if permitted development rights do not apply, this will be subject to a separate planning application. If it is decommissioned, the bays would be disconnected from the bars, disassembled on site and removed from the site by HGVs for recycling. If GIS bays are used, the steel-frame building would be disassembled onsite, removed from the site by HGV and recycled. The foundation of the GIS building may be broken up and removed for disposal, in which case the ground level would be reinstated as appropriate.

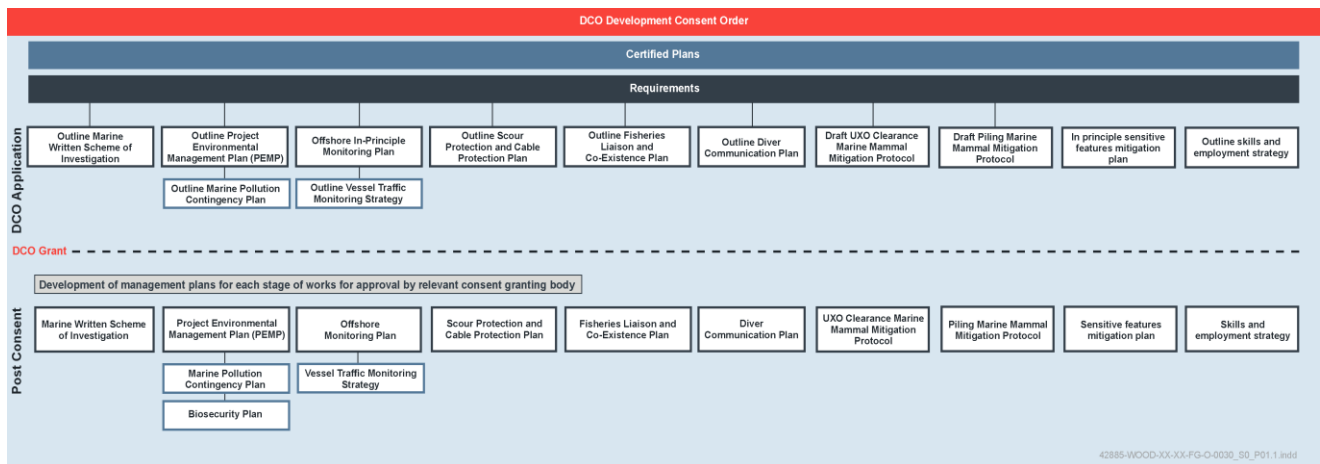
## 2.2 Measures incorporated into the design of the Proposed Development

- 2.2.1 The Proposed Development will take approximately four years to construct and will introduce new permanent features into the landscape. Incorporated into the Proposed Development are embedded environmental measures which include both avoidance, best practice, and design commitments. The environmental measures and their development are described further in [Chapter 5: Approach to EIA, Volume 2](#) of the ES (Document Reference: 6.2.5).
- 2.2.2 For the offshore elements of the Proposed Development this includes maximum parameters for key elements of the scheme as part of the Authorised Development including the numbers of WTGs, offshore substations and interconnector transmission cables and details such as maximum height and spacing of the WTGs in the Requirements.
- 2.2.3 For the onshore elements of the Proposed Development these environmental measures include maximum parameters for the infrastructure of the onshore substation secured in the draft DCO and design principles, secured in the [Design and Access Statement](#) (Document Reference: 5.8) which will inform the detailed design of the onshore substation at Oakendene 2km east of Cowfold and the extension of the existing National Grid Bolney substation.
- 2.2.4 Further information on the embedded environmental measures is described in [Section 4](#) of this [Planning Statement](#). Measures to minimise adverse impacts associated with the four-year construction programme. In addition, RED has sought to identify additional measures where residual significant effects are identified which will help to avoid and minimise negative effects.
- 2.2.5 A [Commitments Register](#) (Document Reference: 7.22) has been submitted with this application which identifies how each embedded environmental measure will be secured i.e., through provisions in the draft DCO or DMLs securing documents such as management plans (which will be agreed with relevant organisations such as local authorities). Embedded environmental measures have been established in collaboration with key stakeholders where possible.

## Construction embedded environmental measures

- 2.2.6 The DCO Application is accompanied by a suite of outline management plans for both the onshore and elements of the Proposed Development. These documents present the approach and application of environmental management and mitigation for the construction of the Proposed Development to be implemented by RED and their appointed contractors.
- 2.2.7 The **Outline Project Environmental Management Plan (PEMP)** (Document Reference: 7.11) provides general offshore environmental management through embedded environmental measures regarding:
- marine pollution contingency including procedures;
  - chemical usage storage and transport;
  - marine biosecurity;
  - waste management and disposal; and
  - measures to reduce disturbance to species.
- 2.2.8 Further offshore management plans include those addressing interactions with other marine users, scour and measures to manage the impact of piling. These are identified in Graphic 2-1 included below.

**Graphic 2-1 Hierarchy of management plans for offshore**

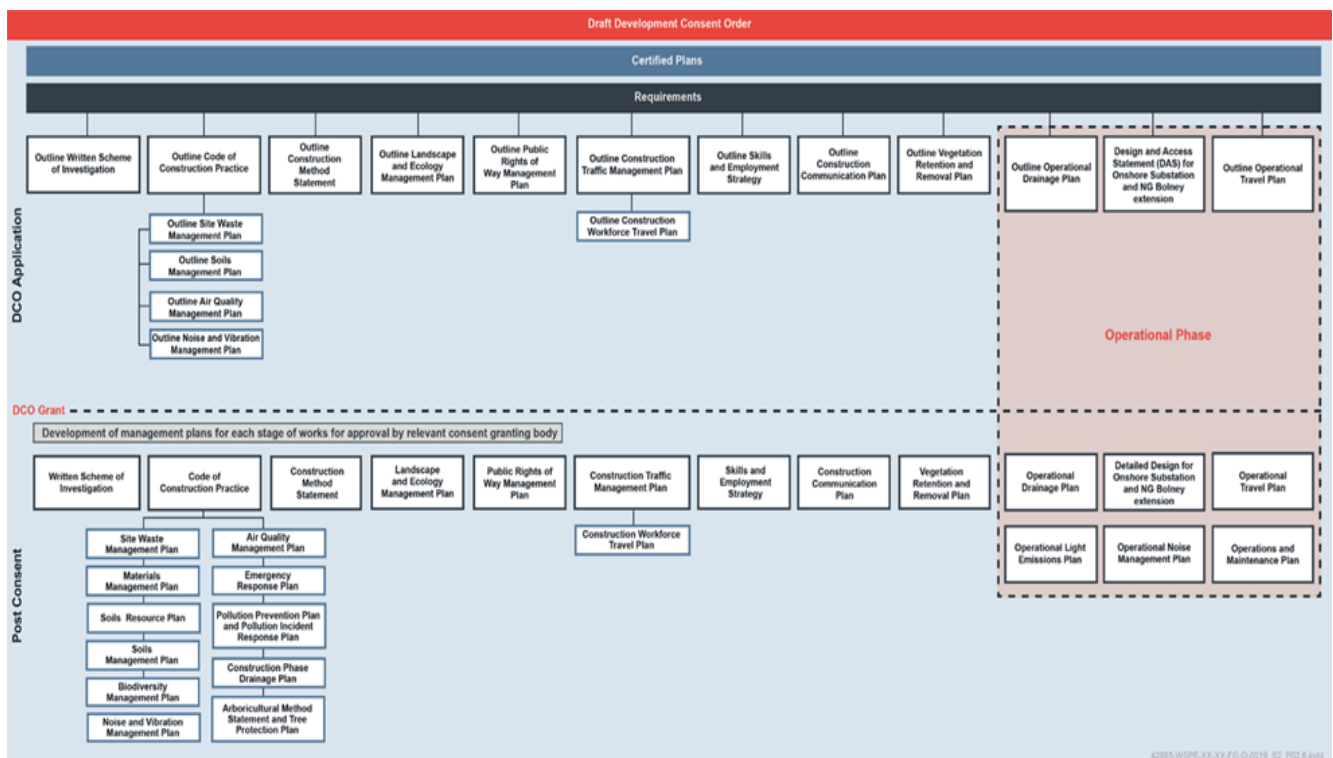


- 2.2.9 The **Outline Code of Construction Practice (CoCP)** (Document Reference: 7.2) aims to ensure that onshore construction activities for the Proposed Development are carried out in accordance with current legislation and good practice for minimising the adverse effects of construction on the environment and the local community.
- 2.2.10 The contractor(s) appointed to implement the Proposed Development will provide a detailed CoCP in accordance with the **Outline CoCP** (Document Reference: 7.2) for the approval of the relevant authority for the stages of the works. The **Outline CoCP** (Document Reference: 7.2) includes embedded environmental measures to control impacts arising from the construction works including:
- site management;

- measures to manage ecological impacts for habitats and species;
- pollution prevention control measures (including the management of noise, dust and water quality issues); and
- waste management and soil storage/management procedures.

2.2.11 The **Outline CoCP** (Document Reference: 7.2) is accompanied by other onshore topic specific management plans, these are identified in Graphic 2-2 included below. These plans are accordance with the outcomes of the ES and are included in response to a series of requirements identified within EN-1 (DECC, 2011a) and EN-5 (DECC, 2011b) and in particular in response to mitigating air quality impacts (EN-1 5.2.1), biodiversity (EN-1 5.3.18), historic environment including archaeology and built heritage (EN-1 5.8.21) and water quality and resources (EN-1 5.15.8 and 5.15.10) (DECC, 2011a). These also include plans to address traffic management and workforce travel during construction and management of Public Rights of Way (PRoW).

**Graphic 2-2 Hierarchy of management plans for onshore**



## 3. Legislation and Policy Context

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### 3.1 Introduction

- 3.1.1 Section 104 of the Planning Act 2008 applies in cases where a NPS has effect; it is therefore applicable to the Proposed Development as NPS EN-1 and NPS EN-3 apply to offshore wind schemes, and NPS EN-5 is relevant to grid connections (DECC, 2011a; 2011b; 2011c). Accordingly, the SoS's decision on the DCO application for the Proposed Development must be made in accordance with NPS EN-1, NPS EN-3 and NPS EN-5, unless one or more of the exceptions set out in Section 104 (subsections 4 to 8) of the Planning Act 2008 apply.
- 3.1.2 In addition to NPS EN-1, NPS EN-3 and NPS EN-5 (DECC 2011a; 2011b; 2011c), the SoS is required to have regard to factors such as any local impact report provided by a relevant local authority, the matters prescribed in The Infrastructure Planning (Decisions) Regulations 2010 (where relevant), and any other matters which he or she considers to be both important and relevant to their decision on the DCO application.
- 3.1.3 These 'other matters' are likely to include legislation, other adopted and emerging national and local planning policy and plans and strategies produced by the UK Government or other bodies, as may be relevant to the Proposed Development.
- 3.1.4 This section of the Planning Statement describes the legislative and policy context for the Proposed Development which has informed the planning assessment in **Section 4**.

### 3.2 Legislative Context

#### Applicable EU Directives Given Effect in UK Domestic Legislation

- 3.2.1 UK environmental legislation is derived from a range of sources (including European Union (EU) directives, regulations and agreements). On 31 December 2020, the UK exited the EU following the expiry of the "transition period", as provided for by the European Union (Withdrawal) Act 2018 (Withdrawal Act 2018). Sections 2-3 of the Withdrawal Act 2018, as amended, provide that direct EU legislation, and EU-derived domestic legislation, continue to have effect in UK domestic law after that date. In summary, the interpretation of any retained EU law is to be the same as it was before that date, insofar as the retained EU law remains unmodified in UK law and regulations have not been made providing otherwise (s.6(3) of the Withdrawal Act 2018).
- 3.2.2 The following Directives, as they have been given effect in UK domestic legislation, (and other international agreements to which the UK is a signatory), are relevant to the Proposed Development:
- Environmental Impact Assessment (EIA) Directive (2011/92/EU) (as amended by EIA Directive 2014/52/EU);

- Habitats Directive (92/43/EEC);
- Water Framework Directive (2000/60/EC);
- Marine Strategy Directive (2008/56/EC);
- Birds Directive (2009/147/EC);
- The Convention on Wetlands of International Importance especially as Waterfowl Habitat (Ramsar Convention) (1971);
- Convention for the Protection of the Marine Environment of the North-East Atlantic (the 'OSPAR Convention') 1992 (as amended);
- The Convention on Biological Diversity 1992; and
- Transboundary Considerations – Espoo Convention (as amended 2004).

## UK Legislation

3.2.3 The following legislation is particularly relevant to climate change and the planning mechanisms for consideration of NSIP applications.

### Climate and energy

#### *Climate Change Act 2008*

3.2.4 The Climate Change Act 2008 (as amended) commits the UK to reduce its net greenhouse gas (GHG) emissions by at least 100% below 1990 levels by 2050 (the 'UK carbon target', often referred to as 'net zero') and requires the Government to establish five-year carbon budgets. The Planning Act 2008 also established an independent expert body, the Climate Change Committee, to advise the Government on the level of emissions targets and report on progress made to reduce emissions.

3.2.5 The Planning Act 2008 sets out reporting requirements in the form of the UK Climate Change Risk Assessment (CCRA) as a mechanism for gathering and presenting evidence to help understand climate change risks to the UK. The Third CCRA was published by the UK Government in January 2022 (UK Government, 2022) and draws from the latest evidence prepared by the Adaptation Committee presented in the Independent Assessment of UK Climate Risk 2021 (Betts and Brown, 2021).

3.2.6 The UK Government sets out how the energy system will be consistent with net zero emissions by 2050 through a shift to a clean energy system in its Energy White Paper: Powering our net zero future (BEIS, 2020a).

#### *The Energy Act 2013*

3.2.7 The Energy Act (2013) outlines the UK's commitment to low carbon energy industry and investment in low carbon electricity generation. The Planning Act 2008 establishes the legislative framework to enable secure, affordable, and low carbon energy. It includes provisions on the following:

- Decarbonisation. It allows the SoS to set a 2030 decarbonisation target range for electricity in secondary legislation; and
- Electricity Market Reform (EMR) which consists of measures aimed at attracting the £110 billion investment needed for the low-carbon transition. It introduces the Contracts for Difference (CfDs), long-term contracts encouraging investment in low carbon electricity generation.

## Planning legislation

### *Planning Act 2008*

- 3.2.8 The Planning Act 2008 establishes the thresholds for development that is, or forms part of, a NSIP and for which development consent is required. Rampion 2 is defined as a NSIP under Section 15(3) of the Planning Act 2008 as the Proposed Development is an offshore generating station and its capacity is more than 100MW. Section 31 of the Planning Act 2008 requires RED to submit an application for development consent for Rampion 2.
- 3.2.9 The Planning Act 2008 was amended through the adoption of the Localism Act 2011, which transferred decision-making responsibilities to the relevant SoS which for Rampion 2 is the SoS for the DESNZ. Under the Localism Act 2011, the Planning Inspectorate is responsible for the NSIP planning process and will examine the Rampion 2 DCO Application and make a recommendation to the SoS to grant or refuse consent. On receipt of the recommendation report from the Planning Inspectorate, the SoS then makes the final decision on whether or not to make the Order granting development consent.
- 3.2.10 The SoS's decision must be in accordance with the relevant designated NPSs, unless one or more of the exceptions set out in Section 104 of the Planning Act 2008 applies.

### *The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009*

- 3.2.11 The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP Regulations 2009) prescribe the procedural requirements for making a DCO application. Amongst other provisions, the APFP Regulations 2009 detail the information that must be submitted with DCO applications (Regulation 5(2)).

### *Infrastructure Planning (Environmental Impact Assessment) Regulations 2017*

- 3.2.12 The Environment Impact Assessment (EIA) Regulations 2017 transpose the provisions of the EIA Directive (2014/52/EU, amending 2011/92/EU). The EIA Regulations 2017 require that the potential effects of a project, where these are likely to have a significant effect on the environment, are taken into account in the decision-making process for that project. The EIA Regulations 2017 indicate the process and requirements for the provision of adequate environmental information to enable the EIA process.

- 3.2.13 As required under the EIA Regulations 2017, the DCO Application for the Proposed Development is accompanied by an ES. **Chapter 5: Approach to the EIA, Volume 2** of the ES (Document Reference: 6.2.5) provides an explanation of how the legislation has been applied throughout the application process.

### Other relevant UK legislation

- 3.2.14 The following national legislation (in addition to that already identified above) is also relevant to the Proposed Development:
- The Environment Act 2021;
  - Marine and Coastal Access Act 2009;
  - Water Environment WFD (England and Wales) (Amendment) (EU Exit) Regulations 2017 – enact WFD Directive;
  - Wildlife and Countryside Act 1981;
  - The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Conservation of Offshore Marine Habitats and Species Regulation 2017;
  - Countryside and Rights of Way Act 2000;
  - Protection of Badgers Act 1992;
  - National Parks and Access to the Countryside Act 1949;
  - The Hedgerow Regulations 1997; and
  - Natural Environment and Rural Communities Act 2006 (NERC).
- 3.2.15 This summary is not exhaustive; the individual environmental aspect chapters of the ES (**Chapters 6: Coastal processes, to Chapter 29: Climate change , Volume 2** of the ES (Document References: 6.2.6 to 6.2.29)) describe the legislation as relevant to the topic under consideration.

## 3.3 National Policy

### Introduction

3.3.1 This section sets out the relevant National Policy Statements (NPS) and how they apply to the determination of the application for the Proposed Development. Whilst a suite of revised NPSs were designated in 2024, under transitional arrangements set out in paragraph 1.6.2 of the revised 2024 NPS EN-1, the 2011 NPSs still have effect and are the NPSs against which the Proposed Development is to be determined. The Applicant considers that the revised NPS are important and relevant to the determination of the present DCO Application, although the extent to which they are relevant is a matter for Secretary of State (Revised 2024 NPS EN-1, paragraph 1.6.3).

3.3.4-3.3.2 The NPSs relevant to the Proposed Development are:

- Overarching NPS for Energy (EN-1) (DECC, 2011a);



- NPS for Renewable Energy Infrastructure (EN-3) (DECC, 2011b); and
- NPS for Electricity Networks Infrastructure (EN-5) (DECC, 2011c).

3.3.3 The NPSs relevant to the Proposed Development were produced by the former Department of Energy and Climate Change (DECC), now DESNZ, and designated in July 2011. They include assessment principles and policy in respect of the consideration of impacts associated with energy infrastructure proposals, including offshore wind schemes.

3.3.4 Section 4 of this Planning Statement presents an assessment of the Proposed Development against the assessment principles and policy contained in NPS EN-1, NPS EN-3 and NPS EN-5 (DECC, 2011a; 2011b; 2011c).

## Implications of the 2023 National Policy Statements

3.3.23.3.5 The UK Government announced a review of the 2011 energy NPSs within the Energy White Paper (BEIS, 2020a). The extant 2011 energy NPSs were reviewed to reflect the policies and broader strategic approach set out in the Energy White Paper and ensure that a planning framework is in place to support the infrastructure requirement for the transition to net zero. Consultation on a series of draft NPS was undertaken by BEIS between September and November 2021. In March 2023 the Government published a further series of revised draft NPS for consultation reflecting the plan to reduce reliance on fossil fuels set out in Net Zero Strategy: Build Back Greener (BEIS, 2021d) and the plan to accelerate the deployment of low carbon and renewable technologies outlined in the British Energy Security Strategy (BEIS, 2022), both published after the initial draft 2021 NPSs<sup>1</sup>. The following draft revised NPSs were published in March 2023 and considered relevant to the Proposed Development:

- Draft Overarching NPS for Energy (EN-1) (DESNZ, 2023a);
- Draft NPS for Renewable Energy Infrastructure (EN-3) (DESNZ, 2023b); and
- Draft NPS for Electricity Networks Infrastructure (EN-5) (DESNZ, 2023c).

3.3.33.3.6 In January 2024 the revised NPSs were designated by Parliament. Following the submission of the DCO application the ExA requested at point 8, Annex D of the Rule 6 letter **[PD-006]** for a written statement on the implications that the new NPSs for Energy, now designated by Parliament, may have for the Proposed Development including a comparison of significant changes between them and the draft NPSs of March 2023. This document was submitted to the ExA at Deadline 1 **(Document reference: 8.29; Examination reference: REP1-031)** and the Planning Statement should be read in conjunction with this document. The findings of this document are summarised below:

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<sup>1</sup> Additionally, in March 2023, the UK Government also published further detail about achieving net zero in a series of documents including Powering Up Britain: The Net Zero Growth Plan (HM Government, 2023a), Powering Up Britain: Energy Security Plan (HM Government, 2023b) and the Carbon Budget Delivery Plan (HM Government, 2023c) following a successful legal challenge to the Net Zero Strategy.

- The status of the Proposed Development as ‘Critical National Policy’ (CNP) infrastructure is confirmed in the November 2023 NPS. The importance of CNP is set out in Paragraph 3.3.63 of revised NPS EN-1 which confirms that subject to any legal requirements: ‘the urgent need for CNP Infrastructure to achieving our energy objectives, together with the national security, economic, commercial, and net zero benefits, will in general outweigh any other residual impacts not capable of being addressed by application of the mitigation. The same paragraph states that: ‘Government strongly supports the delivery of CNP Infrastructure and it should be progressed as quickly as possible.’
- Whilst the transitional arrangements outlined at Paragraph 1.6.3 of the NPS means that the new NPSs do not have direct effect for the Proposed Development, they are important and relevant considerations that underline the importance of delivering nationally significant low carbon infrastructure at pace.
- As noted in response to paragraph 3.3.62, this does not change how CNP is considered in this Planning Statement. This reinforces the position set out at Paragraph 4.5.10 of this document that outlines how the Applicant considered that there are demonstrable imperative reasons of overriding public interest, which would be strengthened by the changes in the NPS related to CNP infrastructure.
- There are also a number of changes that set out potential future requirements, that do not currently apply. For example, revised NPS EN-3 Section 2.8 Consenting process states that the British Energy Security Strategy will implement an Offshore Wind Environmental Improvement Package (OWEIP) that ‘aims to streamline environmental assessments, decrease consenting times, and maintain marine environmental protections’. Notwithstanding that an OWEIP will be subject to public consultation and guidance that ‘will be produced in due course’ (NPS EN-3 Paragraph 2.8.9), the Applicant does not consider that there is any inherent conflict between the aim of the OWEIP and the Proposed Development, and in any case the Applicant will, as a matter of principle, be bound by all relevant legislation in delivering the Proposed Development’.

[3.3.7](#) Overall, the Applicant does not consider that the designation of the November 2023 NPS materially alters the conclusion of this Planning Statement, but to the extent that it does, it is to reinforce the ‘critical’ need for nationally significant low carbon infrastructure.

[3.3.8](#) As set out in **Section 1.1**, the transitional arrangements set out that for any application accepted for examination before designation of the draft NPSs, the 2011 suite of NPSs should have effect in accordance with the terms of those NPS. The revised NPSs have effect only in relation to those applications for development consent accepted for examination after the designation of those amendments. Notwithstanding this, revised NPS EN-1 sets out at paragraph 1.6.3 that the revised NPSs are potentially capable of being important and relevant to the decision-making process undertaken by the SoS.

[3.3.9](#) It is considered that the revised NPSs are important and relevant to the determination of the present application for development consent. Within this Planning Statement, the draft NPSs are referred to in the policy assessment outlined in **Section 4** and are considered particularly pertinent to the consideration

[of the Proposed Development where they provide new or amended policy provisions that differ to the 2011 NPS. Additionally, each of the ES technical chapters provide a comprehensive review of draft NPS provisions of relevance to the aspect.](#)

[3.3.43.3.10 This Planning Statement should therefore be read in conjunction with the Final National Policy Statement Tracker \(Document Reference: 8.38; Examination Reference: REP2-015, updated for Deadline 6\) which sets out the accordance of the Proposed Development with both the 2011 and 2024 \(as designated\) versions of EN-1 and EN-3 submitted in response to the Examining Authority's \(ExA\) request at point 6, Annex B of the Rule 8 letter \[PD-007\].](#)

## Overarching National Policy Statement for Energy (NPS EN-1) (DECC, 2011a)

[3.3.53.3.11](#) The Overarching NPS for Energy (EN-1) notes that it is critical that the UK continues to have secure and reliable supplies of electricity as it makes the transition to a low carbon economy. This means ensuring that:

- there is sufficient capacity (including a greater proportion of low carbon generation) to meet an increasing demand at all times, including a safety margin of spare capacity to accommodate fluctuations in supply or demand;
- this capacity is reliable enough to meet demand as it arises; and
- phasing out non-renewable generating sources and replacing with renewable energy sources.

[3.3.63.3.12](#) The Government's objectives for energy and climate change will require further diversification of the UK's energy sources and much greater use of renewable and other low carbon forms of generation. Moreover, EN-1 sets out a need for all types of energy infrastructure to achieve energy security, that decision makers should determine applications on the basis that the government has demonstrated that need, and that substantial weight should be given to the contribution that which projects would make to meeting that need. The role of offshore wind in delivering additional renewable energy capacity, and meeting the urgent need, is therefore relevant in this regard.

[3.3.73.3.13](#) Part 4 of EN-1 sets out certain general principles, against which applications relating to energy infrastructure are to be decided, that 'do not relate only to the need for new energy infrastructure' (covered in Part 3 of EN-1) or 'to particular physical impacts of its construction or operation' (covered in Part 5 of EN-1 and the technology-specific NPSs; in this case EN-3 and EN-5).

[3.3.83.3.14](#) The following assessment principles are relevant to the Proposed Development:

- environmental statement;
- habitats and species regulations;
- alternatives;
- criteria for 'good design' for energy infrastructure;
- climate change adaptation;

- grid connection;
- pollution control and other environmental regulatory regimes;
- safety;
- health;
- common law nuisance and statutory nuisance; and
- security considerations.

[3.3.93.3.15](#) As noted in **Section 2.1** the onshore cable corridor is partly located within the SDNP. At paragraph 5.9.10 the NPS states that “*IPC may grant development consent in these areas in exceptional circumstances. The development should be demonstrated to be in the public interest and consideration of such applications should include an assessment of:*

- *the need for the development, including in terms of national considerations<sup>128</sup>, and the impact of consenting or not consenting it upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area or meeting the need for it in some other way, taking account of the policy on alternatives set out in Section 4.4; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

[3.3.103.3.16](#) At paragraph 5.9.12, the NPS states that the duty to have regard to the purpose of nationally designated areas also applies to applications outside the boundary of a nationally designated site but which may have impacts within them and that “*the aim should be to avoid compromising the purposes of designation and such projects should be designed sensitively given the various siting, operational, and other relevant constraints*”. Paragraph 5.9.13 notes that being “*visible from within a designated area should not in itself be a reason for refusing consent*” for a proposed project.

## **Draft National Policy Statement for Renewable Energy Infrastructure (EN-1) (DESNZ, 2023a)**

[3.3.113.3.17](#) The Draft NPS EN-1 was published for consultation in March 2023. In Section 2 the Draft NPS refers to the target of net zero in 2050 and a 78% reduction in emissions by 2035.

[3.3.123.3.18](#) The role of offshore wind as part of the energy mix required to achieve net zero is reinforced at Draft NPS EN-1 paragraph 3.3.59 (DESNZ, 2023a) which states that “*Government has concluded that there is a critical national priority (CNP) for the provision of nationally significant new offshore wind infrastructure (and supporting onshore and offshore network infrastructure).*”

[3.3.133.3.19](#) At paragraph 3.3.60 Draft NPS EN-1 (DESNZ, 2023a) continues: “*As set out in EN-3, subject to any legal requirements, the urgent need for CNP Infrastructure to achieving our energy objectives, together with the national security, economic, commercial, and net zero benefits, will in general outweigh any other residual impacts not capable of being addressed by application of the mitigation hierarchy.*

*Government strongly supports the delivery of CNP Infrastructure and it should be progressed as quickly as possible.*” This complements changes outlined for Draft EN-3 (DESNZ, 2023b, paragraph 3.8.15) which states that the SoS will take as a starting point that CNP infrastructure will have met any test “*requiring a clear outweighing of harm, exceptionality, or very special circumstances*” in EN-1, EN-3 or any other planning policy. This exceptionality includes consideration of CNP development taking place in nationally designated landscapes.

[3.3-143.3.20](#) The Draft NPS also references the ambition to achieve 50GW of offshore wind capacity by 2030 set out in the British Energy Security Strategy (BEIS, 2022).

[3.3-153.3.21](#) The Draft NPS states that individual radial connections developed project by project may continue to be the most appropriate approach in some areas but for regions with multiple wind farms a more co-ordinated approach to connecting offshore wind is expected (Draft NPS EN-1, paragraph 3.3.69).

[3.3-163.3.22](#) The Draft NPS includes assessment principles in Section 4. Many of these principles are the same as the 2011 NPS. Notably the Draft references environmental net gain. It states that environmental net gain only currently applies to terrestrial and intertidal components and that projects in England “*should consider and seek to incorporate improvements in natural capital, ecosystem services and the benefits they deliver when planning how to deliver biodiversity net gain*” (paragraph 4.5.2).

[3.3-173.3.23](#) Additionally, new requirements are added for marine considerations. Draft NPS EN-1 (paragraph 4.4.11) states that “*the Secretary of State will determine if and how proposals meet the high-level marine objectives, plan vision, and all relevant policies.*” Paragraph 4.4.12 continues: “*In the event of a conflict between an NPS and any marine planning documents, the NPS prevails for purposes of decision making.*”

[3.3-183.3.24](#) Paragraph 4.4.8 states that: “*Applicants for a development consent order must take account of any relevant Marine Plans and are expected to complete a Marine Plan assessment as part of their project development, using this information to support an application for development consent.*”

## **National Policy Statement for Renewable Energy Infrastructure (EN-3) (DECC, 2011b)**

[3.3-193.3.25](#) EN-3 came into force in July 2011. It highlights that Electricity generation from renewable sources of energy is an important element in the Government’s development of a low-carbon economy. There are ambitious renewable energy targets in place and a significant increase in generation from large-scale renewable energy infrastructure is necessary to meet the 15% renewable energy target (Section 3.4 of EN-1). EN-3 recognises that offshore wind farms are expected to make up a significant proportion of the UK’s renewable energy generating capacity up to 2020 and towards 2050.

[3.3-203.3.26](#) Part 2 of EN-3 sets out a range of assessment and technology specific policy requirements. These requirements are in addition to the generic impacts set out in EN-1. Resilience to climate change is highlighted as a main issue (section 2.3). EN-3 advises that applicants for offshore wind development should in particular set out how an offshore wind farm would be resilient to storms.

[3.3.213.3.27](#) EN-3 also explains that: “Any consent granted by the IPC will be able to include provision deeming the grant of a Marine Licence for operations carried out wholly in England, waters adjacent to England up to the seaward limits of the territorial sea or the UK REZ.” Provision for a Deemed Marine Licence has been included within the draft DCO. The Marine Management Organisation (MMO) is responsible for enforcement and ongoing management of licence conditions, and Planning Inspectorate is expected to liaise closely with the MMO on the proposed terms of the DML.

[3.3.223.3.28](#) In terms of site selection for the offshore windfarm, the offshore element of the Proposed Development will be located within an Area of Search adjacent to the existing Rampion 1 project comprising a seabed area awarded in 2019 under The Crown Estate (TCE) wind farm extension process (to the west of Rampion 1) and part of remainder of the original Round 3 Zone 6 area (to the south and east of Rampion 1). Agreements for Lease have been entered into with TCE for both of these seabed areas. There will also be with a small link or ‘bridge’ area between the two areas for cabling, as well as an agreement for lease for the marine export cable to shore.

## Draft National Policy Statement for Renewable Energy Infrastructure (EN-3) (DESNZ, 2023b)

[3.3.233.3.29](#) The revised Draft NPS EN-3 was published for consultation in March 2023. The Draft outlines that the new offshore wind development is a CNP (as referenced above in relation to Draft NPS EN-1). The Draft (paragraph 3.8.14) states that where there are residual non-HRA impacts other than unacceptable risk to/interference with human health, national defence or navigation in all but the most exceptional cases, these will not be considered to outweigh the urgent need for offshore wind turbines. Paragraph 3.8.15 states that the SoS “will take as the starting point for decision-making that such infrastructure is to be treated as if it has met any test requiring a clear outweighing of harm, exceptionality, or very special circumstances within EN-1, this NPS or any other planning policy.” Paragraph 3.8.16 continues: “this means that the Secretary of State will take as a starting point that CNP Infrastructure will meet the following, non-exhaustive, list of tests: ... [including] where development in nationally designated landscapes requires exceptional circumstances.” The Draft also references the ambition to deploy up to 50GW of offshore wind capacity by 2030.

[3.3.243.3.30](#) Draft NPS EN-3 sets out a range of assessment and technology specific policy requirements. The Draft proposes a number of changes to the assessment for offshore wind with new policy added on co-ordinated offshore transmission, environmental net gain, and the 25-year Environment Plan.

[3.3.253.3.31](#) Linked to Draft NPS EN-1, Draft NPS EN-3 (paragraph 3.8.86) states that applicants should demonstrate “that they have considered how their proposals can contribute towards environmental net gain.” Linked to Draft NPS EN1, paragraph 3.8.46 of Draft NPs EN-3 asserts the expectation of a co-ordinated approach to transmission from multiple offshore windfarms.

## National Policy Statement for Electricity Networks Infrastructure (EN-5) (DECC, 2011c)

[3.3.263.3.32](#) NPS EN-5 also came into force in July 2011. It highlights that new electricity generating infrastructure in the UK needs to move to a low carbon economy, while maintaining security of supply and will be heavily dependent on the availability of an electricity network which is fit for purpose and robust. That network will need to be able to support a more complex system of supply and demand and cope with generation occurring in locations of greater diversity. It indicates that the Examining Authority should start its assessment of applications for infrastructure covered by EN-5 on the basis that need has been demonstrated.

[3.3.273.3.33](#) EN-5 does not seek to direct applicants to particular sites or routes for electricity networks infrastructure (paragraph 2.2.1). It notes that the general location of electricity network projects is often determined by the location, or anticipated location, of a particular generating station in relation to the existing network. In other cases, the requirement for a line may be the result of the need for more strategic reinforcement of the network. EN-5 accepts that the most direct route for a new connection may not be the most appropriate given engineering and environmental considerations (paragraph 2.2.2).

[3.3.283.3.34](#) Part 2 of EN-5 sets out the basis for assessing proposals. It advises for a variety of topic areas (including many of those normally covered in an EIA, and which are covered in the accompanying ES) what the applicant's own assessments should address and what principles should be adopted in decision-making. It also advises on the weight to be given to certain issues and on the treatment of mitigation measures, particularly how these may be enforced through requirements or obligations. Any assessment should also cover those issues raised in EN-1.

## Draft National Policy Statement for Electricity Networks Infrastructure (EN-5) (DESNZ, 2023c)

[3.3.293.3.35](#) The Draft NPS EN-5 (paragraph 2.9.20) changes the emphasis of undergrounding for electricity networks. Outside of National Parks, the Broads, and Areas of Outstanding Natural Beauty (AONB) overhead lines are the strong starting presumption. The Draft notes that within these designated areas the strong presumption is that lines will be undergrounded.

## Marine Policy Statement

[3.3.303.3.36](#) The UK Marine Policy Statement (MPS) (HM Government, 2011) prepared for the purposes of section 44 of the Marine and Coastal Access Act 2009, provides the policy framework for marine planning system. It provides the context for preparing marine plans and aims to contribute to sustainable development of the UK marine area in line with the objectives for the marine environment set out in the NPPF.

[3.3.313.3.37](#) Paragraph 1.3.2 of the MPS confirms that “*where a relevant National Policy Statement (NPS) has been designated, nationally significant infrastructure project applications must be decided in accordance with the NPS, subject to certain*

*exceptions, and having regard to the MPS*". The MPS is therefore a material consideration in the decision-making process for the Proposed Development

[3.3.323.3.38](#) The MPS sets out high level marine objectives which must be factored into the development of marine plans (p.3) to support the UK's vision for the marine environment which is for *"clean, healthy, safe, productive and biologically diverse oceans and seas"*:

- *"Promote sustainable economic development"*;
- *Enable the UK's to move towards a low-carbon economy, in order to mitigate the causes of climate change and ocean acidification and adapt to their effects;*
- *Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and*
- *Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues.*

[3.3.333.3.39](#) The relevant marine plan for the Proposed Development comprises the South Inshore and South Offshore Marine Plan which were designated in July 2018. Section 2.6 of the MPS sets out the detailed considerations that should be taken into account within the individual marine plans:

- marine ecology and biodiversity;
- air quality;
- noise;
- ecological and chemical water quality and resources;
- seascape;
- historic environment;
- climate change adaptation and mitigation; and
- coastal change and flooding.

[3.3.343.3.40](#) Further information on the South Inshore and South Offshore Marine Plan is set out in **Section 3.4**.

[3.3.353.3.41](#) Chapter 3 of the MPS sets out the policy objectives for the key activities that take place in the marine environment of relevance to the Proposed Development:

- Marine Protected Areas (MPAs);
- Defence and National Security; and
- Energy production and Infrastructure Development.

## National Planning Policy Framework

[3.3.363.3.42](#) The NPPF (MHCLG, 2023) sets out the Government's economic, environmental and social planning policies for England and how these should be applied. It helps inform decision-making on planning applications as well as the



production of local and neighbourhood plans. The NPPF is supported by The National Planning Practice Guidance (NPPG) (MHCLG, various). The NPPG is available as a web-based resource.

[3.3.373.3.43](#) The NPPF is explicit about the role of the NPS being the primary decision-making document for NSIPs under the Planning Act 2008. Paragraph 5 of the NPPF states:

*“The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework).”*

[3.3.383.3.44](#) Whilst the NPPF does not contain specific policies for NSIPs, it may be considered by the SoS to be an “important and relevant” consideration in decisions on such proposals, in accordance with Section 104 of the Planning Act 2008. In this context, the NPPF does include policies pertinent to generic development management considerations and some of its principles may be considered where relevant to the Proposed Development. These principles are concerned with (inter alia) protection and conservation of the natural and built and historic environments, climate change, flooding and coastal change, as well as sustainable growth, development and a strong, competitive economy.

[3.3.393.3.45](#) Paragraph 7 of the NPPF states that *“the purpose of the planning system is to contribute to the achievement of sustainable development.”* It goes on to state that the planning system should *“support renewable and low carbon energy and associated infrastructure”* (para. 152).

[3.3.403.3.46](#) The Proposed Development is intended to provide additional renewable energy capacity to support the UK’s move to low carbon electricity generation meet its renewable energy targets.

[3.3.413.3.47](#) While the NPPF does not include policies specifically related to offshore wind, it does include policies for conserving and enhancing the natural and historic environment which have been taken into account in planning and assessing potential alignments for the onshore cable routes.

[3.3.423.3.48](#) At paragraph 183 the NPPF sets out the considerations for development in National Parks, the Broads and Areas of Outstanding Beauty (AONB) and states that *“permission should be refused for major Development than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.”* The NPPF requires assessment of: the need for the development; cost of and scope for, developing outside the designated area; and the detrimental effect on the environment and extent to which it can be moderated. Footnote 60 of the NPPF states that whether a proposal is ‘major development’ is a matter for the decision taker. The application of the NPPF judgment as to whether a proposal constitutes major development, is not necessary under the wording of NPS EN1 (DECC, 2011a) as all NSIPs are assumed to be major.

## 3.4 Regional and Local Policy Context

### South Inshore and South Offshore Marine Plan

- 3.4.1 The South Inshore and South Offshore Marine Plans are presented in a single document (the South Marine Plan) (HM Government, 2018). The Plan was prepared for the purposes of Section 51 of the Marine and Coastal Access Act and has been adopted with the agreement of the Secretary of State for Environment, Food and Rural Affairs.
- 3.4.2 The South Marine Plan introduces a strategic planning approach within the inshore and offshore waters between Folkestone (Kent) and the River Dart (Devon). The Plan aims to ensure appropriate activities are undertaken in appropriate locations whilst protecting and improving the marine environment. It provides a framework that will shape and inform decisions over how the areas' waters are developed, protected and improved.
- 3.4.3 The South Marine Plan has been developed to be consistent with relevant national policy, including the MPS, the NPPF and NPS, as well as over relevant government aspirations such as the 25 Year Environment Plan and Clean Growth Strategy. The South Marine Plan contains a range of objectives and policies in relation to activities and uses, economic, social and environmental considerations.

### Local Planning Policy Context

#### Introduction

- 3.4.4 In deciding applications for development consent, the SoS is required to have regard to any other matters which he or she thinks are both important and relevant to the decision. Paragraph 4.1.5 of NPS EN-1 (DECC, 2011a) clarifies that Development Plan Documents or other documents in Local Development Frameworks may be both important and relevant considerations to the SoS's decision making. Weight may also be given to emerging planning policy according to its stage of preparation, the level of objections and the degree of consistency with the relevant NPS. However, as confirmed by NPS EN-1 (paragraph 4.1.5, (DECC, 2011a)), any conflict between the NPSs and local policy is resolved by the principle that policy of the NPSs 'prevails'.
- 3.4.5 A summary of local policy relevant to the Proposed Development is provided below and further detail of relevant policies is contained in **Appendix B**. The planning assessment presented in **Section 4** considers the extent to which the Proposed Development is in accordance with these other relevant local policies.
- 3.4.6 The onshore area of the Proposed Development falls within the jurisdiction of
- Arun District Council;
  - Horsham District Council;
  - Mid-Sussex District Council;
  - South Downs National Park Authority; and

- West Sussex County Council.

3.4.7 Therefore, the Proposed Development should be considered against the key policy documents adopted by these authorities.

#### Arun District Council

3.4.8 Arun District Council covers the landfall site at Climping Beach near Littlehampton. Arun District Council is the only host district local planning authority for Rampion 2 which is coastal, and whose administrative boundary extends into the marine zone, out to mean low water springs (MLWS). The statutory development plan comprises:

- Arun Local Plan 2011-2031 (adopted 2018).
- Neighbourhood Plans (that apply to the location of the onshore cable route):
  - ▶ Angmering Neighbourhood Plan (Made 2015);
  - ▶ Climping Neighbourhood Plan (Made 2016); and
  - ▶ Littlehampton Neighbourhood Plan (Made 2014).

3.4.9 In addition, the following Supplementary Planning Documents (SPD) make up the policy framework but do not form part of the statutory development plan:

- Arun District Design Guide SPD (Adopted January 2021); and
- Arun District Public Open Space, Playing Pitches and Built Facilities SPD (Adopted January 2020).

3.4.10 The Arun District Local Plan sets out the planning requirements over the period up to 2031. The Local Plan includes a number of policies that are relevant to the Proposed Development in respect of topics relating to, for example, health and wellbeing, climate change, transport, design and historic and natural environments.

#### Horsham District Council

3.4.11 Horsham District Council includes the location of the onshore cable corridor route the location of the proposed onshore substation at Oakendene 2km east of Cowfold. The statutory development plan comprises:

- Horsham District Council - Horsham District Planning Framework (Horsham District Council, 2015);
- West of Bewbush Joint Area Action Plan (Adopted 2009);
- Neighbourhood Plans (that apply to the location of the onshore cable route):
  - ▶ Storrington & Sullington and Washington Neighbourhood Plan (Made 2019);
  - ▶ West Grinstead Parish Neighbourhood Plan (Made 2021); and
  - ▶ Wineham and Shermanbury Plan (Made 2017).

In addition, Horsham has adopted the following SPD that are relevant to the Proposed Development:

- Storrington & Sullington Parish Design Statement (Adopted 2010).
- 3.4.12 The Local Plan includes a number of policies that are relevant to the Proposed Development in respect of topics relating to, for example, health and wellbeing, climate change, transport, design and historic and natural environments.
- 3.4.13 Horsham District council had been working on a new Local Plan for the area up to 2038, which would replace the Horsham District Planning Framework. Consultation on a Regulation 18 draft local Plan took place in 2020. [The Regulation 19 local plan period of representation closed on March 1<sup>st</sup> 2024. The Council has stated that it anticipates that the local plan will be formally submitted to the Secretary of State in July 2024.](#)

### Mid Sussex District Council

- 3.4.14 Mid Sussex District Council includes part of the onshore cable corridor between the location of the proposed onshore substation at Oakendene 2km east of Cowfold and onshore cable corridor to connect to the extension works at the National Grid Bolney substation. The statutory development plan comprises:
- Mid Sussex District Plan 2014-2031 (Adopted 2018);
  - Mid Sussex District Council Site Allocations DPD (Adopted 2022);
  - Neighbourhood Plans (that apply to the onshore cable route/location of existing substation):
    - ▶ Bolney Neighbourhood Plan (Made 2016); and
    - ▶ Twineham Neighbourhood Plan (Made 2016).

In addition, Mid Sussex has adopted the following SPD are relevant for the Proposed Development:

- Design Guide SPD (Adopted 2020); and
  - Development Infrastructure and Contributions SPD (Adopted 2018).
- 3.4.15 The Mid Sussex District Plan sets out the planning requirements over the period up to 2031. The Local Plan includes a number of policies that are relevant to the Proposed Development in respect of topics relating to, for example, health and wellbeing, climate change, transport, design and historic and natural environments.
- 3.4.16 Mid Sussex District Council is in the process of updating and reviewing their 2018 District Plan where necessary and published the Mid Sussex District Plan 2021-2039 for a Regulation 18 consultation in November 2022. Mid Sussex District Council plans to publish the plan for formal Regulation 19 consultation later in 2023 and submit for examination in winter 2023.

### South Downs National Park Authority

- 3.4.17 The South Downs National Park Authority (SDNPA) includes the location of the onshore cable route. The SDNPA became a Local Planning Authority in 2011. It is responsible for the development of planning policy within the SDNP and is also responsible for consideration of applications within the SDNP. For the parts of the

SDNP in Arun and Mid Sussex, the SDNPA is responsible for dealing with applications. Within Horsham District area the District Council has delegated powers for consideration of applications with the SDNP. The statutory development plan for the SDNPA area comprises:

- South Downs Local Plan 2014 – 2033 (Adopted 2019).

3.4.18 This sets out a landscape led planning policy framework for development proposals within the SDNP to 2033 including identification of the housing requirements up to 2033. There are no other planning documents adopted for the SDNPA.

### West Sussex County Council

3.4.19 West Sussex County Council (WSCC) provides minerals and waste policies for the area. The onshore infrastructure is within the boundary of the authority. The statutory development plan for the area comprises:

- West Sussex Waste Local Plan (2014) (WSCC and SDNPA) (Adopted 2014);
- West Sussex Joint Minerals Local Plan (2018) (WSCC and SDNPA) (Adopted 2018, partial review adopted 2021); and
- Shoreham Harbour Joint Area Action Plan.

3.4.20 WSCC has also adopted planning guidance relevant to the Proposed Development:

- Minerals and Waste Safeguarding Guidance (WSCC and SDNPA) (2020); and
- Planning Noise Advice Document (WSCC with all Sussex Authorities (2021).

## 4. Planning Assessment

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### 4.1 Introduction

- 4.1.1 Where a NPS has effect, Section 104 of the Planning Act 2008 (the Planning Act 2008) requires the SoS to decide DCO applications in accordance with relevant NPSs, unless the exceptions set out under Section 104 (4 to 8) apply. This includes consideration of whether the adverse impacts of a proposal would outweigh its benefits (Section 104 (7)). The Planning Act 2008 also requires the SoS to have regard to any Local Impact Report, the Marine Policy Statement (MPS) and any applicable Marine Plan, and any other matters which he or she considers are both important and relevant to the decision.
- 4.1.2 This section of the Planning Statement assesses the Proposed Development against the policy contained within NPS EN-1, NPS EN-3 and NPS EN-5, (DECC 2011a; 2011b; 2011c) as these have effect for the purposes of the SoS's decision on the DCO Application. It additionally considers other matters which may be considered 'important and relevant' to the DCO Application. Specifically, the following sections:
- establish the principle of, and need for, the Proposed Development (**Section 4.2**);
  - set out the approach to the site selection and consideration of alternatives (**Section 4.3**);
  - set out the consideration of exceptional circumstances with regards to development taking place within the SDNP (**Section 4.4**);
  - present an appraisal of the Proposal Development against the relevant NPS assessment principles (**Section 4.5**); and
  - assess the Proposed Development against the policy requirements of the NPSs on a topic-by-topic basis (**Sections 4.6 and 4.7**). For each topic, an overview of relevant national and local planning policy requirements, and other contextual policy and legislative information pertinent to the topic, is provided. Taking into account the findings of the ES and other DCO documentation (as appropriate), the extent to which the Proposed Development is in accordance with these policy requirements is then assessed.
- 4.1.3 The assessment in the ES considers the full lifecycle of the Proposed Development (construction, operation and maintenance, and decommissioning). For decommissioning, there will be no greater effects than those identified during the construction phase of the Proposed Development as outlined in **Sections 4.3 to 4.7**. The assessment in the ES also examines the cumulative effects of Rampion 2 in combination with other developments. The approach to the assessment of cumulative effects is set out in **Chapter 5: Approach to the EIA, Volume 2** of the ES (Document Reference: 6.2.5) and **Appendix 5.4: Cumulative effects assessment detailed onshore search and screening criteria, Volume 4** of the ES (Document Reference: 6.4.5.4). With the exception of onshore

landscape and visual resource (see **Section 4.7**) there are no additional significant effects, or effects elevated to a significant level, that would not be apparent in the assessment of the Proposed Development alone.

- 4.1.4 The ES has considered the potential for transboundary effects for those topic areas identified as potentially giving rise to significant effects in the Scoping Report (RED, 2020) (Fish and shellfish ecology, marine mammals, ornithology, commercial fisheries, shipping and navigation, and other marine users). No significant transboundary effects have been identified as arising from the Proposed Development. The assessment aligns with the transboundary screening for Rampion 2 undertaken by the Planning Inspectorate on behalf of the SoS (Planning Inspectorate, 2021) and follows the approach outlined in Advice Note Twelve: Transboundary Impacts and Process (Planning Inspectorate, 2020).

## 4.2 The need for, and principle of, the Proposed Development

- 4.2.1 There is a compelling need for the Proposed Development. Rampion 2 will:
- help meet the urgent need for new renewable energy infrastructure in the UK including offshore wind which has been identified as a CNP in Draft NPS EN-1 and Draft NPS EN-3 (DESNZ, 2023a, 2023b), meeting increasing energy demand, providing enhanced energy security and supporting UK Government priorities in relation to economic development; and
  - deliver additional renewable energy capacity, supporting the achievement of the UK Government’s climate change commitments and carbon reduction objectives.
- 4.2.2 Additionally, it will deliver a range of environmental, social and economic benefits including biodiversity net gain (BNG), jobs creation and investment.

### The need for new renewable energy infrastructure

- 4.2.3 National policy establishes an urgent need for new renewable energy infrastructure to meet the UK’s energy demands, reduce the reliance on imported oil and gas and increase energy self-sufficiency, support economic growth and facilitate the transition to net zero. On this basis, the Government has made clear that the need for new energy infrastructure has already been established.
- 4.2.4 NPS EN-1 (DECC, 2011a) states that, in order to minimise risks to energy security and resilience, there is a requirement to provide new energy infrastructure to meet the need for 59GW of new electricity capacity across the UK by 2025. Section 3.7 additionally identifies an urgent need for new electricity transmission and distribution infrastructure in the UK, driven by the need to connect to new sources of electricity generation as well as sources of increasing electricity demand (new housing and business premises).
- 4.2.5 The need to meet a projected increase in demand for electricity is also recognised in the NPS. NPS EN-1 (paragraph 2.2.22 (DECC, 2011a)) states that “*pathways show that the need to electrify large parts of the industrial and domestic heat and transport sectors could double demand for electricity over the next forty years.*”

Whilst paragraphs 3.3.13 - 3.3.14 anticipates that demand within these sectors could even triple by 2050, depending on the choice of how electricity is supplied. Paragraph 1.1.1 of NPS EN-5 (and Draft NPS-EN5) (DECC, 2011c; DESNZ 2023c) also highlights the importance of electricity networks to supporting the delivery of new electricity generation infrastructure the UK needs to transition to a low carbon economy.

- 4.2.6 Draft NPS EN-1 (DESNZ, 2023a) re-affirms the Government's view that there is a significant need to deliver new energy infrastructure, including electricity networks, in order to provide a secure, reliable and affordable supply of energy. Draft NPS EN-1 (DESNZ, 2023a) additionally highlights that new energy provision is needed to support economic growth and productivity and help deliver the Government's levelling-up policy. The Proposed Development will therefore support these aims.
- 4.2.7 The overarching strategy for the UK's future clean growth was set out in the UK Government's Clean Growth Strategy (BEIS, 2017). It sets out policies and targets out to 2050 for reducing greenhouse gas (GHG) emissions across all sectors of the UK economy. The Energy White Paper (BEIS, 2020a) sets out that the transformation of the energy system is central to achieving net zero in 2050. The British Energy Security Strategy (BESS) (BEIS, 2022) was published by the UK Government following the post COVID-19 pandemic increase in energy prices. The Strategy sets out the UK Government's plan to produce 95% of electricity from low-carbon sources by 2030. This is predominantly driven by the desire to reduce imports oil and gas, increase domestic renewable energy generation, and enhance self-sufficiency in order to ease soaring prices. The BESS in unison with the ten-point plan for green industrial revolution (BEIS, 2020b) and the Net Zero Strategy: Build Back Greener (BEIS, 2021d) (which was subject to legal challenge and found unlawful and inadequate due to lack of detail) show the importance of helping to support the transition of Britain's domestic energy support towards renewable and low carbon sources. In response to court findings, in March 2023 the UK Government published further detail about achieving net zero in a series of documents including Powering Up Britain: The Net Zero Growth Plan (HM Government, 2023a), Powering Up Britain: Energy Security Plan (HM Government, 2023b) and the Carbon Budget Delivery Plan (HM Government, 2023c). These documents reaffirm that the Net Zero Strategy: Build Back Greener (BEIS, 2021d) provides the right approach but strengthens the UK Government's strategy to achieve net zero and to deliver energy security. Additionally, it recognises the role of decarbonisation in increasing the UK's international economic competitiveness.
- 4.2.8 The need to diversify from fossil fuels to support energy security, meet the increasing demand for electricity and drive economic growth is clear. The Proposed Development will support the achievement by generating an estimated 1,200MW of renewable energy.

## **The need for renewable and low carbon energy generation capacity**

- 4.2.9 There is an established, urgent need to deliver additional renewable and low carbon energy generation capacity to ensure that the UK meets its climate change commitments. The Proposed Development, as a form of renewable energy, responds to this challenge and supports the UK's transition to net zero.



- 4.2.10 The Climate Change Act 2008 (as amended) commits the UK to reduce its net GHG emissions by at least 100% below 1990 levels by 2050 (the 'UK carbon target', often referred to as 'net zero') (further detail relating to UK climate change policy is set out in **Section 3.4**). The Proposed Development has a lifetime GHG emissions saving of 35,901ktCO<sub>2</sub>e. In the context of the UK's carbon budgets it is assessed that the Proposed Development will contribute up to 0.04% of the fourth carbon budget of 1,950MtCO<sub>2</sub>e between 2023 to 2027, equate to a 0.19% offset of the UK's fifth carbon budget of 1,725MtCO<sub>2</sub>e between 2028 and 2032, and up to a 0.64% offset of the sixth carbon budget of 965MtCO<sub>2</sub>e for 2033 to 2037. At the local level, the UK's net zero target is reflected in the climate change strategies of Arun (Arun District Council, 2022), Horsham (Horsham District Council, 2023), Mid Sussex (Mid Sussex District Council, 2022d), South Downs National Park Authority (SDNPA, 2020), and West Sussex County Council (West Sussex County Council, 2020). The Proposed Development will demonstrably and significantly contribute to the achievement of climate change targets.
- 4.2.11 NPS EN-1 (DECC, 2011a) recognises that the successful transition to a secure, low carbon energy system will require major investment in cleaner power generation. **Section 3.4** sets out that large scale deployment of renewables will help the UK to tackle climate change by reducing the UK's emissions of CO<sub>2</sub>, deliver jobs and reduce fossil fuel demand. Paragraph 3.4.5 establishes that, for the UK to meet its climate change commitments, "*it is necessary to bring forward new renewable electricity generating projects as soon as possible. The need for new renewable electricity generation projects is therefore urgent*". The Proposed Development will contribute towards meeting this urgent need, through the provision of an estimated 1,200MW of renewable energy.
- 4.2.12 Draft NPS EN-1 (DESNZ, 2023a) refers to the target of net zero in 2050 and a 78% reduction in emissions by 2035. Offshore wind projects like Rampion 2 and their role as part of the energy mix required to achieve net zero is reinforced at Draft NPS EN-1 paragraph 3.3.59 which states that Government has identified development of offshore wind is a critical national priority (CNP). At 3.3.60 the Draft NPS EN-1 states that "*Government strongly supports the delivery of CNP Infrastructure and it should be progressed as quickly as possible.*"
- 4.2.13 NPS EN-3 (DECC, 2011b) recognises that offshore wind farms are expected to make up a significant proportion of the UK's renewable energy generating capacity up to 2020 and towards 2050. The Draft NPS EN-3 (DESNZ, 2023b) (paragraph 3.8.1) states that: "*Government expects that offshore wind (including floating wind) will play a significant role in meeting demand and decarbonising the energy system. The ambition is to deploy up to 50GW of offshore wind capacity (including up to 5GW floating wind) by 2030, with an expectation that there will be a need for substantially more installed offshore capacity beyond this to achieve net zero carbon emissions by 2050.*"
- 4.2.14 The ambition to deliver 50GW of offshore wind capacity reflects the British Energy Security Strategy published in 2022 (BEIS, 2022). The Proposed Development will contribute to the Government's target of 50GW of offshore wind energy generation by 2030 through the delivery of an estimated 1,200 MW.
- 4.2.15 The Government's objectives for energy and climate change will require further diversification of the UK's energy sources and much greater use of renewable and

other low carbon forms of generation. The role of offshore wind in delivering additional renewable energy capacity is relevant in this regard. The Proposed Development will contribute to this diversification of the UK's energy supply and contribute to the achievement of net zero through the generation of renewable energy.

## The environmental, social and economic benefits of the Proposed Development

4.2.16 The variety of environmental, economic and social benefits are summarised below and in the assessment with further details set out in the following sections:

- **Environmental benefits:** The assessment set out in [Chapter 29: Climate change, Volume 2](#) of the ES (Document Reference: 6.2.29) concludes the Proposed Development has a lifetime GHG emissions saving of 35,901ktCO<sub>2</sub>e. The Proposed Development will continue to offset GHG emissions until 2050, and therefore make a positive contribution the UK Government target to reach net zero emissions in 2050.

RED have made a commitment to deliver Biodiversity Net Gain (BNG) of at least 10% for all onshore and intertidal (above the low water mark) habitats subject to permanent or temporary losses as a result of the construction and operation of the Proposed Development. Whilst Marine Net Gain is not currently mandated in the same way as onshore (terrestrial) BNG, in recognition of the principles set out in the Draft NPS EN-1 (DESNZ, 2023a), RED is currently exploring opportunities to partner with organisations who are able to deliver marine benefits in the region. The approach to delivering BNG is outlined in [Chapter 22: Terrestrial ecology and nature conservation, Volume 2](#) of the ES (Document Reference: 6.2.22). This includes restoration and enhancement and the provision of off-site biodiversity units. The [ES Appendix 22.15: Biodiversity Net Gain information, Volume 4](#) of the ES (Document Reference: 6.4.22.15) provides further detail.

- **Social and economic benefits:** The additional energy generation capacity of an estimated 1,200 MW will support the economic priorities of the UK Government through the provision of green jobs. The Proposed Development itself also represents a large capital investment (with construction estimated to be £2.87 billion (in 2019 pricing) with £1.14 billion retained by businesses in the national supply chain that will generate both direct and indirect employment opportunities and supply chain benefits during both construction and operation. The potential employment during construction at the UK level is equivalent to 4,040 full time equivalent (FTE) jobs per annum. In the operational phase it is expected that there will be 40-50 direct FTE and approximately 500 FTE jobs arising from supply chain expenditure supported across the UK.

The overall level of supply chain expenditure retained by local businesses is anticipated to generate around £30.1 million (in 2019-pricing) for the Sussex economy (over a construction period of up to four years). The expenditure retained locally is estimated to support around 80 FTE jobs over the construction phase. An estimated £16 million gross value added (GVA) (or around £4.1 million per annum) is anticipated to be generated by Sussex-based businesses engaged with the Rampion 2 supply chain. There is potential

for the local expenditure to be higher, and the Applicant has made related commitments in relation to the supply chain (see **paragraph 4.4.18** below). In the operational phase potential direct, indirect and supply chain jobs based within Sussex will equate to 100-110 jobs. This, in-turn, will support the aims and objectives of local economic strategies. **Section 4.4** and **Section 4.7** provide further detail relating to the economic benefits of the Proposed Development.

## The principle of development

- 4.2.17 There is clear, in principle support for the Proposed Development in national and local planning policy.
- 4.2.18 Reflecting the level and urgency of need for energy infrastructure, paragraph 3.1.3 of NPS EN-1 (DECC, 2011a) establishes that the SoS should “*assess all applications for development consent for the types of infrastructure covered by the energy NPSs on the basis that the Government has demonstrated that there is a need for those types of infrastructure*”.
- 4.2.19 At paragraph 4.1.2, NPS EN-1 (DECC, 2011a) sets out that the SoS should start with a presumption in favour of granting consent to applications for energy NSIPs. The presumption applies unless any more specific and relevant policies set out in relevant NPSs clearly indicate that consent should be refused, subject to the provisions of the Planning Act 2008. The need and presumption in favour of granting consent for new energy infrastructure are respectively reaffirmed at paragraph 3.2.5 - 3.2.7 of Draft NPS EN-1 (DESNZ, 2023a).
- 4.2.20 NPS EN-3 (DECC, 2011b) refers to the Offshore Energy Strategic Environmental Assessment (SEA) which concludes that there are no overriding environmental considerations preventing the plans for 25GW of new offshore wind capacity, if mitigation measures are implemented to prevent, reduce and offset significant adverse effects (NPS EN-3, paragraph 2.6.15 (DECC, 2011b)).
- 4.2.21 In consequence, there is in principle support for the Proposed Development in national policy, subject to there not being any matters which prevent consent being granted pursuant to policy contained in NPS EN-1, NPS EN-3 and NPS EN-5 (DECC 2011a; 2011b; 2011c). Furthermore, the identification of offshore wind (and supporting onshore and offshore network infrastructure) as CNP infrastructure in Draft NPS EN-1 (DESNZ, 2023a) and EN-3 (DESNZ, 2023b paragraph 3.8.14-3.8.15) means that there is a general presumption that residual (non-HRA) effects will not outweigh the urgent need for this type of infrastructure and they are therefore unlikely to result in applications being refused; and that the starting point is that the such infrastructure has met any tests requiring a clear outweighing of harm, exceptionality or very special circumstances in EN-1. The planning assessment presented in **Section 4.6** confirms that the Proposed Development is, overall, in accordance with these NPSs.

## 4.3 Site Selection and consideration of alternatives

### Introduction

- 4.3.1 The EIA Regulations 2017 require a description of the reasonable alternatives studied by the developer which are relevant to the proposed project and an indication of the main reasons for selecting the chosen option, taking into account environmental effects. **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) sets out the detailed site selection process. This is briefly outlined below.
- 4.3.2 The NPSs themselves do not set a general requirement to consider alternatives, it is recognised within NPS EN-1 (DECC, 2011a) that the requirements of the EIA Regulations, the Habitat Regulations and the offshore Habitat Regulations there is a need to consider alternatives. NPS EN-1 provides guidance for applicants to consider, where those other legislative requirements exist. NPS EN-1 (paragraph 4.4.2 (DECC, 2011a)) indicates the need to present the main alternatives considered as part of the Proposed Development and to demonstrate consideration of environmental, social and economic effects including, where relevant, technical and commercial feasibility.
- 4.3.3 Paragraph 4.5.4 (DECC, 2011a) indicates that an application should be able to demonstrate how the design process was conducted and how the proposed design evolved. Where multiple design options were considered, the Applicant should set out the reasons for the selection of chosen option. Section 4.2 of the draft NPS EN-1 (DESNZ, 2023a) reiterates this requirement, indicating that the ES should include information about the reasonable alternatives considered.
- 4.3.4 Where development is proposed within a nationally designated landscape such as the SDNP, NPS EN-1 (DECC, 2011a, paragraph 5.9.10) requires the Applicant to undertake an assessment of the cost and scope of developing elsewhere outside the designated area “*taking account of the policy on alternatives set out in [EN-1] Section 4.4*” alongside an assessment of the need for the development and detrimental effect on the environment. Draft NPS EN-1 (DESNZ, 2023a: paragraph 5.10.31) also includes these considerations.
- 4.3.5 Paragraph 2.6.81 of NPS EN-3 (DECC, 2011b) states that the Applicant should provide information on alternative landfall locations and provide reasons for the option chosen. NPS EN-5 paragraph 2.8.7 (DECC, 2011c) states that Holford Rules form the basis for the approach to the routing of overhead lines and should be taken into account in any consideration of alternatives.

### Site selection and consideration of alternatives

- 4.3.6 **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) sets out the detail of the site selection and the alternatives considered at each of the design evolution stages for the following elements:
- offshore array;
  - grid connection;
  - landfall;

- onshore cable route;
- offshore cable route;
- new onshore substation;
- connection to the existing National Grid interface point; and
- alternative technologies.

4.3.7 The design evolution process is iterative and has led to opportunities for the development of environmental measures which have been embedded directly into the design of the Proposed Development. From the outset, the environment has been central to the design, and this is demonstrated through the development of the **Commitments Register** (Document Reference: 7.22) which was initially presented Scoping Report (RED, 2020) and refined through the iterative design process. This process was also informed by engagement with stakeholders.

4.3.8 At each stage in the evolution of the design, activities were undertaken to consider alternatives and to refine the design of both the onshore and offshore elements. This included the following activities, where appropriate:

- updating of constraints mapping as new environmental information became available;
- analysis of information collected from environmental field surveys;
- identification of technical construction challenges and engineering considerations;
- collaborative working with technical environmental specialists and engineers;
- detailed review of land ownership;
- engagement with stakeholders and landowners; and
- considering feedback from consultation.

4.3.9 The refinements and alternatives considered by RED varied in type and scale. This included, for example, refinements to the boundary in a localised area or alternative locations for the grid connection. Therefore, a range of appraisal methods have been used, chosen based on the levels of risk, scale and complexity involved in the potential change. However, two common environmental approaches were used (constraints mapping and Black, Red, Amber, Green (BRAG) appraisal).

4.3.10 With regards to the requirements of NPS EN-5, the use of overhead power lines was not considered as a reasonable alternative to the use of underground cables. Overhead power lines are considered to have a higher environmental impact, particularly with regard to landscape and visual impacts (which is considered in further detail in the following section regarding the SDNP, and for which Draft NPS EN-5 sets out a general presumption in favour of undergrounding). To reduce environmental impacts, all offshore wind farms built in the UK have used underground cable to interface with the National Grid.

## Design evolution

- 4.3.11 A summary of the design evolution work and reasonable alternatives considered that led to the development of the Scoping Boundary were set out in the Scoping Report (RED, 2020). The design was further refined to develop the Proposed Development that was assessed in the PEIR (RED, 2021), which informed a Statutory Consultation exercise in July 2021.
- 4.3.12 Following the Statutory Consultation exercise on the PEIR in July 2021 (and reopened in February 2022), alternatives and modifications were identified for the onshore part of the original PEIR Assessment Boundary, taking account of consultation responses. These are described in full in the following reports which supported three further Statutory Consultation exercises:
- Preliminary Environmental Information Report – Supplementary Information Report (PEIR SIR), published in October 2022 (RED, 2022);
  - Preliminary Environmental Information Report – Further Supplementary Information Report (PEIR FSIR), published in February 2023 (RED, 2023a); and
  - Preliminary Environmental Information (PEI) – Bolney Substation Extension Works, published in April 2023 (RED, 2023b).
- 4.3.13 Following these Statutory Consultation exercises, the Proposed Development has been refined further both onshore and offshore. Offshore, the PEIR Assessment Boundary has been reduced in size and the maximum number of turbines has reduced. Onshore, the final onshore cable route, onshore substation and approach to Bolney substation extension works have been identified from the options described in the PEIR (RED, 2021), PEIR SIR (RED, 2022), PEIR FSIR (RED, 2023a) and Bolney Substation Extension Works PEI (RED, 2023b). [During the examination the Applicant also undertook further targeted consultation with local authorities and affected parties from 28 June to 12 July 2024 before the Applicant submitted a formal Change Request \(Document Reference: 8.97\).](#)

## Summary

- 4.3.14 The Applicant provides a detailed and comprehensive assessment of site selection which takes account of reasonable alternatives within **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3). The potential effects on the environment are clearly considered whilst the input from consultation on the process is presented. The Chapter presents the staged and process whilst identifying the main reasons for each of the options chosen and those not taken forward to a subsequent stage of the design evolution process.
- 4.3.15 The approach to site selection and the consideration of alternatives outlined accords with the EIA Regulations 2017 and the requirements of the NPS EN-1 and NPS EN-3. Further detail is provided in the following section regarding the selection of options linked to the consideration of exceptional circumstances required for NSIP development taking place in the SDNP.

## 4.4 Consideration of development taking place within the South Downs National Park

4.4.1 The proposed Rampion 2 onshore electricity cable route will be partly within the South Downs National Park (SDNP). NPS EN-1 (paragraph 5.9.9 (DECC, 2011a)) states that National Parks (along with the Broads and Areas of Outstanding Natural Beauty (AONB)) have the highest status of protection for their landscape and scenic beauty and that “*the conservation of the natural beauty of the landscape and countryside should be given substantial weight by the IPC in deciding on applications for development consent in these areas.*” Paragraph 5.9.10 (DECC, 2011a), continues:

*“Nevertheless, the IPC may grant development consent in these areas in exceptional circumstances. The development should be demonstrated to be in the public interest and consideration of such applications should include an assessment of:*

- *the need for the development, including in terms of national considerations, and the impact of consenting or not consenting it upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area or meeting the need for it in some other way, taking account of the policy on alternatives set out in [NPS] Section 4.4; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

4.4.2 Revised NPS EN-1 (DESNZ, 2024a: paragraph 5.10.32) [designated by Parliament in January 2024](#) includes these considerations. [The Levelling-up and Regeneration Act 2023, which came into force after submission of the DCO Application, introduces the requirement for relevant authorities \(the SoS in this case\) to seek to further the purposes of National Parks into section 11A of the National Parks and Access to Countryside Act 1949. This is reflected in the revised NPS EN-1 as laid before Parliament in 2024 at paragraphs 5.10.33 and 5.10.34:](#)

[“For development proposals located within designated landscapes the Secretary of State should be satisfied that measures which seek to further purposes of the designation are sufficient, appropriate and proportionate to the type and scale of the development. The Secretary of State should ensure that any projects consented in these designated areas should be carried out to high environmental standards, including through the application of appropriate requirements where necessary.](#)

[The duty to seek to further the purposes of nationally designated landscapes also applies when considering applications for projects outside the boundaries of these areas, which may have impacts within them. The aim should be to avoid harming the purposes of designation or to minimise adverse effects on designated landscapes, and such projects should be designed sensitively given the various siting, operational, and other relevant constraints. The fact that a proposed project will be visible from within a designated area should not in itself be a reason for the Secretary of State to refuse consent.”](#)

4.4.3 In reaching a conclusion, NPS EN-1 (paragraphs 5.10.36-5.10.38) states that the SoS should consider the following:

- Whether any adverse impact is temporary and whether any adverse impact on the landscape will be capable of being reversed in a reasonable timescale;
- Whether the project has been designed carefully, taking account of environmental effects to minimise harm to the landscape, including by appropriate mitigation; and
- Whether requirements to the consent are needed for the incorporation of design details that are in keeping with the statutory and technical requirements for landscape and visual impacts.

4.4.24.4.4 Draft NPS EN-3 (paragraph 3.3.6 (DESNZ, 2023b)) states: *“In sites with nationally recognised designations (SSSIs, National Nature Reserves, National Parks, the Broads, Areas of Outstanding Natural Beauty, Registered Parks and Gardens, and Marine Conservation Zones), consent for renewable energy projects should only be granted where the relevant tests in Sections 5.4 and 5.10 of EN-1 are met and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits.* [NPS EN-3 \(DESNZ, 2024b\)](#) paragraph 3.3.7 continues: *“The Secretary of State should have regard to the aims and goals of the government’s 25 Year Environment Plan and other existing and future measures and targets in England, including under the new strategy for nature.”* The NPPF (MHCLG, 2021) at paragraph 177 states that major development should be refused other than in exceptional circumstances with similar assessment considerations as set out in NPS EN-1 (DECC, 2011a) required. Footnote 60 of the NPPF (MHCLG, 2021) states that whether a proposal is ‘major development’ is a matter for the decision taker. South Downs Local Plan 2014-33 (SDNPA, 2019) Policy CD3: Major Development incorporates the NPPF’s major development policy wording and assessment considerations. The application of the NPPF judgment as to whether a proposal constitutes major development, which is also reflected within the South Downs Local Plan, is not necessary under the wording of NPS EN1 (DECC, 2011a) as all NSIPs are assumed to be major. Therefore, whether development is major or not is a test which does not apply to NSIPs.

4.4.34.4.5 In line with the policy provisions of NPS EN-1 (DECC, 2011a), the decision maker must consider whether the development is within the public interest and whether exceptional circumstances exist to allow development to take place within the SDNP. The following sections of the Planning Statement set out the considerations against the assessment provisions of NPS EN-1.

4.4.44.4.6 The revised NPSs shift the balance firmly in favour of meeting the need for offshore wind. Draft NPS EN1 (DESNZ, 2023a) paragraph 3.3.59 sets out that offshore wind and supporting onshore and offshore network infrastructure is a critical national priority (CNP). Draft NPS EN-3 (DESNZ, 2023b) paragraph 3.8.15 states that the SoS *“will take as the starting point for decision-making that such infrastructure is to be treated as if it has met any test requiring a clear outweighing of harm, exceptionality, or very special circumstances within EN-1, this NPS or any other planning policy.”* At paragraph 3.8.16 it is confirmed that *“This means that the Secretary of State will take as a starting point that CNP Infrastructure will meet*



*the following, non-exhaustive, list of tests: ... where development in nationally designated landscapes requires exceptional circumstances;"*

## Assessment

### The need for the development

#### *Contribution to renewable energy targets and climate change mitigation*

[4.4.54.4.7](#) The first bullet point of Paragraph 5.9.10 of NPS EN-1 (DECC, 2011a) states that in considering whether exceptional circumstances exist to consent a development in a National Park, the decision taker should consider the need for the development, which includes “*any national considerations, and the impact of consenting, or not consenting it, upon the local economy*”. NPS EN-1 (DECC, 2011a: 5.9.10) adds a foot note to this point, stating that national considerations include the national need for the infrastructure as set out in the NPS and the contribution of the infrastructure to the national economy.

[4.4.64.4.8](#) **Section 4.2** of this Planning Statement sets out the need for the Proposed Development in terms of the contribution towards renewable energy generation, the achievement of the UK’s climate change commitments, and in helping to meet the projected increase in demand for electricity. The application should be assessed by the Secretary of State (SoS) on the basis there is a demonstrated need for renewable energy infrastructure in the form of new offshore wind turbine development and that the scale and urgency of that need is as described in NPS EN-1 (paragraph 3.1.3 (DECC, 2011a)). The urgent need for new electricity NSIPs is reconfirmed in Draft NPS EN-1 (paragraph 3.3.77 (DESNZ, 2023a)).

[4.4.74.4.9](#) The Draft NPS EN-1 (DESNZ, 2023a: 3.3.19) refers to the achievement of 50GW of offshore wind capacity by 2030. The Proposed Development would see the development of an estimated 1,200 MW of renewable energy from offshore wind, contributing to the achievement of the target.

[4.4.84.4.10](#) NPS EN-1 (paragraph 3.2.3 (DECC, 2011a)) states that substantial weight should be given to considerations of need when determining applications for energy infrastructure. It states that the weight attributed to considerations of need should be proportionate to the anticipated extent of the project’s actual contribution to meeting the need. However, paragraph 3.1.12 of the Draft NPS EN-1 (DESNZ, 2023a) states that the SoS is not required to consider separately the specific contribution of any individual project to satisfying the need established in the NPS (paragraph 3.2.7).

[4.4.94.4.11](#) In addition to delivering an estimated 1,200MW of renewable energy, the Proposed Development would have a lifetime GHG emissions saving of 35,901ktCO<sub>2</sub>e which is assessed as a significant beneficial effect in the ES (**Chapter 29: Climate change, Volume 2** of the ES (Document Reference: 6.2.29)). While it is recognised that substantial weight is attached to conserving the SDNP, it is considered that developing a strategic scale offshore wind farm that helps meet the need established in the NPS EN-1 is demonstrably in the public interest. A significant contribution to limiting the extent of climate change in accordance with the Climate Change Act 2008 and towards meeting the urgent

and necessary need for offshore wind generating capacity, has been established as being within the public interest, as confirmed within SoS decisions such as that relating to the Hornsea 3 wind farm (in relation to consideration of the Imperative Reasons of Overriding Public Interest (IROPI) set out in the Habitats Regulations (BEIS, 2020). Furthermore, offshore wind infrastructure is identified as CNP within draft NPS EN1 and EN3 (DESNZ, 2023a; 2023b).

## National economy

[4.4.104.4.12](#) **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) identifies that construction of the Proposed Development will involve a cost of around £2.87 billion (in 2019 pricing) with £1.14 billion retained by businesses in the national supply chain. The potential employment at the UK level is equivalent to 4,040 full time equivalent (FTE) jobs per annum. The Build Back Better Strategy (HM Government, 2021) and the British Energy Security Strategy (HM Government, 2022a) sets out the government's ambition to support clean growth through the development of the renewable energy sector and the creation of green jobs. The delivery of green jobs through the Proposed Development would support the national strategy, although is not considered significant in EIA terms.

[4.4.114.4.13](#) In terms of gross value added (GVA) it is estimated that construction activity will contribute to the region of £233 million GVA per annum, totalling to £932 million over the four-year construction period.

[4.4.124.4.14](#) In the operational phase it is expected that there will be 40-50 direct FTE and approximately 500 FTE jobs arising from supply chain expenditure supported across the UK. The operational phase would generate an annual GVA impact of around £54 million to the national economy, totalling £1.6 billion over the course of its 30-year operational lifetime. The contribution to the national economy is therefore large. However, given the size of the UK economy overall the contribution to the economy is assessed as negligible in **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17).

## Impact on the local economy

[4.4.134.4.15](#) **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) identifies that in a worst-case scenario the Proposed Development's construction phase the overall level of supply chain expenditure retained by local businesses is anticipated to generate around £30.1 million (in 2019-pricing) for the Sussex economy (over a construction period of up to four years). The expenditure retained locally is estimated to support around 80 FTE jobs over the construction phase. An estimated £16 million GVA (or around £4.1 million per annum) is anticipated to be generated by Sussex-based businesses engaged with the Rampion 2 supply chain. At the Sussex level, the magnitude of impact of supply chain expenditure, FTE jobs created and annual contribution of £4.1 million GVA is anticipated to have a negligible positive effect in EIA terms. There is potential for the local expenditure to be higher, and the Applicant has made related commitments in relation to the supply chain (see **paragraph 4.4.18**).

[4.4.144.4.16](#) In the operational phase **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) identifies that potential direct, indirect and supply chain jobs based within Sussex will equate to 100-110 jobs. The majority of

jobs in the operational phase will be delivered through supply chain expenditure, providing essential goods and services to the Proposed Development's day-to-day operations. Whilst the number of jobs created as a result of the operation and maintenance activity is assessed as negligible in magnitude (in EIA terms), it represents an important addition to the local and Sussex-wide economy, contributing to the diversification of jobs, and towards the growing presence of offshore wind-related employment.

[4.4.154.4.17](#) In terms of GVA, the direct and wider supply chain employment supported will generate £14 million annually for the Sussex area, adding up to £429 million over the Proposed Development's operational lifetime. The GVA impact is assessed as negligible.

[4.4.164.4.18](#) The **Commitments Register** (Document Reference: 7.22) sets out the measures that have been embedded in the Proposed Development to maximise the benefits to the local economy including identifying companies based or operating in the region to access supply chain opportunities (C-34) and working with local partners to maximise the ability of local people to access employment opportunities associated with the construction of Rampion 2 (C-35).

[4.4.174.4.19](#) Evidence considered in the assessment in **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) suggests that the construction of the onshore and offshore infrastructure elements of offshore wind farm developments does not have a significant effect on the overall volume and value of tourism activity and visitor economy. The impact of construction activity on the volume and value of the tourism economy on Sussex is assessed as negligible. The impact during the operation phase is also assessed as negligible.

[4.4.184.4.20](#) Although assessed in EIA terms as negligible there would be a positive contribution to the local economy through the delivery of the Proposed Development. The benefits would not be secured if the Proposed Development did not take place.

[4.4.194.4.21](#) Further detail in terms of local economic benefit and impacts considered above is set out in **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17).

## Cost and scope of development alternatives

[4.4.204.4.22](#) The second bullet point of NPS EN-1 paragraph 5.9.10 (DECC, 2011a) (Draft NPS EN-1 paragraph 5.10.31, DESNZ, 2023a) states that in considering whether exceptional circumstances exist to consent a development in a National Park, the decision taker should consider "*the cost of, and scope for, developing elsewhere outside the designated area or meeting the need for it in some other way, taking account of the policy on alternatives*".

[4.4.214.4.23](#) The process of site selection and consideration of alternatives is set out in detail in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3). The designation of the SDNP has been given substantial weight in the design development process. Paragraph 4.4.3 of NPS EN-1 (DECC, 2011a) sets out principles for the weight that should be applied by decision takers to the consideration of alternatives. Of particular relevance to the alternatives in relation to consideration of the SDNP are:

- “The consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner;”
- “Whether there is a realistic prospect of the alternative delivering the same infrastructure capacity ... in the same timescales as the proposed development;”
- “Alternative proposals which mean that the necessary development could not proceed, for example because the alternative proposals are not commercially viable or alternative proposals for sites would not be physically suitable, can be excluded on the grounds that they are not important and relevant to the IPC’s decision.”

[4.4.224.4.24](#) Draft EN-1 (DESNZ, 2023a) paragraph 4.2.21 adds that “only alternatives that can meet the objectives of the proposed development need be considered.” It is clear that offshore wind must be deployed urgently and at scale. There are four project objectives considered as a starting point, utilising David Tyldesley Associates (DTA) HRA Handbook, based on the Hornsea Three objectives (as outlined in the **Habitats Regulations Assessment (Without Prejudice) Derogation Case** (Document Reference: 5.10)):

- To generate low carbon electricity from an offshore wind farm in support of the decarbonisation of the UK electricity supply;
- To export electricity to the UK National Grid to support UK commitments for offshore wind generation and security of supply;
- To optimise generation and export capacity within the constraints of available (UK) sites and onshore transmission infrastructure;
- To deliver a significant volume of (UK) offshore wind in the 2020s;

[4.4.234.4.25](#) The following objectives are also relevant to the Proposed Development (as an Extension project):

- To maximise renewable energy generation at optimal UK seabed locations; and
- To maximise the use of existing infrastructure.

[4.4.244.4.26](#) The Proposed Development would meet these overarching objectives by:

- connecting an offshore wind farm in the Round 3 Extension Zone (and balance of Zone 6) delivering an estimated capacity of an estimated 1,200MW to the national grid;
- reducing carbon emissions in support of achievement of net zero in 2050, in line with the Climate Change Act 2008, by decarbonising UK energy production through the development of offshore renewable energy which is recognised as CNP infrastructure in Draft NPS EN-1 and Draft NPS EN-3 (DESNZ, 2023a, 2023b);
- meeting increasing energy demand and enhancing the security of energy supply for the UK; and
- supporting UK Government priorities in relation to economic growth.

## Offshore array

[4.4.254.4.27](#) The offshore array is located outside the boundary of the SDNP. However, the location and size of the array influences the consideration of alternative locations for landfall and onward connection to the national electricity transmission network. In turn, this influences whether development may be required in the SDNP. Further background with regards the consideration of the offshore array is set out below.

[4.4.264.4.28](#) The location of the offshore array reflects the existing Rampion 1 windfarm location. In 2018, the Crown Estate (TCE) invited the owners of existing Round 3 offshore wind leasing programme wind farms (including Rampion 1) to consider potential extensions of those schemes. Detailed assessments and evaluations of potential developable areas in proximity to Rampion 1 were undertaken to ensure that an appropriate site could be brought forward.

[4.4.274.4.29](#) The Round 3 area (where Rampion 1 is located) was one of nine Zones identified where offshore wind development could take place (Rampion 1 is in Zone 6) following a process of national, strategic level planning initiated in 2008. As part of the wider national strategic initiative, a Strategic Environmental Assessment (SEA) of suitable areas for offshore wind development was conducted by the then DECC, which was completed in 2009. Development rights for the zones were awarded after the completion of the SEA.

[4.4.284.4.30](#) The site selection for Rampion 2 reflects the consideration of environmental parameters and other constraints (detailed in **Section 3.2, Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3)). RED has taken full regard of comments from SDNPA, Natural England and other stakeholders, and the statutory purpose of the SDNP designation. As a result, the extent of the Offshore Array Area has been reduced following Scoping, and then further reduced twice following Statutory Consultation and further engagement. These reductions were in response to concerns raised around seascape, landscape and visual impacts, fishing areas, and shipping and navigation.

[4.4.294.4.31](#) The most substantial changes were made with seascape, landscape and visual impact as the primary consideration. No measures are available to completely mitigate the significant effects on views from coastal settlements, the SDNP and Heritage Coast. However, measures are embedded as part of the Rampion 2 design to avoid, minimise or reduce any significant environmental effects on seascape, landscape and visual receptors, as far as possible. Due regard to the statutory purpose of the SDNP has been had through the project design process, in order to reduce adverse effects on the 'breathtaking views' and 'stunning, panoramic views to the sea' defined in Special Quality 1, their magnitude and geographic extent.

[4.4.304.4.32](#) The spatial extent of the Rampion 2 array area has been designed according to a set of Seascape Landscape and Visual Impact Assessment (SLVIA) specific design principles, avoiding the area to the east of Rampion 1 and focusing the Rampion 2 array to the south and west of Rampion 1 wind farm, which is further offshore at greater distance from the Heritage Coast of the SDNP, while also having a narrow additional lateral spread in the field of view and having a clear line of sight between Rampion 1 and 2 arrays which ensures that it appears as a distinct array with less contrast and a degree of balance with Rampion 1.

[4.4.314.4.33](#) The Zone 6 Area (to the east) has been reduced from the Scoping Boundary at its east and southern sides and the Extension Area (to the west) has been reduced at its western end. Separation gaps have also been introduced between the Zone 6 Area and Extension Area to the existing Rampion 1 offshore wind farm.

[4.4.324.4.34](#) The reasons for the final choice of project design and boundary are multi-disciplinary and include factors such as commercial considerations, stakeholder feedback and multiple environmental and technical constraints including SLVIA.

### *Scale of generation*

[4.4.334.4.35](#) There are multiple considerations for sizing a project, which principally include:

- The area of likely seabed available;
- Density of generation; and
- Likely available grid capacity.

[4.4.344.4.36](#) In general, the larger the project can be whilst maintaining sufficient turbine spacing, the lower the levelised cost of energy is likely to be. Government policy is also driving for an increasing amount of offshore wind generation, and with this in mind, it makes sense to be able to try to maximise the capacity that can be delivered from site within acceptable environmental bounds.

[4.4.354.4.37](#) Typically, a generation density of between 5 and 10 MW per km<sup>2</sup> is used for designing offshore wind farms, balancing the need to space wind turbines in order to be able to capture energy whilst reducing the infrastructure needed to connect the wind turbines together. Assuming a generation density in the middle of this range and applying it to the Scoping Boundary, which covered 320km<sup>2</sup>, the sensible limit to the maximum potential capacity of this area could be considered as around 2,400MW if other constraints were ignored.

[4.4.364.4.38](#) Typically, as more is understood about an area of search, different parts of it are excluded balancing the desire to maximise the scheme size whilst maintaining what could be concluded as an acceptable impact. For Rampion 1, the original area of search set by the Zone 6 boundary at 271km<sup>2</sup> was reduced to a consented boundary of 139km<sup>2</sup> by balancing these needs. Guided by what happened for Rampion 1, a search area attrition parameter of 50% was applied to the Scoping Boundary, seeking to estimate reasonably applicable constraints. This led to the project identifying an initial target figure of 1,200MW for the project size.

[4.4.374.4.39](#) 1,200MW was thus estimated as the likely potential capacity of the Rampion 2 site, seeking to maximise generating capacity, within reasonably likely environmental and technical limits. This planning assumption could be used to seek a grid connection, while allowing flexibility for further design work around constraints.

### National electricity transmission network connection

[4.4.384.4.40](#) As described in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3), it was confirmed prior to the scoping stage that any economically viable project would exceed the capacity that could be connected

into the local electricity distribution system. This was reflected in a Grid Connection Agreement for 1,200 MW with National Grid, which confirmed that the Proposed Development must connect into the higher voltage transmission system.

[4.4.394.4.41](#) The options open to RED in terms of determining onshore cable routes are determined by the availability of transmission network capacity. National Grid conducted a feasibility study at RED's request, entitled 'Feasibility Study for the connection of up to 1200MW of Rampion Extension Project' (dated July 2020). The study concluded that up to 1,200MW would be available in the transmission system for a project coming onstream after 2027. The three most likely candidates for transmission network connection locations in the feasibility study were identified as existing substations at:

- Bolney, Mid Sussex, where the existing Rampion 1 wind farm connects into the transmission network;
- Lovedean, Hampshire, approximately 64.8km west of Bolney; and
- Ninfield, East Sussex, approximately 51.4km east of Bolney.

[4.4.404.4.42](#) In parallel to this study, RED carried out an appraisal of various transmission networks connection options ([Section 3.3, Chapter 3: Alternatives, Volume 2](#) of the ES (Document Reference: 6.2.3) sets out the appraisal outcomes in detail). The options considered were:

- the three options closest to Rampion 2 (Bolney, Lovedean and Ninfield);
- two further options which could avoid cabling in the SDNP (Fawley and Chilling); and
- a potential new substation site (Little Horsted).

[4.4.414.4.43](#) Locations at Fawley and Chilling were specifically considered as options for achieving transmission network connection at this stage in recognition of the sensitivity and importance of the SDNP and paragraph 5.9.10 of NPS EN-1 (DECC, 2011a). This was on the basis that the choice of transmission network connection location would fundamentally influence if, and to what extent, new onshore electrical infrastructure may cross the SDNP.

[4.4.424.4.44](#) Although the Fawley and Chilling connection options are substantially further away from the WTG locations than Bolney, Lovedean and Ninfield, they were considered as they would require a much shorter onshore cable route and would avoid need for any cabling through the SDNP, although much longer offshore cable routes would be required. Therefore, the design process specifically and demonstrably gave clear consideration to avoiding any cabling routes through the SDNP. The following key aspects were identified in the assessment of these options (as outlined in [Section 3.3, Chapter 3: Alternatives, Volume 2](#) of the ES (Document Reference: 6.2.3)).

- Fawley and Chilling would both require up to four marine export cable circuits being laid over a distance of at least 55km from the most westerly possible extent of the offshore wind farm Area of Search, most likely even further from the actual offshore substation location(s) ultimately defined within the Area of Search.

- Laying cable across this length of route, as opposed to the proposed 19km offshore export cable route, brings with it a higher risk level of unforeseen seabed issues and general construction risk.
- The site preparation for up to four cable circuits each extending 55km, spaced sufficiently apart would entail significant preparation activities and costs for boulder and unexploded ordnance (UXO) clearance (particularly important in this area due to historic UXO levels in and around Southampton and Portsmouth).
- Both the Fawley and Chilling options would have significant issues with shipping and navigation through the Solent and Southampton Water, which experience very high levels of shipping and other marine traffic. In the case of Fawley, this would require up to four separate marine cabling installation operations across the full width of the very busy shipping lanes in Southampton Water. The cross-sea route towards Fawley or Chilling also crosses the main shipping route in and out of Portsmouth. All of these factors would significantly constrain the operational logistics of how and when the cable installation work could be undertaken, with such restrictions typically adding significantly to the construction cost.
- In terms of local environmental constraints, there are number of nature conservation site designations along the coastline of Southampton Water, both marine and land-based. Chilling, although located at the coast, has a challenge of shallow and silted inshore approaches which would further complicate construction activities and add significant cost to the installation of cabling into this landfall.

[4.4.434.4.45](#) An assessment of the likely costs to install marine cables was made. This considered the logistical constraints due to the high volume of shipping which would mean an extended timeframe to complete the works. The options appraisal showed that the additional costs of using either of these options would render the overall Proposed Development as substantially less economic and effective than other options and likely unviable.

[4.4.444.4.46](#) For the Chilling option, the additional capital cost required was estimated to be £129m, compared to the selected Climping to Bolney corridor. Furthermore, National Grid advised that a connection at Chilling would result in the wind farm capacity being constrained to 700MW. This would significantly curtail the potential for renewable energy generation below the 1,200MW target for the project and substantially affect the potential to reach an optimal project scale. The additional cost and capacity constraint would render the overall Proposed Development likely unviable.

[4.4.454.4.47](#) For the Fawley option, the additional capital cost compared to the selected Climping to Bolney corridor was estimated to be £216m. Although Fawley could accommodate the expected 1,200MW output, as with Chilling this additional cost would be prohibitive and render the overall Proposed Development likely unviable.

[4.4.464.4.48](#) Therefore, in terms of EN-1 NPS (DECC, 2011a) and the justification of exceptional circumstances for developing within the SDNP, the transmission network connection options that would avoid the SDNP were considered. However, these options were assessed as being substantially less economic and



effective than other options and likely be unviable, and therefore do not present a viable alternative to development taking place within the SDNP.

[4.4.474.4.49](#) Ninfield was discounted as being not economically viable for the original Rampion project, due to prohibitive costs of a significantly longer marine cable and other issues including the presence of the Pevensey Levels Sites of Special Scientific Interest (SSSI). These reasons for discounting it remain applicable to Rampion 2. The additional cost was estimated to be £302m compared to Climping to Bolney.

[4.4.484.4.50](#) It is recognised that economic drivers should not be the sole factor in deciding which option should be pursued. However, in this case the Fawley and Chilling options which would not require crossing of the SDNP (and additionally in relation to Ninfield) the options are not economically viable by a very significant margin. A selection of these options would effectively end the prospects for the development of Rampion 2.

[4.4.494.4.51](#) This process left three options for the transmission network connection location that would all involve crossing the SDNP: Bolney, Lovedean and Little Horsted (with the latter having the caveat of development uncertainty / timing due to the preliminary nature of development, both in technical, business case and consent terms which would make it a speculative option). These three options were considered in RED's appraisal of landfall and onshore cable route options (see **Section 3.4, Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3)), in parallel with National Grid's Connections Infrastructure Option Notice (CION).

[4.4.504.4.52](#) The CION is undertaken collaboratively between NGENSO, the Transmission Owner (National Grid) and the developer (RED), to:

- provide a joint process to centrally record decisions and design rationale from the technical, commercial, regulatory, environmental, and socio-economic aspects of a project as it progresses;
- document the clear reasoning why a specific design option has been chosen; and
- provide visibility of the decision making process and to record the underlying assumptions.

[4.4.514.4.53](#) The CION process focussed on the technical and system capacity for new connections to the transmission network. This process happens in parallel with the developers' own feasibility, deliverability and environmental impact assessments. In the event of conflicting recommendations, the project parameters would need to be modified, until a viable conclusion is reached.

[4.4.524.4.54](#) The CION report was informed by a connection feasibility study undertaken by NGET (see **Section 3.3, Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3)). This found that the available capacity by 2029 would be:

- 1,200MW at Bolney;
- 1,200MW at Little Horsted;

- 1,200MW at Fawley;
- 800MW at Lovedean; and
- 700MW at Chilling.

[4.4.534.4.55](#) The CION report further considered the potential for expansion at the sites studied, finding that connections would not be physically possible at Chilling and Lovedean. The substations taken forward for further assessment were:

- Bolney;
- Little Horsted; and
- Fawley.

[4.4.544.4.56](#) Following further assessment, Bolney was found to best meet the ESO's obligation to provide an economic and efficient connection, due to the lower constraint and construction costs. This is therefore the basis of the Connection Agreement between National Grid and the Applicant. Bolney substation was therefore identified as the preferred transmission network connection location for the Proposed Development.

[4.4.554.4.57](#) All potential transmission network connections that can provide the same infrastructure capacity within a similar and acceptable timescale have therefore been considered (subject to the fixed location of the offshore wind turbines linked to the TCE extension options briefly outlined above). As described above, the decisions taken during the assessment of the alternatives have had due regard to the importance of the SDNP.

## Landfall and onshore cable

[4.4.564.4.58](#) The options open to RED in terms of onshore cable routes are determined by the availability of transmission network capacity (as set out above). The identification of landfall options flowed from the decisions made on the options for grid connection and the final three options (Bolney, Lovedean and Little Horsted). Therefore, all reasonable potential landfall locations have been considered in the site selection process, subject to the assessment being proportionate in the overall context of the Proposed Development. The site selection process was carried out in parallel with National Grid's CION process (see **paragraph 4.4.51 to 4.4.55**). The landfall alternatives assessed were informed by physical space onshore and workable onwards route. The following options were identified for landfall:

- Brooklands: as per existing Rampion 1 project landfall;
- Climping: the next nearest suitable landfall option west of Brooklands;
- Church Norton: lying east of the headland of Selsey Bill;
- Bracklesham: lying west of the headland of Selsey Bill;
- East Wittering: most westerly option, lying to the west of the headland of Selsey Bill; and
- Tide Mills: next nearest technically feasible landfall option east of Brooklands which met the necessary criteria.

[4.4.574.4.59](#) Seven options for the onshore cable corridor between the landfall locations and transmission network connection options were then considered. Each of these options would involve crossing the SDNP. The options considered were:

- Existing Rampion Route via Brooklands (as per existing Rampion 1 project landfall);
- Climping to Bolney;
- Climping to Lovedean;
- East Wittering to Lovedean;
- Bracklesham to Lovedean;
- Church Norton to Lovedean; and
- Tide Mills to Little Horsted.

[4.4.584.4.60](#) An options appraisal process was carried out for these seven options, considering environmental and technical constraints.

[4.4.594.4.61](#) It was concluded that it is not technically feasible to follow the original Rampion 1 route as additional infrastructure could not be physically accommodated at the Brooklands landfall, therefore the option was not considered a reasonable alternative. Environmental constraints on the route including the chalk grassland on Tottington Mount were also identified during the options appraisal.

[4.4.604.4.62](#) Options to Lovedean were rejected due to technical issues (capacity) in combination with the consideration of environmental constraints identified during options appraisal including proximity to ancient woodland. It is planned that the Lovedean substation will be extended by National Grid for the Aquind interconnector project, which would limit the maximum capacity available to Rampion 2 to 800MW with an associated scaling back of the proposed output. Following the substation extension there would only remain sufficient space for a single bay connection which would significantly limit the space available for Rampion 2. Although the Aquind interconnector project was refused by the SoS (following recommendation for approval by the Planning Inspectorate), a subsequent Judicial Review has quashed the decision meaning that the decision will need to be taken again by the SoS. The cable route from the proposed landfall at Climping to Lovedean is 10km longer than from Climping to Bolney in total and would be a longer route across the SDNP.

[4.4.614.4.63](#) The development of Little Horsted substation, required to enable the option of Tidemills to Little Horsted, was uncertain at the time of the initial search. This uncertainty, and consequent risk to the project, was one of the factors weighing against selection of this site. Additionally, the substation is planned to provide new connection for UK Power Networks to meet distribution needs, thus would not be designed to accommodate the 1,200MW generation capacity of Rampion 2. The substation would need to be significantly enlarged, so the financial, technical and environmental costs of this also weigh against this option. Finally, an onshore cable route from Tide Mills to Little Horsted would also pass through the SDNP for approximately 10km and may incur a loss of a Scheduled Monument.

[4.4.624.4.64](#) Following the granting of planning permission in November 2021, National Grid (National Grid, 2023) is now expected to commence work to construct Little Horsted substation in 2024, and it is expected to become operational in 2025. Although there is now less uncertainty about Little Horsted substation being constructed than at previous stages in the development of the Rampion 2 project, it is still not considered a viable alternative grid connection. The costs and impacts of building the substation extension and cable route still apply (as set out in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) and in the CION). In addition, pursuing this option would cause considerable delay to the project. Such a delay to the provision of infrastructure considered a critical national priority within draft NPS EN-1 and NPS EN-3 (DESNZ 2023a and DESNZ 2023b) would likely mean that the project could not contribute to the achievement of offshore wind targets by 2030. In any event, a cable corridor route from Tide Mills to Little Horsted would still pass through the SDNP.

[4.4.634.4.65](#) Following the assessment, it was concluded that the preferred landfall for the offshore windfarm would be Climping Beach with the cable corridor continuing to Bolney.

## Summary

[4.4.644.4.66](#) The scope and potential cost of alternative transmission network connection and landfall options outside the SDNP has been demonstrably and proportionately considered. In the process of selection of the landfall site and the onshore cable route corridor from this location, substantial weight has been given to the designation of the SDNP. However, following the detailed assessment of the alternatives, the viable options that would enable the Proposed Development to take place require the onshore cable corridor to cross the SDNP. The outcome of the assessment of alternatives, within the context of consideration of exceptional circumstances set out in NPS EN-1, is consistent with the conclusions drawn by the SoS in relation to Rampion 1.

[4.4.654.4.67](#) Full details of the alternatives which were considered are set out in **Section 3.4, Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) of the ES. Refinements of the onshore cable corridor within the SDNP have been considered throughout the design process, and are detailed in **Section 3.4, Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) of the ES. Further information on the embedded environmental measures developed during this process are described below.

## Detrimental effect on the environment, landscape and recreational opportunities and extent to which that could be moderated

[4.4.664.4.68](#) The third bullet point of paragraph 5.9.10 of the NPS EN-1 (Draft NPS EN-1 paragraph 5.10.31, DESNZ, 2023a) states that in considering whether exceptional circumstances exist to consent a development in a National Park, the decision taker should consider “*any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated*”.

## Environment

[4.4.674.4.69](#) An EIA has been carried out for the Proposed Development which is reported in the ES. This identifies the likely effects of the Proposed Development on the environment and sets out mitigation and enhancement measures embedded within the design to moderate, minimise or avoid any detrimental effects. The **Commitments Register** (Document Reference: 7.22) sets out the full range of embedded environmental measures to minimise or mitigate the environmental effects including those of relevance to the SDNP.

[4.4.684.4.70](#) For onshore aspects of the Proposed Development, the conclusions for the onshore cable route are that no significant adverse effects have been found in the assessment of air quality (**Chapter 19: Air quality, Volume 2** of the ES (Document Reference: 6.2.19)), soils and agriculture (**Chapter 20: Soils and agriculture, Volume 2** of the ES (Document Reference: 6.2.20)), noise and vibration (**Chapter 21: Noise and vibration, Volume 2** of the ES (Document Reference: 6.2.21)), biodiversity (**Chapter 22: Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22)), ground conditions (with the exception of a significant effect on the soft sand Mineral Safeguarding Area (MSA) identified for the construction phase and operation and maintenance phase due to the sterilisation of a small area of soft sand resource) (**Chapter 24: Ground conditions, Volume 2** of the ES (Document Reference: 6.2.24)), and the water environment (**Chapter 26: Water environment, Volume 2** of the ES (Document Reference: 6.2.26)). See **Section 4.7** of this Planning Statement for further consideration of these matters.

[4.4.694.4.71](#) A number of adverse effects have been assessed for the historic environment (**Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25)) through the temporary change in setting of designated heritage assets of high heritage significance (Listed Buildings and Scheduled Monuments) within the SDNP. The Proposed Development has the potential to significantly affect the Scheduled Monument Prehistoric flint mine and a Martin Down style enclosure on Harrow hill, 850m south east of Lee Farm, due to the onshore cable corridor cutting through part of the ANA covering Multi-Period Archaeological Features on Harrow Hill, Angmering. This significant effect would constitute less than substantial harm in terms of NPS EN-1 paragraph 5.8.14 - 5.8.15. However, such significant effects would only occur in the event of the loss of contemporary features that may add to understanding or appreciation of either of the constituent features of this asset, which would be avoided where possible. In the event of the change introduced solely through visual or audible effects, the magnitude of change would be low resulting in a moderate adverse effect which would be not significant. No other significant effects are assessed for changes to the setting of heritage assets in the SDNP.

[4.4.704.4.72](#) There is potential for significant effects in relation to construction impacts on archaeological remains of potentially high heritage significance. Effects on archaeological remains during construction of the cable corridor will persist through the operational phase.

[4.4.714.4.73](#) The special qualities identified for the SDNP include Special Quality 6, “*Well-conserved historical features and a rich cultural heritage*”. This is evidenced by a wide range of well-preserved features including bronze age barrows, iron age hill

forts, medieval churches, dew ponds and historic houses and the pattern of field boundaries partly reflecting former farming practices. Construction of the onshore cable route within the SDNP could be expected to affect a range of archaeological remains within a narrow corridor that are typical of those found within the SDNP. The known extent of archaeological remains has informed the scheme design, with effects on the more important remains avoided where possible. Whilst it is a mitigation measure rather than a benefit of the scheme, a programme of archaeological investigation and recording would provide an opportunity to generate further information on the archaeological interests along the route in line with the requirements of NPS EN-1 paragraph 5.8.20 (DECC, 2011a). This recording would be provided for in a WSI (site-specific, as described in the **Outline Onshore Written Scheme of Investigation** (Document Reference: 7.9)) to be approved with the relevant local authority in advance and would have the effect of partially mitigating any loss of archaeological interest. Whilst effects on archaeological remains will be permanent, it is not considered that this will constitute a significant effect on Special Quality 6.

[4.4.724.4.74](#) A Compensation Fund included in the Draft S106 Agreement (Document Reference: 8.73; Examination Reference: REP4-077) submitted at Deadline 4 which provides for projects to contribute towards opportunities for improved understanding and enjoyment of cultural heritage within the South Downs National Park arising from the effects of the Proposed Development on areas of archaeological significance.

[4.4.734.4.75](#) There will be no significant effects in historic environment terms on the SDNP in the construction or operational phase in relation to the offshore elements of the Proposed Development.

[4.4.744.4.76](#) As demonstrated in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3), the Applicant has made changes to the Proposed Development design throughout its development to decrease its detrimental effects on the environment. These changes have been informed by environmental assessment and survey information; feedback from stakeholders during statutory and non-statutory consultation and engagement; and refinement of engineering design solutions.

## Landscape

[4.4.754.4.77](#) The entire onshore cable will be placed underground which is particularly relevant for consideration of landscape effects. This aligns with the strong starting presumption for placing electricity lines underground in nationally designated landscapes, which is set out in paragraph 2.9.20 of Draft NPS EN-5 (DESNZ, 2023c).

[4.4.764.4.78](#) The assessment of effects on the onshore landscape resource and visual amenity is set out in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18). The effects on the Special Landscape Qualities (SLQ) of the South Downs National Park (SDNP) and their setting are assessed in **Appendix 18.3: Landscape assessment, Volume 4** of the ES (Document Reference: 6.4.18.3). The conclusions identify that during the construction phase, there will be a direct and significant negative effect on four of the five Landscape Character Areas (LCAs) that are within the SDNP (R1: South Downs Upper

Coastal Plain, B4: Angmering and Clapham Wooded Estate Downland, A3: Arun to Adur Open Downs, and J3: Arun to Adur Scarp Footslopes), as a result of the construction work along the onshore cable corridor. Additionally, significant negative effects will affect small areas of LCAs within the SDNP and associated landscape elements close to the route of the onshore cable corridor during the operation and maintenance phase until the re-establishment of replacement hedgerow planting. The fact that the only effects in the operational phase will be temporary until establishment of hedgerow planting, reflects the benefits of the placing lines underground in the SDNP.

[4.4.774.4.79](#) The assessment finds that the onshore elements of the Proposed Development, namely the onshore cable corridor and associated temporary construction compounds and accesses, will have a significant effect on the landscape character within the SDNP and the adjacent landscapes along the boundary of the SDNP.

[4.4.784.4.80](#) This is assessed as constituting a significant effect on part of SLQ 1 – the ‘diverse, inspirational landscapes’. This effect will be short term in duration and temporary and largely extending across a small geographical area. With regards to SLQ 3 ‘tranquil and unspoilt places’ the assessment finds that the onshore elements of the Proposed Development will have a significant effect on the perceptions of tranquillity within the SDNP, but this is unlikely to affect the northern and southern boundaries of the SDNP or extend beyond to affect the setting of the SDNP. This effect will be short term in duration and temporary and largely extending across a small geographical area.

[4.4.794.4.81](#) Significant visual effects during the construction phase will be likely to affect areas up to approximately 650m of the onshore elements of the Proposed Development in the SDNP. During the operation and maintenance (Year 1) phase, the conclusions on a number of the viewpoints selected in the SDNP identify significant negative effects as a result of the onshore elements of the Proposed Development (whilst for LCA B4: Angmering and Clapham Wooded Estate Downland this extends to Year 5). The assessment notes that mitigation including hedgerow replanting will ensure that significant visual effects will be mitigated once this has become established.

[4.4.804.4.82](#) Measures have been embedded into the design to moderate the effects on the SDNP within the **Commitments Register** (Document Reference: 7.22). The extent of construction activity within the SDNP has been limited as far as possible to avoid the most sensitive locations such as ancient woodland and the brows of hills whilst having due regard to landscape patterns and field boundaries where possible (C-67). Temporary construction compounds and the onshore substation search areas are all outside the boundary of the SDNP. Commitment C-66 aims to minimise effects on the special qualities of the SDNP (and the High Weald AONB) through careful design consideration and planning in respect of the construction process and activity, taking account of relevant policy and guidance.

[4.4.814.4.83](#) Because of the short duration of the residual effects, occurring in discrete sections and their largely reversible nature (the onshore cable corridor will be reinstated and vegetation re-planted) the integrity of the SDNP will not be significantly affected by the landscape and visual effects during the construction phase.

[4.4.84](#) The entire onshore cable route will be placed wholly underground. This is important and relevant in the location where the route crosses through the SDNP, a landscape in which EN-5 (DECC, 2011c) states consideration should be given to a non-overhead line alternative to reduce potential adverse impacts on the landscape. Therefore, the likely impacts linked to the Proposed Development being located in the SDNP, in relation to landscape, are limited to the construction phase, and early in the operational phase, and impacts will be temporary.

[4.4.824.4.85](#) [A Compensation Fund included in the Draft S106 Agreement \(Document Reference: 8.73; Examination Reference: REP4-077\) submitted at Deadline 4 has been offered to further the statutory purposes of the SDNP and shall be applied towards measures including those that contribute to opportunities for landscape and nature recovery projects to compensate for residual adverse effects on the Central Sussex area of the SDNP arising from the impacts of construction of the onshore cable corridor and towards offsetting for permanent adverse effects arising from offshore wind turbines forming part of the setting of the SDNP.](#)

[4.4.834.4.86](#) Considering the provision of replacement planting and its maintenance for 10 years (**Indicative Landscape Plan** within the **Design and Access Statement** (Document Reference: 5.8) and **Outline Landscape and Ecological Management Plan** (Document Reference: 7.10)); there will be no significant effects resulting from the onshore cable corridor on the SDNP and its special qualities setting or integrity during the operation and maintenance phase.

## Recreational opportunities

[4.4.844.4.87](#) **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) sets out the assessment for effects on onshore recreational receptors including Public Rights of Way (PRoW), cycle routes, the rivers Arun and Adur and access land and public green spaces, and identifies a range of impacts during the construction phase that are considered likely.

[4.4.88](#) Significant effects are assessed for temporary impacts on some PRoW within the SDNP that are within the onshore cable route. Proposals for management of PRoW are set out in the **Outline Public Rights of Way Management Plan (PRoWMP)** (Document Reference: 7.8). Reinstatement of paths will be designed to be at least as good a standard as before their disturbance. Plans will be developed to minimise any short-term impact on path users and to ensure their rights and convenience are fully reinstated following disturbance. The **Commitments Register** (Document Reference: 7.22) sets a range of measures including managing or diverting PRoWs (including the South Downs Way National Trail) that will cross the onshore cable corridor over the shortest distance possible with potential to provide adjacent crossings (C-162). A stage specific CoCP and PRoWMP will be adopted to minimise temporary disturbance to residential properties, recreational users and existing land users.

[4.4.854.4.89](#) [A Compensation Fund included in the Draft S106 Agreement \(Document Reference: 8.73; Examination Reference: REP4-077\) submitted at Deadline 4 has been offered to further the statutory purposes of the SDNP and shall be applied towards measures including improved accessibility and experience projects to compensate for temporary residual effects on the South Downs Way National Trail](#)



[and associated rights of way network, focussing on West Sussex and East Sussex.](#)

4.4.864.4.90 The visual assessment in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) has identified temporary significant negative effects on the views experienced from a number of PRoW including the South Downs Way and the Monarch Way long distance footpaths within the SDNP. Notwithstanding the significant effects on the views and visual amenity of individual PRoW including the South Downs Way and the Monarchs Way, the Special Quality 5 of 'Great opportunities for recreational activities' will not be significantly diminished or affected either within the SDNP or in relation to its setting.

4.4.874.4.91 In the operation and maintenance phase no activities are planned that are likely to have any significant impact on onshore recreation receptors.

## Summary

4.4.884.4.92 The Proposed Development is acknowledged as having detrimental environmental effects with significant negative effects in relation to some receptors related to onshore landscape resource and visual amenity and historic environment. Some PRoWs within the SDNP are likely to have significant negative effects within the construction phase.

4.4.894.4.93 The Applicant has sought to avoid such effects in the first instance and moderate them wherever possible, including through the design of the onshore cable route and embedding specific environmental measures where appropriate.

## Summary

4.4.904.4.94 Paragraph 5.9.10 of NPS EN-1 (DECC, 2011a) (Draft NPS EN-1 paragraph 5.10.31, DESNZ, 2023a) sets out three aspects that the SoS should consider, in addition to the development being demonstrably in the public interest, when determining whether there are exceptional circumstances that would support the grant of development consent in a National Park. These elements are: the need for the development; the cost and scope of alternatives; and the detrimental effect on the environment. [In addition, for development proposals within designated landscapes or projects outside the boundaries of these areas which may have impacts within them, the revised NPS EN-1, as designated in 2024, includes a duty on the SoS to seek to further the purposes of nationally designated landscapes and be satisfied that measures that seek to further the purposes are sufficient, appropriate and proportionate to the type and scale of the development \(DENNZ, 2024a: paragraphs 5.10.33, 5.10.34\).](#)

4.4.914.4.95 [In terms of being in the public interest,](#) there is an urgent need to develop sources of renewable energy, which the Proposed Development will support through the provision of an estimated 1,200MW of generating capacity. The Proposed Development will make a positive contribution to the national and local economy.

4.4.924.4.96 A full range of alternatives and options have been assessed, including considering the scope and cost of developing outside the SDNP. The broader

location of the offshore array is set by the TCE and location of Rampion 1. Options for transmission network connection that will avoid parts of the onshore cable corridor being located within the SDNP (Fawley and Chilling) have been specifically assessed and are likely unviable, with Chilling's capacity also being constrained to 700MW. Therefore, the scope for developing elsewhere or outside of the SDNP is extremely limited in the case of the Proposed Development, such that there is no other realistic alternative to the proposed scheme.

4.4.934.4.97 Additionally, the detrimental effects on the SDNP on the environment, the landscape and recreational opportunities and the extent to which they could be moderated have been outlined. While there is harm to SQ1 "Diverse, inspirational landscapes and breathtaking views" (during construction and operation) and SQ3 "Tranquil and unspoilt places" (during construction), it is not the duty to avoid all harm and such harm does not translate to compromising the statutory purpose of the SDNP. The Proposed Development includes a range of measures embedded into the design that will moderate and reduce impacts on the SDNP. The likely significant effects linked to the Proposed Development being located in the SDNP, in relation to onshore landscape resource, will be limited to the construction phase, and early in the operational phase, and impacts will be temporary. This will not compromise the purpose of the designation, as the natural beauty, wildlife and cultural heritage that make up the affected areas and the wider SDNP will remain and opportunities will still be present for understanding and enjoyment of the special qualities of the SDNP.

4.4.98 The Levelling-up and Regeneration Act 2023, which came into force after submission of the DCO Application, introduces the requirement for relevant authorities (the SoS in this case) to seek to further the purposes of National Parks into section 11A of the National Parks and Access to Countryside Act 1949. This is reflected in the revised NPS EN-1 as laid before Parliament in 2024. The Applicant has engaged with the SDNPA and other affected stakeholders with regards to the mitigation to conserve and enhance the SDNP as well as regarding measures that the Applicant has committed to in order to seek to further the purposes of the SDNP. The Applicant has provided a Draft S106 Agreement that provides funds for projects including:

- Landscape and nature recovery to contribute to the landscape, scenic beauty and wildlife within the SDNP and which also provides opportunity for enhanced understanding and opportunity for enjoyment by the public including projects or location specific interpretation, projects relating to experiencing the tranquillity of the SDNP including enjoyment and understanding relating to dark skies as well as outreach to celebrate the landscape and wildlife.
- Improved accessibility and experience to compensate for temporary residual effects on the South Downs Way National Trail and associated rights of way network;
- Contribution towards opportunities for improved understanding and enjoyment of cultural heritage within the South Downs National Park arising from the effects of the Development on areas of archaeological significance; and
- Contribution towards the offsetting for the permanent adverse effects arising from the impacts of the offshore array on the setting of the SDNP.

- 4.4.99 [Further information regarding the design evolution of the Proposed Development and how the SDNP special qualities have been incorporated, including compensation, is provided in Applicant’s Deadline 4 Submission – 8.25.5 Applicant’s Post Hearing Submission – Issue Specific Hearing 2 Further information on South Downs National Park \(Document Reference: 8.25.5; Examination Reference \*\*REP4-063\*\*\) which details how the project design evolution has considered each special quality \(SQ\) of the SDNP. Additional explanation of how the Applicant has considered furthering the statutory purposes of the SDNP, with regard to the Levelling-up and Regeneration Act 2023, is provided in the Applicant’s Response to Action Points Arising from Issue Specific Hearing 2 and Compulsory Acquisition Hearing 1’ \(Document Reference: 8.70; Examination Reference \*\*REP4-074\*\*\) Action Point 35.](#)
- 4.4.100 [The Applicant has considered the key policy tests in the NPS EN-1 relating to development taking place within the SDNP. RED considers that the Proposed Development is demonstrably in the public interest, that there are exceptional circumstances for granting the Proposed Development, and that the impacts of the Proposed Development on the SDNP are outweighed by the benefits of the scheme. Through the application of the mitigation hierarchy and compensation measures described above the Applicant has brought forward the Proposed Development in a way which seeks to further the purposes of the SDNP. Therefore, the Proposed Development accords with the policy tests set out in the NPS in relation to the SDNP.](#)

## 4.5 Appraisal against NPS Assessment principles

- 4.5.1 Part 4 of NPS EN-1 (DECC, 2011a) outlines the assessment principles which should be taken into consideration for energy NSIPs. Paragraphs 2.5.31 to 2.5.33 of NPS EN-3 (DECC, 2011b), meanwhile, detail the assessment principles related to offshore wind proposals (via paragraph 2.6.55) whilst Part 2 of NPS EN-5 (DECC, 2011c) deals with electricity network infrastructure schemes.
- 4.5.2 Table 4-1 presents an assessment of the Proposed Development against these principles, signposting to where further information is presented in this Planning Statement and/or other documents submitted with the DCO application. Where the draft NPSs introduce assessment principles that are substantively different, or additional, to those contained in the designated NPSs, this is also considered.

**Table 4-1 Appraisal of the Proposed Development against NPS EN-1, NPS EN-3 and NPS EN-5 (DECC, 2011a; 2011b; 2011c) Assessment Principles**

Principle	NPS Reference (s)	Assessment	Other Application Documents
<b>Environmental Statement</b>	NPS EN-1: 4.2.1 - 4.2.11	An ES has been submitted as part of the DCO Application for the Proposed Development. In accordance with NPS EN-1, the ES assesses the likely significant environmental, social and	<b>Chapter 30: Inter-related effects, Volume 2 of the ES</b>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>economic effects (including cumulative effects) associated with all stages of the Proposed Development and details the embedded environmental measures proposed to avoid or mitigate the adverse effects of the Proposed Development.</p> <p>An assessment of cumulative effects is presented in the technical aspect ES chapters and <b>Chapter 30: Inter-related effects, Volume 2</b> of the ES (Document Reference: 6.2.30). This considers inter-projects effects (i.e., effects resulting from the Proposed Development combining with the same topic-related effects generated by other developments to affect a common receptor) and inter-related effects (i.e., individual environmental topic effects resulting from the Proposed Development which are not significant in their own right, but could combine with other environmental topic effects from the same development to create effects that are significant).</p> <p>The findings of the ES have informed the assessment of the Proposed Development against the generic impacts contained in the NPSs in <b>Section 4.6</b> of this Planning Statement.</p>	(Document Reference: 6.2.30)
<b>Environmental Statement – Flexibility</b>	NPS EN-1: 4.2.7-4.2.8 NPS EN-3: 2.6.42 – 2.6.43	The ES justifies where and why design flexibility is sought and provides a description of the design parameters. <b>Chapter 4: The Proposed Development, Volume 2</b> of the ES (Document Reference: 6.2.4) and <b>Chapter 5: Approach to the EIA, Volume 2</b> of the ES (Document Reference: 6.2.5) provides a description of the design parameters.	<b>Chapter 4: The Proposed Development, Volume 2</b> of the ES (Document Reference: 6.2.4) and <b>Chapter 5: Approach to the EIA,</b>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p><b>Chapter 4: The Proposed Development, Volume 2</b> of the ES (Document Reference: 6.2.5) recognises that the description of the Proposed Development is indicative and a ‘design envelope’ approach has been adopted in the ES which takes into account Planning Inspectorate Advice Note Nine: Rochdale Envelope, July 2018 (Planning Inspectorate, 2018). The provision of a design envelope is intended to identify key design assumptions and establish the maximum design scenario which allows flexibility to make design decisions in the future that cannot be finalised at the time of submission.</p>	<p><b>Volume 2</b> of the ES (Document Reference: 6.2.5)</p>
<b>Habitats and Species Regulations</b>	NPS EN-1: 4.3.1	<p><b>A Report to Inform Appropriate Assessment (RIAA)</b> (Document Reference: 5.9) has been submitted as part of the application for development consent. A record of engagement with Natural England and the Joint Nature Conservation Committee (JNCC) is provided in the Report. Detailed findings from the RIAA are outlined below the table.</p>	<p><b>Report to Inform Appropriate Assessment (RIAA)</b> (Document Reference: 5.9)</p>
<b>Alternatives</b>	NPS EN-1: 4.4.1-4.4.3 NPS EN-5 2.2	<p><b>Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3) includes a description of the main alternatives considered by the Applicant and the reasons for selecting the preferred options for the Proposed Development. The alternatives considered by the Applicant relate to: the offshore array area, offshore export cable route, landfall, onshore cable route, new onshore substation, and the grid connection.</p> <p>At each stage of design evolution, the Applicant has taken account of the potential effects of the alternatives considered and selected a preference</p>	<p><b>Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3)</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>informed by predicted environmental performance together with technical and land use considerations. Account has also been taken of the relevant NPSs and local plan policies and proposals. The importance and sensitivity of the SNDP was a key consideration of the options appraisal process, such as considering additional grid connection options which would avoid cabling through the National Park (see <b>Section 4.4</b> of this Planning Statement). The design evolution has also been informed by responses to non-statutory and statutory consultation and engagement with statutory bodies and affected persons (<b>Chapter 3, Section 3.11</b>).</p>	
<p><b>Criteria for ‘good design’ for energy infrastructure</b></p>	<p>NPS EN-1: 4.5.1 - 4.5.6                      NPS EN-3: 2.4.1 – 2.4.2                      NPS EN-5: 2.5.1 - 2.5.2</p>	<p><b>Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3) details how the design of the Proposed Development has evolved and demonstrates that all aspects of site selection, site access and future access requirements have been addressed and incorporated into the proposed design and that measures have been embedded to mitigate the adverse impacts of the Proposed Development.</p> <p>As highlighted above, <b>Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3) also includes a description of the main alternatives considered by the Applicant and the reasons for selecting the preferred options for the Proposed Development. <b>Chapter 4: The Proposed Development, Volume 2</b> of the ES (Document Reference: 6.2.4) includes a description of measures that have been incorporated into the design of the Proposed Development. Further information on these measures is also</p>	<p><b>Design and Access Statement</b> (Document Reference: 5.8)</p> <p><b>Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3)</p> <p><b>Chapter 4: The Proposed Development, Volume 2</b> of the ES (Document Reference: 6.2.4)</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>described in this Planning Statement for relevant topics e.g., SLVIA in <b>Section 4.6</b> and LVIA in <b>Section 4.7</b>.</p> <p>A <b>Design and Access Statement</b> (Document Reference: 5.8) has been provided as part of the DCO application with which the detailed design shall accord for the onshore substation at Oakendene 2km east of Cowfold and the extension to the National Grid Bolney substation.</p>	
<b>Climate Change adaptation</b>	<p>NPS EN-1: 4.8.1 – 4.8.13                      NPS EN3: 2.3.4                      NPS EN-5: 2.4.1 - 2.4.2                      Draft NPS EN-1: 4.9.5</p>	<p><b>Chapter 29: Climate change, Volume 2</b> of the ES (Document Reference: 6.2.29) sets out an assessment of the resilience of both the onshore and offshore elements of the Proposed Development to the impact of climate change throughout the construction, operation and maintenance and decommissioning phases. Three groups of receptors are considered; building and infrastructure receptors; human health receptors; and environmental receptors. The assessment concluded that there are likely to be no significant effects remaining following the assessment of climate change impacts on the construction, operation and maintenance and decommissioning phases of the Proposed Development. The effects of climate change are additionally considered (as appropriate) in other ES environmental topic chapters.</p> <p>In line with best practice, consideration of climate change has been integrated into the early stages of design. As part of the Proposed Development design process, a number of embedded environmental measures have been adopted to reduce the potential for environmental impacts and effects as a</p>	<p><b>Chapter 29: Climate change, Volume 2</b> of the ES (Document Reference: 6.2.29)</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
Grid connection	NPS EN-1: 4.9.1 – 4.9.4	<p>result of climate change on the Proposed Development. This includes commitments to ensure the design considers climate change and will be built to be resilient to climate change. Relevant commitments are presented in full in the <b>Commitments Register</b> (Document Reference: 7.22).</p> <p><b>Section 3.3, Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3) explains how the design of the grid connection (required to be to National Grid’s 400kV transmission system) has evolved as a result of environmental, technical and land use considerations and as a result of consultation feedback including from National Grid. This consideration has included recognising the importance of the SDNP in defining the grid connection location. <b>Section 4.4</b> of this Planning Statement sets out further consideration of the options with regards to the SDNP.</p> <p><b>Chapter 4: The Proposed Development, Volume 2</b> of the ES (Document Reference: 6.2.4) describes the connection, and this is summarised in <b>Section 2</b> of this Planning Statement. The environmental effects of the National Grid connection are assessed in the ES and have been taken into account in <b>Section 4.6</b> and <b>Section 4.7</b> of this Planning Statement.</p> <p>As described in <b>Section 3.3, Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3), National Grid has undertaken its own screening process to establish the preferred connection point in terms of feasibility, deliverability and environmental impact</p>	<p><b>Chapter 3: Alternatives, Volume 2</b> of the ES (Document Reference: 6.2.3)</p>



Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>as part of the Connections Infrastructure Option Notice (CION) process. National Grid confirmed in February 2020 that their CION assessment had concluded Bolney would be the most economic and efficient grid connection location which meets the required capacity and Proposed Development timeframe. This will therefore be the basis of the Connection Agreement between National Grid and the Applicant.</p>	
<p><b>Pollution control and other environmental regulatory regimes</b></p>	<p>NPS EN-1: 4.10.1 – 4.10.8</p>	<p>The Applicant recognises that some issues may be subject to separate regulatory regimes including environmental permitting. The <b>Other Consents and Licences</b> (Document Reference: 5.4) document submitted with the DCO application identifies the other consents and licences required and provides details of when they will be required. The <b>Outline CoCP</b> (Document Reference: 7.2) and <b>Outline Project Environmental Management Plan (PEMP)</b> (Document Reference: 7.11) includes environmental measures including best practice in relation to pollution control onshore and offshore respectively.</p>	<p><b>Other Consents and Licences</b> (Document Reference: 5.4)</p> <p><b>Outline CoCP</b> (Document Reference: 7.2)</p> <p><b>Outline Project Environmental Management Plan (PEMP)</b> (Document Reference: 7.11)</p>
<p><b>Safety</b></p>	<p>NPS EN-1: 4.11.1- 4.11.4</p>	<p>The Health and Safety Executive (HSE) were consulted on the Proposed Development and has confirmed that it will not advise against the granting of the DCO application. Further detail is provided in the <b>Consultation Report</b> (Document Reference: 5.1) and <b>Chapter 27: Major accidents and disasters, Volume 2</b> of the ES (Document Reference: 6.2.27).</p>	<p><b>Consultation Report</b> (Document Reference: 5.1)</p> <p><b>Chapter 27: Major accidents and disasters, Volume 2</b> of the ES</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p><b>Chapter 27: Major accidents and disasters, Volume 2</b> of the ES (Document Reference: 6.2.27) confirms that the Proposed Development does not fall under the Control of Major Accident Hazards Regulations 2015 (COMAH) or the Major Off-Site Emergency Plan (Management of Waste from Extractive Industries) (England and Wales) Regulations 2009, The Major Accident Control Regulations (enacted through DSA03.OME Part 4 aka JSP 498), The Planning (Hazardous Substances) Regulation 2015, The Explosives Regulation 2014, and the Pipelines Safety Regulations 1996. While none of this set of regulations apply to the Proposed Development, any external sites which do are considered within <b>Chapter 27: Major accidents and disasters, Volume 2</b> of the ES (Document Reference: 6.2.27).</p> <p><b>Chapter 27: Major accidents and disasters, Volume 2</b> of the ES (Document Reference: 6.2.27) demonstrates that the Proposed Development has suitable processes in place to ensure that their legal duty to reduce to As Low as Reasonably Practicable (ALARP) and comply with good practice risk management to be secured through the <b>Outline CoCP</b> (Document Reference: 7.2).</p> <p>The HSE in their response to the Scoping Report (RED, 2020) indicated two Major Accident Hazard pipelines and a Major Accident Hazard site. RED has committed to ensuring that the design of the Proposed Development is acceptable to the HSE, by ensuring that any development in the proximity of hazardous sites which cannot be sited elsewhere is of suitable type, and</p>	<p>(Document Reference: 6.2.27)</p> <p><b>Outline CoCP</b> (Document Reference: 7.2)</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>the number of people is reduced so far as is reasonably practicable.</p> <p>The major accidents and disasters assessment presented in <b>Chapter 27: Major accidents and disasters, Volume 2</b> of the ES (Document Reference: 6.2.27) of the ES has confirmed that any impacts during construction or operation will be suitably managed in conjunction with the operator to ensure they are not significant. These measures are set out in the <b>Outline CoCP</b> (Document Reference: 7.2).</p>	
<b>Health</b>	<p>NPS EN-1: 4.13.1 – 4.13.5 Draft NPS EN-1: 4.3.1 - 4.3.8</p>	<p><b>Chapter 28: Population and human health, Volume 2</b> of the ES (Document Reference: 6.2.28) provides an assessment of the health impacts of the Proposed Development, including cumulative effects. For the construction and decommissioning phase, the assessment considers the health effects from changes in:</p> <ul style="list-style-type: none"> <li>• air quality;</li> <li>• noise exposure;</li> <li>• vibration exposure;</li> <li>• transport nature and flow;</li> <li>• visual amenity;</li> <li>• exposure to land contamination;</li> <li>• access to opportunities for physical activity; and</li> <li>• socio-economic factors.</li> </ul> <p>In the operation and maintenance phase health effects from changes in noise exposure, exposure to EMF and visual amenity are assessed.</p>	<p><b>Chapter 18: Landscape and visual impact, Volume 2</b> of the ES (Document Reference: 6.2.18)</p> <p><b>Chapter 19: Air quality, Volume 2</b> of the ES (Document Reference: 6.2.19)</p> <p><b>Chapter 21: Noise and vibration, Volume 2</b> of the ES (Document Reference: 6.2.21)</p> <p><b>Chapter 23: Transport,</b></p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>The assessment has been informed by the other environmental topic chapters of the ES, as appropriate. It has taken into account measures embedded into the design of the Proposed Development to mitigate health impacts including (inter alia):</p> <ul style="list-style-type: none"> <li>• The onshore cable route will be completely buried underground for its entire length reducing potential for EMF exposure and long-term visual impacts (C-1)</li> <li>• An <b>Outline CoCP</b> (Document Reference: 7.2) will be adopted to minimise temporary disturbance to residential properties, recreational users and existing land users. It will provide details of measures to protect environmental receptors.</li> <li>• Potential risks to human health from any unexpected ground contamination will be avoided by the use of Personal Protective Equipment (PPE) and by adopting appropriate working practices (C-14).</li> </ul>	<p><b>Volume 2</b> of the ES (Document Reference: 6.2.23)</p>
		<p>Significant adverse visual effects have been identified in rare cases from the construction and operation of the Proposed Development. Such effects, in terms of their effects on visual amenity, originate from the Proposed Development affecting local recreational routes where they are in close proximity to the Proposed Development. Such effects would be temporary as people move along these routes. The overall human health effects are considered to be not significant.</p>	
		<p>No significant effects were found in the assessment of all health receptors.</p>	

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p>Therefore, it is considered that there are no health concerns that would constitute a reason to refuse the DCO Application.</p> <p>The findings of <b>Chapter 28: Population and human health, Volume 2</b> of the ES (Document Reference: 6.2.28) have informed <b>Section 4.6</b> and <b>4.7</b> of this Planning Statement.</p>	
<b>Common Law nuisance and Statutory nuisance</b>	NPS EN-1: 4.14.1 – 4.14.3 Draft NPS EN-1: 4.14.1 - 4.14.6	<p>A <b>Statutory Nuisance Statement</b> (Document Reference: 5.3) has been prepared which considers possible sources of nuisance including noise and dust arising from the Proposed Development and how they may be mitigated or limited under the provisions of section 79(1) of the Environmental Protection Act 1990.</p> <p>The ES includes an assessment of the effects of the Proposed Development on air quality (<b>Chapter 19: Air quality, Volume 2</b> of the ES (Document Reference: 6.2.19)), and noise (<b>Chapter 21: Noise and vibration, Volume 2</b> of the ES (Document Reference: 6.2.21)).</p> <p><b>Chapter 28: Population and human health, Volume 2</b> of the ES (Document Reference: 6.2.28) presents an assessment of the effects of the Proposed Development on human health. The findings of the ES have informed <b>Section 4.6</b> and <b>4.7</b> of this Planning Statement.</p>	<b>Statutory Nuisance Statement</b> (Document Reference: 5.3)
<b>Security considerations</b>	NPS EN-1: 4.15.1 – 4.15.5	The Proposed Development includes a range of security measures. These measures are detailed in <b>Chapter 4</b> , the <b>Design and Access Statement</b> (Document Reference: 5.8) and the	<b>Design and Access Statement</b> (Document Reference: 5.8)

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p><b>Outline CoCP</b> (Document Reference: 7.2) and include (inter alia):</p> <ul style="list-style-type: none"> <li>• Fencing of the onshore cable corridor and any security fencing for compounds during construction</li> <li>• Security fencing at the onshore substation.</li> <li>• Security lighting that is necessary for onshore elements (including substation at Oakendene during construction and operation).</li> <li>• Safety zones of 500m radius will be sought around each WTG, offshore substation and associated foundation structures during construction and a 50m radius safety zone will be sought prior to commissioning.</li> <li>• Appropriate lighting and markers for aviation and navigation for WTG and offshore substations foundations.</li> </ul>	<p><b>Outline CoCP</b> (Document Reference: 7.2)</p>
<b>Marine considerations</b>	Draft NPS EN-1: 4.4.1 – 4.4.5	<p>The design of the Proposed Development takes into account the objectives and policies of the South Inshore and South Offshore Marine Plan. These considerations are set out in detail in:</p> <p><b>Chapter 6: Coastal processes, Volume 2</b> of the ES (Document Reference: 6.2.6);</p> <p><b>Chapter 7: Other marine users, Volume 2</b> of the ES (Document Reference: 6.2.7);</p> <p><b>Chapter 8: Fish and shellfish ecology, Volume 2</b> of the ES (Document Reference: 6.2.8);</p> <p><b>Chapter 9: Benthic, subtidal and intertidal ecology, Volume 2</b> of the ES (Document Reference: 6.2.9);</p>	<p><b>Chapters: 6: Coastal processes to 17: Socio-economics, Volume 2</b> of the ES (Document Reference: 6.2.17)</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
		<p><b>Chapter 10: Commercial fisheries, Volume 2</b> of the ES (Document Reference: 6.2.10);</p> <p><b>Chapter 11: Marine mammals, Volume 2</b> of the ES (Document Reference: 6.2.11);</p> <p><b>Chapter 12: Offshore and intertidal ornithology, Volume 2</b> of the ES (Document Reference: 6.2.12);</p> <p><b>Chapter 13: Shipping and navigation, Volume 2</b> of the ES (Document Reference: 6.2.13);</p> <p><b>Chapter 14: Civil and military aviation, Volume 2</b> of the ES (Document Reference: 6.2.14);</p> <p><b>Chapter 15: Seascape, landscape and visual impact assessment, Volume 2</b> of the ES (Document Reference: 6.2.15); <b>Chapter 16: Marine archaeology, Volume 2</b> of the ES (Document Reference: 6.2.16); and</p> <p><b>Chapter 17: Socio-economics, Volume 2</b> of the ES (Document Reference: 6.2.17).</p>	
<p><b>Environmental and Biodiversity Net Gain</b></p>	<p>Draft NPS EN-1: 4.5.1 – 4.5.4</p>	<p>The Proposed Development seeks to provide an overall biodiversity enhancement by delivering BNG. RED have made a commitment to deliver BNG of at least 10% for all onshore and intertidal (above the low water mark) habitats subject to permanent or temporary losses as a result of the construction and operation of the Proposed Development.</p> <p>The approach to delivering BNG is outlined in <b>Chapter 22: Terrestrial ecology and nature conservation, Volume 2</b> of the ES (Document Reference: 6.2.22). This includes restoration and enhancement and the provision of off-site biodiversity units. The <b>Appendix 22.15: Biodiversity Net Gain information, Volume 4</b> of</p>	<p><b>Chapter 22: Terrestrial ecology and nature conservation, Volume 2</b> of the ES (Document Reference: 6.2.22).</p>

Principle	NPS Reference (s)	Assessment	Other Application Documents
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the ES (Document Reference: 6.4.22.15) provides further detail.

## Habitats Regulations Assessment

- 4.5.3 As noted in Table 4-1 a **Report to Inform Appropriate Assessment (RIAA)** (Document Reference: 5.9) has been provided in tandem with this ES to specifically address the potential effects on European sites and their designated features within the framework of the Conservation of Habitats Regulations. Further detail is provided in **paragraph 4.5.4 to 4.5.14** below.

### Policy Requirements

- 4.5.4 NPS EN-1 (DECC, 2011a) paragraph 4.3.1 states that prior to grant of a DCO the IPC must “*consider whether the project may have a significant effect on a European site, or on any site to which the same protection is applied as a matter of policy, either alone or in combination with other plans or projects.*” under the Habitats and Species Regulations. This is reiterated in Draft NPS EN-1 (DESNZ, 2023a) paragraph 5.4.49. Applicants should refer to Section 5.3 of NPS EN-1 in relation to biodiversity and geological conservation. The paragraph states that the applicant should seek the advice Natural England and provide “*the IPC with such information as it may reasonably require to determine whether an Appropriate Assessment is required. In the event that, an Appropriate Assessment is required, the applicant must provide the IPC with such information as may reasonably be required to enable it to conduct the Appropriate Assessment. This should include information on any mitigation measures that are proposed to minimise or avoid likely effects.*” Draft NPS EN-1 (DESNZ, 2023a) paragraph 5.4.25 reiterates this requirement.

### Planning Assessment

- 4.5.5 The Applicant has sought the advice of Natural England in producing the **RIAA** (Document Reference: 5.9) in line with NPS EN-1. The information in the RIAA will ultimately be used by the SoS as the relevant competent authority, to inform its Appropriate Assessment (AA), if so required, for the HRA in accordance with the legislation and NPS EN-1.

- 4.5.6 The **RIAA** (Document Reference: 5.9) outlines detailed consideration of the potential for Adverse Effects on Integrity (AEol) of European sites and in light of embedded environmental measures secured for the Proposed Development, a determination that no AEol will result was reached for all sites considered alone and in-combination.

- 4.5.7 However, [whilst Natural England agrees that the predicted impacts for the Proposed Development are “not unduly significant in scale” for the kittiwake \(\*Rissa tridactyla\*\), guillemot \(\*Uria aalge\*\) and razorbill \(\*Alca torda\*\) features of the](#)



[Flamborough and Filey Coast \(FFC\) Special Protection Area \(SPA\), Natural England has advised that it cannot rule out an AEoI on the FFC in-combination with other plans and projects. Natural England's advice also applies to guillemot mortalities for the Farne Islands SPA, also in-combination.](#)

[4.5.74.5.8](#) Additionally, the SoS in his decision on the Norfolk Vanguard Offshore Wind Farm set out an expectation that full consideration is given to the need for derogation of the Habitats Regulations pre-application and all necessary evidence, including possible compensatory measures, is prepared for consideration at examination. Therefore, the Applicant has provided a without prejudice derogation case with all necessary evidence on relevant matters, including compensatory measures, for consideration during the examination phase.

[4.5.9](#) The **RIAA** (Document Reference: 5.9) outlines that the Proposed Development has a minimal impact in terms of mortality due to collision of less than one individual kittiwake per year (0.72 birds) associated with the Flamborough and Filey Coast SPA, with a very small in-combination increase (0.25%) to the in-combination total. [It also demonstrates the contribution from the Proposed Development to the annual guillemot mortality rate \(from displacement\) of 1.26 and 1.07 breeding adults from the FFC SPA and the Farne Islands SPA, respectively. This represents a contribution of just 0.35% of the in-combination total at FFC SPA and 1.41% of the in-combination total at the Farne Islands SPA. In addition, and in terms of the impacts on razorbill, the RIAA details that the contribution from the Proposed Development to the annual razorbill mortality rate \(from displacement\) of 1.23 breeding adults from the FFC SPA. This represents a contribution of just 0.52% of the in-combination total at FFC SPA.](#)

[4.5.84.5.10](#) The Applicant's evidenced conclusion is that there is no potential for an increased risk of an AEoI to the conservation objectives of the [kittiwake, guillemot and razorbill features of the Flamborough and Filey Coast SPA and Farne Islands SPA](#) in relation to collision effects from the Proposed Development in-combination with other offshore wind farms. Therefore, subject to natural change, kittiwake, [guillemot and razorbill](#) will be maintained as a feature in the long term with respect to the potential for adverse effects from collision. The Applicant's position is therefore that the Proposed Development will not have an AEoI on Flamborough and Filey Coast SPA [and Farne Islands SPA](#), either alone or in combination with other plans or projects.

[4.5.11](#) In recognition of the view Natural England and SoS decision on the Norfolk Vanguard Offshore Wind Farm in February 2022, RED has prepared the **Habitats Regulations Assessment (Without Prejudice) Derogation Case** (Document Reference: 5.10). This report provides an overview of the communications with Natural England. It sets out the [potential options for compensation for the minimal in-combination impacts of the Proposed Development](#), including examples of compensation solutions used on other offshore wind projects. [The proportionate compensatory measure selection process, together with advice from Natural England and previous OWF derogation case examples, has resulted in a list of compensatory measures being chosen which include:](#)

- [Providing a monetary contribution to strategic compensation through the MRF;](#)

- [Collaborating with another OWF project \(e.g. Dogger Bank South OWF\) to provide additional nesting space for kittiwake through either purpose built artificial nesting structure, artificial ledges or other means;](#)
- [Reducing recreational disturbance to guillemot and razorbill colonies in the south-west of England.](#)

[4.5.12](#) [Each selected measure is considered effective, feasible and deliverable, when provided in collaboration, to successfully offset the minimal effects on the FFC SPA and Farne Islands SPA.](#)

[4.5.94.5.13](#) The Applicant has provided the 'without prejudice' Article 6(4) Habitats Regulations Assessment (HRA) derogation case to provide the SoS for DESNZ with the necessary information to support a clear and overriding case for Rampion 2 should they conclude AEol [for kittiwake, guillemot or razorbill from FFC SPA and Farne Islands SPA](#). The Applicant strongly believes that if the SoS finds AEol in respect of [any of these sites / features](#), there are demonstrable imperative reasons of overriding public interest in Rampion 2 and the policy objectives it will serve, which outweighs the risk of any adverse impact on the FFC SPA [and Farne Islands SPA](#).

[4.5.104.5.14](#) With regards to onshore elements of the Proposed Development, the **RIAA** (Document Reference: 5.9) has found there is no potential for AEol on any European sites. Onshore ecology is considered further in **Section 4.7**.

## Summary

[4.5.114.5.15](#) Overall, the appraisal presented demonstrates that the DCO Application for the Proposed Development is in accordance with the relevant general assessment principles contained in NPS EN-1, NPS EN-3 and NPS EN-5 (DECC, 2011a; 2011b; 2011c).

## 4.6 Assessment against the policy requirements – Offshore

4.6.1 The following sections set out an assessment of the Proposed Development against the NPS impacts relevant to the offshore aspects drawing on the findings of the ES. Additionally, the assessment is undertaken against other relevant national, regional and local policies.

4.6.2 The term 'offshore' refers to the receptors on the seaward side of Mean High Water Springs (MHWS) whilst 'onshore' refers to the receptors on the landward side of MHWS. The offshore assessment within the ES covers impacts from the offshore project elements up to MHWS.

## Coastal change

### Policy Requirements

4.6.3 NPS EN-1 (DECC, 2011a) (paragraph 5.5.1) sets that decisions should be based on an understanding of coastal change over time, prevent new development from being put at risk from coastal change, ensures that the risk to development that is necessary in coastal change areas is managed, and that plans are in places to

secure the long-term sustainability of coastal areas. This is reconfirmed in Draft NPS EN-1 (paragraph 5.6.2). Paragraph 5.5.5 confirms that this section of EN-1 applies only to onshore energy infrastructure projects situated on the coast, which is reiterated in Draft NPS EN-1 (paragraph 5.6.8). NPS EN-1 (paragraph 5.5.6) and Draft NPS EN-1 (DESNZ, 2023a: paragraph 5.6.11) identifies that the Applicant’s assessment should include the following: *“Where relevant, applicants should undertake a coastal geomorphological and sediment transfer modelling to predict and understand impacts and help identify relevant mitigating or compensatory measures.”* This part of the NPS is considered relevant to the Proposed Development insofar as the export cables interface with the coastal zone at landfall.

- 4.6.4 The impacts of offshore renewable energy projects on marine life and coastal geomorphology are considered in NPS EN-3 (DECC, 2011b). NPS EN-3 (paragraph 2.6.193-2.6.194) states that geotechnical investigations should inform assessment to enable design of appropriate construction techniques and the assessment should include predictions of the physical effects of the construction and operation of the required infrastructure. Paragraphs 3.8.127 – 3.8.128 of Draft NPS EN-3 (DESNZ, 2023b) restate these requirements. Paragraph 3.8.126 additionally states that *“assessments are expected to include predictions of the physical effects arising from modifications to hydrodynamics (waves and tides), sediments and sediment transport, and sea bed morphology that will result from the construction, operation and decommissioning of the required infrastructure.”*
- 4.6.5 NPS EN3 paragraph 2.6.192 states that *“Beyond 3nm, the MMO is the regulator. The applicant should consult the MMO and the Centre for Environment, Fisheries & Aquaculture Science (CEFAS) on the assessment methodology for impacts on the physical environment at the pre-application stage.”* Draft EN-3 does not include this requirement.
- 4.6.6 The South Inshore and South Offshore Marine Plan Policy (MMO, 2018) S-CAB-2 states that *“Proposals that have a significant adverse impact on new and existing landfall sites for subsea cables (telecoms, power and interconnectors) should demonstrate that they will, in order of preference: a) avoid, b) minimise, c) mitigate significant adverse impacts, d) if it is not possible to mitigate significant adverse impacts, proposals should state the case for proceeding.”* Policy S-CC-2 states that: *Proposals should demonstrate for the lifetime of the proposal that: 1) they are resilient to the effects of climate change 2) they will not have a significant adverse impact upon climate change adaptation measures elsewhere. In respect of 2) proposals should demonstrate that they will, in order of preference: a) avoid, b) minimise, c) mitigate the significant adverse impacts upon these climate change adaptation measures.”* Policy S-CC-3 is clear that proposals in the south marine plan area and adjacent marine plan areas that are likely to have a significant adverse impact on coastal change should not be supported.
- 4.6.7 Arun District Local Plan Policy W DM4 highlights the importance of vegetated shingle habitat. It states that *“Proposals for development in coastal locations, including for example, sea defence works, will be permitted providing they protect and enhance coastal habitats such as vegetated shingle. Where habitats are lost through the provision of sea defence works, replacement habitats must be provided in a suitable location.”*

## Planning Assessment

- 4.6.8 In accordance with the requirements of NPS EN-1, NPS EN-3 (DECC, 2011a; 2011b) South Inshore and South Offshore Marine Plan Policy (MMO, 2018) and Local Plan policy the ES sets out an assessment that covers all the of the relevant elements.
- 4.6.9 **Chapter 6: Coastal processes, Volume 2** of the ES (Document Reference: 6.2.6) explicitly considers the effect of the Proposed Development on coastal processes. The approach informed by consultation with the MMO, the Environment Agency (EA), Natural England and Centre for Environment, Fisheries and Aquaculture Science (Cefas).
- 4.6.10 Coastal processes (including patterns of winds, waves, water levels, currents, coastal and seabed sediments and morphology, and water turbidity) are in the most part not in themselves receptors but are instead ‘pathways’ of effect, with the potential to indirectly impact other environmental receptors. The Proposed Development landfall is located at Climping within Shoreline Management Plan (SMP) Beachy Head to Selsey Bill (Defra, 2006 and updates) Policy Unit 4D20 (Littlehampton to Poole Place). The ES notes that the beach in this location consists of mixed sand and shingle sediment with a 1:7.5 slope to the sand foreshore, with sediment transport in an easterly direction. There is also a failed seawall and groynes. The seabed across the array and export cable corridor is noted as being dominated by the presence of coarse-grained sediments (sands and gravels) with outcropping bedrock in places.
- 4.6.11 The chapter considers a range of potential effects: changes in suspended sediment concentrations and deposition of disturbed sediments to the seabed; changes to the tidal, wave, sediment transport regimes and seabed scour; changes to landfall morphology due to installation of export cables; and changes to the tidal regime due to presence of windfarm infrastructure.
- 4.6.12 The pathway assessments demonstrate that changes to baseline patterns of winds, waves, water levels, currents, coastal and seabed sediments and morphology will be of negligible or very small magnitude (in both absolute and relative terms, in the context of natural baseline variability in these parameters, and not measurable in practice). Changes to baseline patterns of water turbidity (i.e., sediment plumes) can be of relatively high magnitude, but only in a very localised extent around the activity, and for a very limited period of time.
- 4.6.13 The impact assessments demonstrate that the magnitude of changes to designated coastal and seabed sediments and morphological features are also of negligible or very small magnitude (in both absolute and relative terms, in the context of natural baseline variability in these parameters, and not measurable in practice).
- 4.6.14 A range of embedded environmental measures are considered as part of the Proposed Development, including the selection of foundation type being based on site conditions, the installation of scour protection where necessary, the installation of inter-array cables typically below 1m under the seabed surface and development of a Scour Protection Management Plan in accordance with the **Outline Scour Protection and Cable Protection Plan** (Document Reference: 7.12). These measures will reduce the potential for impacts on coastal processes.

The ES Chapter concludes that residual effects will range from negligible to minor adverse and therefore not significant. The Proposed Development therefore complies with the policy requirements in NPS EN-1, NPS EN-3 (DECC, 2011a; 2011b) and South Inshore and South Offshore Marine Plan (MMO, 2018).

## Benthic, subtidal and intertidal ecology

### Policy Requirements

- 4.6.15 NPS EN-1 (paragraph 5.3.10 (DECC, 2011a)) states that SSSIs not covered by an international designation should be given a high degree of protection. Paragraph 5.3.11 states that where development is likely to have an adverse effect on a SSSI consent should not normally be granted. It states that where an adverse effect on the site's notified special interest features is likely, after mitigation, the benefits, including need, must clearly outweigh both the impacts on the site itself and network of SSSIs. Paragraph 5.3.12 highlights that Marine Conservation Zones (MCZs) have been designated "*for the purpose of conserving marine flora or fauna, marine habitats or types of marine habitat or features of geological or geomorphological interest*". Paragraph 5.4.7 - 5.4.9 of Draft NPS EN-1 (DESNZ, 2023a) also includes these elements.
- 4.6.16 NPS EN-3 (paragraph 2.6.81 (DECC, 2011b)) states that "*An assessment of the effects of installing cable across the intertidal zone should include information, where relevant, about:*
- *any alternative landfall sites that have been considered by the applicant during the design phase and an explanation for the final choice;*
  - *any alternative cable installation methods that have been considered by the applicant during the design phase and an explanation for the final choice;*
  - *potential loss of habitat;*
  - *disturbance during cable installation and removal (decommissioning);*
  - *increased suspended sediment loads in the intertidal zone during installation; and*
  - *predicted rates at which the intertidal zone might recover from temporary effects."*
- 4.6.17 Draft NPS EN-3 (paragraph 3.8.138 (DESNZ, 2023b)) includes these requirements and provides an additional criterion "*Protected sites*" and adds "*and maintenance/repairs*" to the criterion related to suspended sediment loads.
- 4.6.18 NPS EN-3 (paragraph 2.6.83) states that applicants are expected to have regard to guidance issued in relation to Food and Environment Protection Act (FEPA) (Marine Licence) requirements. Draft NPS EN-3 (paragraph 3.8.122 (DESNZ, 2023b)) includes this reference in relation to biodiversity more broadly.
- 4.6.19 NPS EN-3 (paragraph 2.6.113 (DECC, 2011b)) states that where necessary the assessment of subtidal impacts should include effects on: loss of habitat; environmental appraisal of inter-array and cable routes and installation methods; habitat disturbance from construction vessels' extendible legs and anchors;

increased suspended settlement during construction; and predicted rate of recovery from temporary effects. Draft NPS EN-3 (paragraph 3.8.166 (DESNZ, 2023b)) includes these criteria and provides additional “*potential impacts from EMF on benthic fauna; protected sites; and potential for invasive/non-native species introduction*”. Additionally, references are also added to consideration of effects related to maintenance/repairs.

- 4.6.20 MPS (HM Government, 2011) Section 2.2 states that under: “*Living within environmental limits:*
- *Biodiversity is protected, conserved and where appropriate recovered and loss has been halted.*
  - *Healthy marine and coastal habitats occur across their natural range and are able to support strong, biodiverse biological communities and the functioning of healthy, resilient and adaptable marine ecosystems.*
  - *Our oceans support viable populations of representative, rare, vulnerable, and valued species”.*
- 4.6.21 South Inshore and South Offshore Coast Marine Plan (MMO, 2018) Policy S-MPA-1 states that “*Proposals that may have adverse impacts on the objectives of marine protected areas and the ecological coherence of the marine protected area network must demonstrate that they will, in order of preference: a) avoid, b) minimise, c) mitigate adverse impacts, with due regard given to statutory advice on an ecologically coherent network.*” Policy S-NIS-1 “*Proposals must put in place appropriate measures to avoid or minimise significant adverse impacts on the marine area that would arise through the introduction and transport of non-indigenous species, particularly when: 1) moving equipment, boats or livestock (e.g. fish and shellfish) from one water body to another 2) introducing structures suitable for settlement of non-indigenous species, or the spread of invasive non-indigenous species known to exist in the area.*” Policy S-BIO-1 “*Proposals that may have significant adverse impacts on natural habitat and species adaptation, migration and connectivity must demonstrate that they will, in order of preference: a) avoid, b) minimise c) mitigate significant adverse impacts.*”

## Planning Assessment

- 4.6.22 **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) sets out the alternative sites considered for landfall and cable installation methods. **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference: 6.2.4) sets out the cable installation methods.
- 4.6.23 **Chapter 9: Benthic, subtidal and intertidal ecology, Volume 2** of the ES (Document Reference: 6.2.9) assesses intertidal impacts including potential loss of habitat, disturbance, increased suspended sediment loads, and the recovery rates from temporary effects. The characterisation of the baseline environment has been supported by site-specific geophysical, subtidal and intertidal survey data from the study area collected in 2020 and 2021. Habitat and biotope mapping of the intertidal area across the intertidal ecology study area revealed that there was a total of nine unique biotopes (EUNIS level 5 or above) from a total of four broadscale habitats. A range of embedded environmental measures are included constraining the cable installation to minimise the area of physical impact to avoid

sensitive features and secured in the draft DCO in the DML conditions. Additionally, cables will be installed by HDD in the intertidal area which significantly reduces the impact.

- 4.6.24 Residual effects on intertidal benthic ecology receptors range from negligible to minor adverse and not significant.
- 4.6.25 **Chapter 9: Benthic, subtidal and intertidal ecology, Volume 2** of the ES (Document Reference: 6.2.9) also assesses the impacts on benthic subtidal receptors. A subtidal survey of the proposed DCO Order Limits was completed in February 2021, after lengthy weather delays in addition to delays due to the COVID-19 pandemic restrictions.
- 4.6.26 A range of embedded environmental measures are included as part of the design of the Proposed Development within the DML conditions to remove or reduce any significant environmental effects on benthic subtidal, as far as possible. These measures include implementing trenching methods and construction machinery that will minimise the footprint and identify the shortest feasible path through subtidal chalk features.
- 4.6.27 The proposed DCO Order Limits do not cross or directly overlap with any MCZs. However, there are three MCZs within the benthic subtidal and intertidal ecology study area (secondary ZOI), which include the Kingmere, Offshore Overfalls and Pagham Harbour MCZs. Benthic features of these MCZs have been assessed within **Chapter 9: Benthic, subtidal and intertidal ecology, Volume 2** of the ES (Document Reference: 6.2.9).
- 4.6.28 Residual effects on intertidal benthic ecology receptors range from negligible to minor adverse with the exception of increased risk of the introduction or spread of Marine invasive non-native species (INNS) which may affect benthic ecology and biodiversity which was assessed as moderate adverse (but not significant).
- 4.6.29 Overall, the subtidal and intertidal effects of the Proposed Development have been appropriately mitigated such that the construction and operation of the scheme will not result in significant effects. It is therefore in accordance with NPS EN-3, MPS and South Inshore and South Offshore Coast Marine Plan (DECC, 2011b; HM Government 2011; MMO, 2018).

## Fish and shellfish ecology

### Policy Requirements

- 4.6.30 NPS EN-3 (paragraph 2.6.64 – 2.6.67 (DECC, 2011b)) states that assessment of offshore ecology and biodiversity should be undertaken for the lifespan of the proposal, consultation on assessment methodologies should be undertaken with statutory consultees at early stages where appropriate, relevant data from existing operational offshore wind farms should be referred to where appropriate, and the assessment should include potential positive and negative impacts. Draft NPS EN-3 (paragraphs 2.24.5 – 2.24.9 (DESNZ, 2023b)) includes these requirements with additional requirement for reference to be made to relevant scientific research and regard to be had to Marine Licence requirements.

- 4.6.31 NPS EN-1 Paragraph 2.6.68 states the “*IPC should consider the effects of a proposal on marine ecology and biodiversity taking into account all relevant information made available to it*”. Draft NPS EN-3 (paragraph 2.24.18 (DESNZ, 2023b)) adds reference to the physical environment and states, in addition, that the SoS should be satisfied that the applicant has used up to date research in their assessment.
- 4.6.32 Paragraph 2.6.70 of NPS EN-1 states that mitigation may be possible through implementation of good design whilst 2.6.71 states that ecological monitoring is likely to be appropriate during construction and operation to identify the actual impacts so any adverse effects can be mitigated where necessary, whilst providing further information for future projects (which is required in paragraph 2.24.10 – 2.24.11 of Draft EN-3). Paragraph 2.6.74 states that the “*The applicant should identify fish species that are the most likely receptors of impacts with respect to:*
- *spawning grounds;*
  - *nursery grounds;*
  - *feeding grounds;*
  - *over-wintering areas for crustaceans; and*
  - *migration routes.”*
- 4.6.33 This is replicated in Draft NPS EN-3 (paragraph 3.8.132 (DESNZ, 2023b)) with an additional reference to “*protected sites.*” Additionally, paragraph 3.8.133 of Draft NPS EN-3 states “*Applicant assessments should identify the potential implications of underwater noise from construction and unexploded ordnance including, where possible, implications of predicted construction and soft start noise levels in relation to mortality, permanent threshold shift (PTS), temporary threshold shift (TTS) and disturbance and addressing both sound pressure and particle motion) and EMF on sensitive fish species.*”
- 4.6.34 Paragraph 2.6.75 of NPS EN-3 states that where mitigation measures are “*applied to offshore export cables to reduce electromagnetic fields (EMF) the effects on sensitive species during operation are unlikely to be a reason for the SoS to have to refuse to grant consent. Once installed, operational EMF impacts are unlikely to be of sufficient range or strength to create a barrier to fish movement*”. Paragraph 2.6.76 states that “*EMF during operation may be mitigated by use of armoured cable for interarray and export cables which should be buried at a sufficient depth*” whilst paragraph 2.6.77 states that 24 hour working practices may be employed during construction to reduce overall time of impacts on fish.
- 4.6.35 Draft NPS EN-3 (paragraph 3.8.263 (DESNZ, 2023b)) states that “*EMF in the water column during operation, is in the form of electric and magnetic fields, which are reduced by use of armoured cables for interarray and cables.*” Paragraph 3.8.264 states that “*Burial of the cable increases the physical distance between the maximum EMF intensity and sensitive species. However, what constitutes sufficient depth to reduce impact will depend on the geology of the seabed.*” Paragraph 3.8.262 states that “*Applicants should undertake a review of up-to-date research and present all potential mitigation options as part of their proposal.*”



- 4.6.36 MPS (HM Government, 2011) Section 2.2 states that under: *“Living within environmental limits: Biodiversity is protected, conserved and where appropriate recovered and loss has been halted. Healthy marine and coastal habitats occur across their natural range and are able to support strong, biodiverse biological communities and the functioning of healthy, resilient and adaptable marine ecosystems. Our oceans support viable populations of representative, rare, vulnerable, and valued species”*.
- 4.6.37 The South Inshore and South Offshore Marine Plan (2018) Policy S-MPA-1 states that *“Any impacts on the objectives of marine protected areas and the ecological coherence of the marine protected area network must be taken account of in strategic level measures and assessments, with due regard given to statutory advice on an ecologically coherent network”*. Policy S-FISH-4 states that *“Proposals that enhance essential fish habitat, including spawning, nursery and feeding grounds, and migratory routes should be supported. Proposals must demonstrate that they will, in order of preference: a) avoid, b) minimise, c) mitigate significant adverse impact on essential fish habitat, including, spawning, nursery, feeding grounds and migration routes”*. Policy S-FISH-4-HER states that *“Proposals will consider herring (Clupea harengus) spawning mitigation in the area during the period 1 November to the last day of February annually”*.

## Planning Assessment

- 4.6.38 **Chapter 8: Fish and shellfish ecology, Volume 2** of the ES (Document Reference: 6.2.8) has assessed the impacts of the Proposed Development on fish and shellfish ecology receptors over the life span of the development in accordance with NPS EN-3. An Evidence Plan Process (EPP) was instigated to provide a formal independently chaired forum to inform the scope of the ES and HRA.
- 4.6.39 The fish and shellfish assemblages within the region are typical of the wider English Channel with species such as sandeel, herring, cod, plaice, cuttlefish, Dover sole, black seabream and seahorse apparent. Many species of fish and shellfish are known to either spawn or have nursery areas in relatively close proximity to or overlapping the ES Study Area. Notably, black seabream nesting areas are located within and adjacent to the offshore export cable corridor.
- 4.6.40 The assessment considered the impacts on fish species at key life stages such as during spawning or on known nursery habitats in accordance with NPS EN-3 paragraph 2.6.74. Potential significant effects on fish and shellfish receptors in the construction phase scoped into the assessment were related to:
- temporary underwater noise disturbance;
  - temporary and direct habitat disturbance from installation of the export cables and from construction within the array;
  - smothering of important habitat to fish and shellfish, such as spawning areas; and
  - through the release of sediment-bound contaminants into the water column.

In the operation and maintenance phase, the following potential effects were scoped in:

- the loss of suitable substrate or sensitive habitat and potential impact on fish and shellfish ecology biodiversity due to the introduction of hard substrates;
- impact on fish and shellfish ecology arising from EMF; and
- temporary and direct habitat disturbance.

In the decommissioning phase, the following potential effects were scoped in:

- temporary underwater noise disturbance;
- temporary and direct habitat disturbance from removal of the export cable and decommissioning within the array;
- smothering of important habitat to fish and shellfish, such as spawning areas; and
- through the release of sediment-bound contaminants into the water column.

4.6.41

A range of embedded environmental measures are included as part of the design of the Proposed Development and secured in the DML conditions to remove or reduce any significant environmental effects on fish and shellfish ecology, as far as possible, in line NPS EN-3 and South Inshore and South Offshore Marine Plan (2018), include but are not limited to:

- Cable routeing design will be developed to ensure micro-siting where possible to identify the shortest feasible path avoiding subtidal chalk and reef features, [peat and clay exposures](#) and areas considered to potentially support black seabream nesting;
- As part of the routeing design, a working separation distance (buffer) will be maintained wherever possible from sensitive features, notably black seabream nesting areas, as informed by the outputs of the physical processes assessment, to limit the potential for impacts to arise (direct or indirect);
- The offshore export cable routeing design will target areas of the seabed that enable maximising the potential for cables to be buried, thus providing for seabed habitat recovery in sediment areas and reducing the need for secondary protection and consequently minimising any potential for longer-term residual effects;
- Adoption of specialist offshore export cable laying and installation techniques will minimise the direct and indirect (secondary) seabed disturbance footprint to reduce impacts, which will provide mitigation of impacts to all seabed habitats, but particularly chalk and reef areas, [peat and clay exposures](#) as well as potential (unknown) black seabream nesting locations, where avoidance is not possible. The Applicant will seek to utilise the most appropriate technology available at the time of construction and operation, if required, to reduce the direct footprint impact from cutting machinery, where practicable;
- A seasonal restriction will be put in place to ensure offshore export cable corridor installation activities (including: construction and installation, preparatory works during cable installation, UXO clearance, preventive or scheduled maintenance, inspections and decommissioning) are undertaken outside the black seabream breeding period (March-July) to avoid any effects from installation works on black seabream nesting within or outside of the

Kingmere Marine Conservation Zone (MCZ). This does not apply to emergency work required to maintain the operation, safety and integrity of the infrastructure;

- Double big bubble curtains will be deployed as the minimum single offshore piling noise mitigation technology to deliver underwater noise attenuation for all foundation installations throughout the construction of the Proposed Development where percussive hammers are used in order to reduce predicted impacts to:
  - ▶ sensitive receptors at relevant Marine Conservation Zone (MCZ) sites and reduce the risk of significant residual effects on the designated features of these sites;
  - ▶ spawning herring;
  - ▶ and marine mammals.
- Commitment to no piling within the western part of the Rampion 2 offshore array closest to the Kingmere MCZ during the majority of the black seabream breeding period (March-June); and sequenced piling in the western part of the Offshore Array Area during July, in accordance with the zoning plan to be set out in the Final Sensitive Features Mitigation Plan, to reduce the risk of significant effects from installation works on breeding black seabream within or outside of the Kingmere MCZ;
- Commitment that no piling will occur in the piling exclusion zones during the seabream breeding period (March-July) which will be defined by the modelling in the Final Sensitive Features Mitigation Plan; and
- Commitment to commence piling at locations furthest from the Kingmere MCZ during the black seabream breeding period (March-July), to reduce the risk of significant effects from installation works on breeding black seabream within or outside of the Kingmere MCZ.

4.6.42 The residual effects assessed range for fish and shellfish ecology from negligible to minor adverse. They are not considered significant. The Proposed Development will not result in significant effects on fish and shellfish ecology. It is therefore considered that the Proposed Development is in accordance with NPS EN-3, MPS and South Inshore and South Offshore Marine Plan (2018) in respect of fish and shellfish.

## Marine mammals

### Policy Requirements

- 4.6.43 NPS EN-3 (paragraph 2.6.67 (DECC, 2011b) states that “*Applicants should assess the potential for the scheme to have both positive and negative effects on marine ecology and biodiversity.*” NPS EN-3 (paragraph 2.6.92) states that, where necessary, an assessment of effects “*should include details of:*
- *likely feeding areas;*
  - *known birthing areas/haul out sites;*

- *nursery grounds;*
- *known migration or commuting routes;*
- *duration of the potentially disturbing activity including cumulative / in combination effects with other plans or projects;*
- *baseline noise levels;*
- *predicted noise levels in relation to mortality, permanent threshold shift (PTS) and temporary threshold shift (TTS);*
- *soft-start noise levels according to proposed hammer and pile design; and*
- *operational noise.”*

4.6.44 Draft NPS EN-3 (paragraph 3.8.144 (DESNZ, 2023b)) provides additional criteria:

- *“protected sites...;*
- *collision risk;*
- *entanglement risk; and*
- *barrier risk.”*

4.6.45 Paragraph 2.6.93 of NPS EN-3 (DECC, 2011b) requires the applicant to discuss proposed piling with the relevant body, and if noise levels from piling are likely to lead an offence (including deliberately disturbing, killing or capturing a European Protected Species) alternatives or mitigation should be looked at. Draft NPS EN-3 (paragraph 3.8.145 – 3.8.146 (DESNZ, 2023b)) requires the scope and methods for surveys to be discussed with the relevant statutory nature conservation body and broadens discussion to cover noisy activities rather than solely related to piling.

4.6.46 The South Inshore Plan and South Offshore Marine Plan (MMO, 2018) objectives that are relevant to marine mammals include the following.

- Objective 10: To support marine protected area objectives and a well-managed ecologically coherent network with enhanced resilience and capability to adapt to change.
- Objective 11: To complement and contribute to the achievement or maintenance of Good Ecological Status or Potential under the Water Framework Directive and Good Environmental Status under the Marine Strategy Framework Directive, with respect to descriptors for marine litter, non-indigenous species and underwater noise.
- Objective 12: To safeguard space for, and improve the quality of, the natural marine environment, including to enable continued provision of ecosystem goods and services, particularly in relation to coastal and seabed habitats, fisheries and cumulative impacts on highly mobile species.

## Planning Assessment

4.6.47 **Chapter 11: Marine mammals, Volume 2** of the ES (Document Reference: 6.2.11) has assessed the impacts on marine mammals in accordance with the

policy requirements. The assessment draws on desk study and baseline data which identified that the highest densities in the area were recorded for harbour porpoise and common dolphins. Lower densities of bottlenose dolphins and minke whales were recorded suggesting the area is not of high importance for these species. Grey seal and harbour seals were also identified within the baseline.

- 4.6.48 A range of embedded environmental measures are identified in order to avoid significant effects on marine mammals. For underwater noise impacts, mitigation options under consideration include installation equipment choice and secondary noise abatement options (**Appendix 11.2: Marine mammal quantitative underwater noise impact assessment, Volume 4** of the ES (Document Reference: 6.4.11.2)). These ensure a noise reduction is achievable which reduces the impact ranges for sensitive receptors and designated areas. Outline mitigation plans for piling and UXO clearance have been prepared (**Rampion 2 Draft Piling Marine Mammal Mitigation Protocol** (Document Reference: 7.14); **Draft Unexploded Ordnance Clearance Marine Mammal Mitigation Protocol** (Document Reference: 7.15)) with final mitigation agreed post consent and prior to commencement. For vessel disturbance and collision risk, mitigation includes the implementation of a Vessel Management Plan (VMP), to be agreed prior to construction.
- 4.6.49 The residual effects assessed range from negligible to minor adverse. They are Not Significant. Therefore, the Proposed Development is considered to accord with the NPS EN-3 (DECC, 2011b) and South Inshore and South Offshore Coast Marine Plan (MMO, 2018) policy requirements.

## Offshore ornithology

### Policy Requirements

- 4.6.50 NPS EN-1 (paragraph 5.3.3 (DECC, 2011a)) states that “*the applicant should ensure that the ES clearly sets out any effects on internationally, nationally and locally designated sites of ecological or geological conservation importance, on protected species and on habitats and other species identified as being of principal importance for the conservation of biodiversity.*” Draft NPS EN-1 (paragraphs 5.4.19 – 5.4.22 (DESNZ, 2023a)) provides further requirements for applicants related to: providing information on how the project has taken advantage of opportunities to conserve and enhance biodiversity; consideration of wider ecosystem services and benefits of natural capital; embedding opportunities for nature inclusive design beyond BNG; and giving consideration to movement of mobile / migratory species.
- 4.6.51 NPS EN-3 (paragraph 2.6.102 (DECC, 2011b)) identifies that survey requirements should have been discussed with the relevant statutory advisor and use relevant data from operation offshore wind farms (paragraph 2.6.103). NPS EN-3 (paragraph 2.6.104) states that collision risk modelling should be included in the assessment where it is appropriate. Applicants are also required to adhere to FEPA licence requirements (now Marine Licence). NPS EN-3 (paragraph 2.6.108) notes that, “*subject to other constraints, wind turbines should be laid out within a site, in a way that minimises collision risk, where the collision risk assessment shows there is a significant risk of collision.*” Draft NPS EN-3 (paragraph 3.8.156 –

3.8.158 (DESNZ, 2023b)) sets out similar requirements whilst 3.8.333 states that the SoS “*must be satisfied that the collision risk and displacement assessments have been conducted to a satisfactory standard having had regard to the advice from the relevant statutory advisor*” whilst paragraph 3.8.334 states that the SoS “*should take into account the views of the relevant statutory advisors and be satisfied that cumulative and in-combination impacts on seabird species have been considered.*”

- 4.6.52 MPS (HM Government, 2011) paragraph 3.3.24 states that certain bird species may be displaced by offshore wind turbines and these potential adverse impacts and mitigation measures are considered in NPS EN-3.

## Planning Assessment

- 4.6.53 **Chapter 12: Offshore and intertidal ornithology, Volume 2** of the ES (Document Reference: 6.2.12) and the **Report to Inform Appropriate Assessment (RIAA)** (Document Reference: 5.9). consider the impacts on birds. The assessment for the construction phase has considered impacts from disturbance and displacement of birds, and indirect impacts on bird species due to impacts on prey species habitat loss. During the operational phase impacts that have been assessed include collision risk with rotating WTG blades and barrier effects (i.e., blocking of flight paths from the array area).
- 4.6.54 **Chapter 12: Offshore and intertidal ornithology, Volume 2** of the ES (Document Reference: 6.2.12) presents data from ornithological surveys agreed with the JNCC, Natural England and wider Expert Topic Group attendees (ETG) (via the EPP). The data shows that waterbird occurrence is generally very low on a regional and national scale within the intertidal environment at the proposed landfall area, with only sanderling and Mediterranean gull being found in sufficient numbers to warrant further consideration. For the offshore environment, a programme of 24 months of aerial digital surveys has been completed in order to determine the type and numbers of birds present in and around the wind farm.
- 4.6.55 The ES concludes that based on the proposed location of offshore infrastructure and the incorporation of embedded environmental measures no significant effects are identified. The main risk to birds is through potential collision with WTGs and other associated offshore wind farm infrastructure, resulting in injury or fatality. The Proposed Development has been designed to minimise collision risk through measures such as implementing a minimum blade tip clearance of at least 22m above MHWS (commitment C-89 in the **Commitments Register** (Document Reference: 7.22)) and designing lighting to minimise attraction of ornithological features (commitment C-94 in the **Commitments Register** (Document Reference: 7.22)).
- 4.6.56 A potentially significant adverse effect on great black-backed gull as a consequence of cumulative collision risk from Rampion 2 and other UK offshore wind farms in the UK south-west and the English Channel was identified at the Preliminary Environmental Impact Report (PEIR) assessment stage. However, the contribution of the Proposed Development to this is considered minimal and Population Viability Analysis (PVA) modelling reported in **Chapter 12: Offshore and intertidal ornithology, Volume 2** of the ES (Document Reference: 6.2.12) has ruled out a significant effect. Detailed consideration regarding the kittiwake,

guillemot and razorbill population of Flamborough and Filey Coast SPA and Farne Islands SPA is set out in the **Section 4.5** covering HRA above.

- 4.6.57 Overall, the effects on ornithology of the Proposed Development have been appropriately mitigated such that the construction and operation of the scheme will not result in significant effects. It is therefore in accordance with NPS EN-1, NPS EN-3 (DECC, 2011b) and MPS (HM Government, 2011).

## Commercial fisheries and fishing

### Policy Requirements

- 4.6.58 NPS EN-3 (paragraph 2.6.127 (DECC, 2011b)) states that consultation with statutory advisors and representatives of the fishing industry should be undertaken. Para 2.6.129 states that *“The assessment by the applicant should include detailed surveys of the effects on fish stocks of commercial interest and any potential reduction in such stocks, as well as any likely constraints on fishing activity within the project’s boundaries. Robust baseline data should have been collected and studies conducted as part of the assessment.”* Paragraph 2.6.130 requires that potential effects should be included in the assessment where there is a possibility of safety zones around offshore infrastructure whilst Paragraph 2.6.131 states that a realistic worst-case scenario should be assessed where the precise extents of potential safety zones are unknown and that applicants should consult the Maritime and Coastguard Agency (MCA). Draft NPS EN-3 (paragraph 3.8.173 – 3.8.179 (DESNZ, 2023b)) sets out these requirements.
- 4.6.59 The South Inshore and South Offshore Marine Plan (MMO, 2018) Policy S-FISH-1 states that *“Proposals that support the diversification of a sustainable fishing industry and or enhance fishing industry resilience to the effects of climate change should be supported.”* Policy S-FISH-2 states that: *“Proposals that may have significant adverse impacts on access to, or within, sustainable fishing or aquaculture sites must demonstrate that they will, in order of preference: a) avoid, b) minimise, c) mitigate significant adverse impacts, d) if it is not possible to mitigate the significant adverse impacts, proposals should state the case for proceeding.”*

### Planning Assessment

- 4.6.60 In accordance with NPS EN-3 (DECC, 2011b) **Chapter 10: Commercial fisheries, Volume 2** of the ES (Document Reference: 6.2.10) presents the assessment of the likely significant effects on commercial fisheries and finishing.
- 4.6.61 For the purposes of the assessment ‘commercial fishing’ is defined as any form of fishing activity legally undertaken for taxable profit. **Chapter 10: Commercial fisheries, Volume 2** of the ES (Document Reference: 6.2.10) notes that the Proposed Development is located within the northern portion of the International Council for the Exploration of the Sea (ICES) Division 7d (eastern English Channel) statistical area; within the UK Exclusive Economic Zone (EEZ) waters, with the array area located outside the six nautical mile (NM) limit (noting that UK vessels have exclusive fishing rights between 0 and 6NM, and the jurisdiction of the Sussex Inshore Fisheries and Conservation Authority extends to 6NM). The

majority of the array area is located between the six to 12NM limits, with a small portion located outside the 12NM limit. For the purpose of recording fisheries landings, ICES Division 7d is divided into statistical rectangles which are consistent across all Member States operating in the English Channel.

- 4.6.62 The assessment considers the likely effects on vessels (potting fleet, dredging fleet, netting fleet, beam trawl fleet, demersal otter trawl fleet and pelagic trawl fleet) with regards to reduction in access or exclusion from fishing grounds, displacement leading to increased pressure on adjacent grounds, disturbance of commercially important fish and shellfish resources, increased vessel traffic, additional steaming to alternative fishing grounds in the construction, operational and decommissioning phase and increase infrastructure leading to gear snagging in operational phase.
- 4.6.63 The need for safety zones has been considered by the navigational risk assessment (NRA) completed for Rampion 2. The risk assessment results have been taken into account within the commercial fisheries assessment. Consultation has also been undertaken with the MCA (see [Chapter 13: Shipping and navigation, Volume 2](#) of the ES (Document Reference: 6.2.13).
- 4.6.64 A range of measures are embedded into the design of the Proposed Development and secured in the DML conditions that will remove or reduce any significant effects including provision of detail in accordance with the [Outline Fisheries Liaison and Co-existence Plan](#) (Document Reference: 7.19).
- 4.6.65 The assessment finds that the residual effects on commercial fishers range from negligible to minor adverse. No significant effects are assessed. Therefore, it is considered that the mitigation has been identified and the Proposed Development complies with the NPS EN-3 and South Inshore and South Offshore Marine Plan policy requirements (DECC, 2011b; MMO, 2018).

## Navigation and shipping

### Policy Requirements

- 4.6.66 NPS EN-3 (Paragraph 2.6.154 (DECC, 2011b)) states that applicant's assessment should be underpinned by consultation with relevant authorities and representatives of recreational users of the sea whilst internationally recognised sea lanes should be considered (Paragraph 2.6.155). Paragraph 2.6.156 requires that a Navigational Risk Assessment (NRA) is undertaken. Paragraph 2.6.158 requires that an assessment on navigation shipping be undertaken where there is a possibility that safety zones will be sought around offshore infrastructure. Draft NPS EN-3 (paragraph 3.8.199 – 3.8.211 (DESNZ, 2023b)) sets out these requirements.
- 4.6.67 MPS (Paragraph 3.4.7 (HM Government, 2011)) states that "*Marine plan authorities and decision makers should take into account and seek to minimise any negative impacts on shipping activity, freedom of navigation and navigational safety and ensure that their decisions are in compliance with international maritime law*".



- 4.6.68 The South Inshore and South Offshore Marine Plan (MMO, 2018) safeguards environments and enables sustainable use of its shipping channels. Policy S-PS-2 states that “Proposals that require static sea surface infrastructure or that significantly reduce under-keel clearance must not be authorised within IMO routeing systems unless there are exceptional circumstances”. Policy S-PS-3 states that “Proposals that require static surface infrastructure or that significantly reduce under-keel clearance which encroach upon high density navigation routes, or that pose a risk to the viability of passenger ferry services, must not be authorised unless there are exceptional circumstances”.

## Planning Assessment

- 4.6.69 **Chapter 13: Shipping and navigation, Volume 2** of the ES (Document Reference: 6.2.13) has assessed the impacts of the Proposed Development on shipping and navigation. A Navigational Risk Assessment (NRA) has also been undertaken in line with NPS EN-3 (DECC, 2011b) (**Appendix 13.1: Navigational risk assessment, Volume 4** of the ES (Document Reference: 6.4.13.1)).
- 4.6.70 A range of embedded environmental measures are included in the Proposed Development to reduce the potential for impacts on shipping and navigation. This includes subsea interarray cables being typically buried at a target burial depth of 1m below the seabed surface. The final depth of the cables will be dependent on the seabed geological conditions and the risks to the cable (e.g., from anchor drag damage). This will be secured through the Cable Specification Plan (C-41). DML conditions include: the use of cable burial as preferred approach to cable protection; advanced warning and accurate location of construction, maintenance and decommissioning operations associated safety zones and advisory passing distances; liaison with fishing fleets; monitoring; provision of a Marine Pollution Contingency Plan (MPCP); an application for safety zones of up to 500m post consent; and a minimum blade tip clearance of at least 22 m above MHWS.
- 4.6.71 In line with the NRA process the assessment of the significance of the effects is determined via an impact ranking matrix assessing frequency and consequence of the impacts. The effects assessed ranged from those considered broadly acceptable (low risk) to tolerable (intermediate risk). They are not significant in EIA terms.
- 4.6.72 On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-3, MPS and South Inshore and South Offshore Marine Plan policy requirements in respect of navigation and shipping (DECC, 2011b; HM Government, 2011; MMO, 2018).

## Physical environment

### Policy Requirements

- 4.6.73 NPS EN-3 (Paragraph 2.6.189 (DECC, 2011b)) states that offshore energy can affect the offshore physical environment in relation to elements including water quality, waves and tides, scour effect, sediment transport, and suspended solids. This is also contained in Draft NPS EN-3 (paragraph 3.8.125 (DESNZ, 2023b)) with the addition of sandwaves and water column.

- 4.6.74 Paragraph 2.6.190 of NPS EN-3 requires an assessment for all life cycle stages, whilst consultation with EA is required for emissions out to 3NM (Paragraph 2.6.191). The assessment should be informed by geotechnical investigations (Paragraph 2.6.193) and include predictions of the physical effect resulting from the construction and operation of the required infrastructure (Paragraph 2.6.194). This is also included in Draft NPS EN-3 (paragraph 3.8.126 – 3.8.128 (DESNZ, 2023b)), which also refers to assessment of the decommissioning phase.

## Planning Assessment

- 4.6.75 The ES considers the impacts of the Proposed Development on the physical environment including water quality, waves, and tides, scour effect, sediment transport, and suspended solids. The assessment of all phases of the Proposed Development on the physical environment is set out in a number of ES chapters (**Chapter 6: Coastal processes, Volume 2, Chapter 8: Fish and shellfish ecology, Volume 2, Chapter 9: Benthic, subtidal and intertidal ecology, Volume 2, Chapter 10: Commercial fisheries, Volume 2, Chapter 11: Marine mammals, Volume 2, Chapter 13: Shipping and navigation, Volume 2, and Chapter 16: Marine archaeology, Volume 2** of the ES (Document Reference: 6.2.6, 6.2.8, 6.2.9, 6.2.10, 6.2.11, 6.2.13 and 6.2.16)). The assessment has involved consultation with the EA, the MMO, and Cefas on the assessment methodology in relation to physical processes are described. Geotechnical data collected has informed the design, assessment, and appropriate construction techniques for the Proposed Development. **Chapter 4: The Proposed Development, Volume 2** of the ES (Document Reference: 6.2.4) sets out an overview of the construction techniques that will be employed.
- 4.6.76 The Proposed Development is therefore in accordance with NPS EN3 (DECC, 2011b).

## Civil and Military Aviation and Defence Interests

### Policy Requirements

- 4.6.77 NPS EN-1 (paragraph 5.4.10) states that “*Where the proposed development may have an effect on civil or military aviation and/or other defence assets an assessment of potential effects should be set out in the ES.*” Draft NPS EN-1 (paragraph 5.5.38 (DESNZ, 2023a) adds reference to meteorological radars. NPS EN-1 states that the applicant should consult Ministry of Defence (MoD), Civil Aviation Authority (CAA), NATS Holdings (formerly National Air Traffic Services) (NATS) (that currently comprises NATS (En Route) plc (NERL) and NATS (Services) Limited (NSL) and any aerodrome likely to be affected by the proposed development. NPS EN-1 (paragraph 5.4.12) states that “*Any assessment of aviation or other defence interests should include potential impacts of the project upon the operation of CNS infrastructure, flight patterns (both civil and military), other defence assets and aerodrome operational procedures. It should also assess the cumulative effects of the project with other relevant projects in relation to aviation and defence.*” Draft NPS EN-1 (paragraph 5.5.42 (DESNZ, 2023a) adds further factors for consideration of developments near aerodromes: bird strike, building induced turbulence and thermal plume turbulence.

- 4.6.78 NPS EN-3 (paragraph 2.6.183) states that “Where a proposed offshore wind farm potentially affects other infrastructure or activity, a pragmatic approach should be employed by the IPC. *Much of this infrastructure is important to other offshore industries as is its contribution to the UK economy. In such circumstances the IPC should expect the applicant to minimise negative impacts and reduce risks to as low as reasonably practicable [ALARP].*” Draft NPS EN-3 (paragraph 3.8.360 – 3.8.363 (DESNZ, 2023b)) reiterates these requirements.

## Planning Assessment

- 4.6.79 In accordance with the requirements of NPS EN-1 and NPS EN-3, **Chapter 14: Civil and military aviation, Volume 2** of the ES of the ES (Document Reference: 6.2.14) has robustly assessed the impacts of the Proposed Development on civil and military aviation. In accordance with NPS EN-1 consideration has been given to aviation interests of the CAA, MoD, regional airports, local aerodromes, NATS, and other UK aviation stakeholders. The nearest meteorological radar system is 84km from Rampion 2 and well in excess of the 20km safeguarded zone around each radar. Met Office radars will therefore be unaffected and have been scoped out of the EIA.
- 4.6.80 A range of mitigation measures related to civil and military aviation are embedded in the design of the Proposed Development to reduce potential impacts for civil and military aviation. These include the development of an Emergency Response and Cooperation Plan to mitigate the impact on Search and Rescue (SAR) operations, notification to aviation stakeholders of the location and height of all structures over 150 feet tall during construction of the wind farm, and an aviation obstacle lighting scheme agreed with the relevant stakeholders as per DML conditions.
- 4.6.81 The assessment finds that WTGs are likely to cause interference on the Pease Pottage enroute radar facility. However, consultation with the radar operator is ongoing to agree a mitigation solution which will make the impact not significant. NATS have stated that mitigation is likely to be possible though has yet to communicate their preferred mitigation approach. Potential mitigation measures include blanking of the radar in the impacted area, blanking combined with infill from an alternative radar feed, or blanking combined with the imposition of a Transponder Mandatory Zone. One or more of these measures will successfully mitigate the impact on Pease Pottage PSR, (see **Appendix 14.1: Airspace analysis and radar modelling, Volume 4** of the ES (Document Reference: 6.4.14.1) and the mitigation preferred by NATS out of or evolving from these options would be implemented.
- 4.6.82 Additionally, the maximum WTG blade tip height may infringe the minimum obstacle clearance requirements of Shoreham Airport’s published Instrument Flight Procedures (IFP). These procedures are used by aircraft to make safe approaches to the Airport. As currently published aircraft would not have the required clearance above WTG. Before the construction phase commences, an assessment and revision of the IFP to re-establish the required obstacle clearance will make the impact Not Significant. There are no aerodromes near to the Proposed Development.

- 4.6.83 Overall, the ES concludes that the Proposed Development will not result in significant effects on civil and military aviation and defence interests. It is therefore assessed as being in accordance with NPS EN-1 and NPS EN3.

## Infrastructure and other users

### Policy Requirements

- 4.6.84 NPS EN-3 (Paragraph 2.6.179 (DECC, 2011b)) requires an assessment of the potential effects on existing operational offshore infrastructure or for permitted infrastructure or activities. Paragraph 2.6.180 requires consultation with interested parties within potentially affected offshore parties prior to submission of an application. Draft NPS EN-3 (paragraph 3.8.213 – 3.8.216 (DESNZ, 2023b)) reiterates the requirements and includes additional reference to using marine plans in considering which activities may be most affected.
- 4.6.85 MPS (paragraph 3.2.9 (HM Government, 2011)) states that: *“Marine plan authorities and decision makers should take full account of the individual and cumulative effects of marine infrastructure on both marine and land-based MoD interests. Marine plan authorities, decision makers and developers should consult the MoD in all circumstances to verify whether defence interests will be affected.”*
- 4.6.86 The South Inshore and South Offshore Marine Plan (MMO, 2018) Policy S-AGG-1 and Policy S-AGG-3 seek to avoid proposals that affect aggregates extraction and areas of high potential for aggregate resource. S-DD-1 seeks to protect licensed dredging and disposal areas. S-DEF-1 states that proposals in or affecting MoD Areas should only be authorised with agreement from the MoD.
- 4.6.87 S-PS-2 states that *“Proposals that require static sea surface infrastructure or that significantly reduce under-keel clearance must not be authorised within IMO routing systems unless there are exceptional circumstances”*. Policy S-PS-3 states that *“Proposals that require static surface infrastructure or that significantly reduce under-keel clearance which encroach upon high density navigation routes, or that pose a risk to the viability of passenger ferry services, must not be authorised unless there are exceptional circumstances”*.

### Planning Assessment

- 4.6.88 **Chapter 7: Other marine users, Volume 2** of the ES (Document Reference: 6.2.7) has assessed the impacts of the Proposed Development on other existing and potential offshore infrastructure, taking into account the activities which may be most affected in the Marine Plan (MMO, 2018) and pre-application consultation with interested parties. The assessment considered impacts from increased vessel traffic, activity or access displacement, temporary increases in suspended sediment and subsequent deposition, temporary increases in subsea noise throughout the construction and decommissioning phase. During the operational phase impacts that have been assessed include increased vessel traffic, the physical presence of infrastructure and alterations in wave energy direction and period.
- 4.6.89 A range of embedded environmental measures will help to avoid or minimise effects on other marine users which are to be secured through DCO requirements

or DML conditions. These measures include the development of a Vessel Management Plan (VMP) pre-construction and provision of a Marine Pollution Contingency Plan (MPCP). Residual effects are assessed as minor (Not Significant). As the Proposed Development will not result in significant effects on other marine users, it is therefore considered to be in accordance with the policy requirements of NPS EN-3 and MPS (DECC, 2011b; HM Government, 2011).

## Seascape, landscape and visual effects

### Policy Requirements

- 4.6.90 NPS EN-1 (paragraph 5.9.5 – 5.97, DECC, 2011a) requires applicants to carry out a landscape and visual assessment (LVIA), and that the assessment should include reference to any landscape character assessment and associated studies as a means of assessing landscape impacts relevant to the proposal. The assessment should include the effects during construction and operation. Paragraph 5.9.8 recognises that virtually all NSIPs will have landscape impacts and projects need to be designed carefully, taking into account the potential landscape impacts. Paragraph 5.9.12 states that for developments outside nationally designated areas (such as National Parks) but which might affect them there is a duty to have regard to their purposes under Section 11A of the National Parks and Access to the Countryside Act 1949 (National Parks). The aim is to avoid compromising the purposes of designation. (Consideration is given to the onshore development that takes place within the SDNP elsewhere in the Planning Statement – **Section 4.4** and **Section 4.7**). Paragraphs 5.9.14 – 5.9.16 sets out requirements for consideration of local landscapes.
- 4.6.91 Draft NPS EN-1 (Paragraph 5.10.1 (DESNZ, 2023a)) notes that landscape and visual effects will be varied and that “*references to landscape should be taken as covering seascape and townscape where appropriate.*” Paragraph 5.10.17 states that “*For seascapes, applicants should consult the Seascape Character Assessment and the Marine Plan Seascape Character Assessments, and any successors to them.*”
- 4.6.92 NPS EN-3 (Paragraph 2.6.199 (DECC, 2011b)) notes that seascape is a discrete area with intervisibility between the land and sea that requires assessment in some circumstances, whilst paragraph 2.6.200 notes this is an important resource. Paragraph 2.6.202 (DECC, 2011b)) states that “*Where a proposed offshore wind farm will be visible from the shore, an SVIA should be undertaken which is proportionate to the scale of the potential impacts. Impact on seascape should be addressed in addition to the landscape and visual effects discussed in EN-1.*” Paragraph 2.6.203 states that the assessment cover three principal considerations on the likely effects: limit of visual from the coast; individual characteristics which may affect the ability to absorb the development; and how people perceive and interact with the seascape.
- 4.6.93 Draft NPS EN-3 (Paragraph 3.8.225 (DESNZ, 2023b)) includes an additional principal consideration: “*the effects of navigation and hazard prevention lighting on dark night skies*”. Paragraph 3.8.221 notes that seascape is an additional issue to be considered given that “*it is an important environmental, cultural and economic asset. This is especially so where seascape provides the setting for a nationally*

*designated landscape (National Park, the Broads or AONB) and supports the delivery of the designated area’s statutory purpose; and for stretches of coastline identified as Heritage Coasts which are associated with a largely undeveloped coastal character.”*

- 4.6.94 Paragraph 3.8.222 continues: “Seascape is a discrete area, with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other.” Paragraph 3.8.224 states: “Where a proposed offshore wind farm will be visible from the shore and would be within the setting of a nationally designated landscape with potential effects on the area’s statutory purpose, a seascape, landscape and visual impact assessment (SLVIA) should be undertaken.”
- 4.6.95 Draft NPS EN-3 (Paragraph 3.8.367 (DESNZ, 2023b)) states that “Where a proposed offshore wind farm is within sight of the coast, there may be adverse effects. The Secretary of State should not refuse to grant consent for a development solely on the ground of an adverse effect on the seascape or visual amenity unless:
- *it considers that an alternative layout within the identified site could be reasonably proposed which would minimise any harm, taking into account other constraints that the applicant has faced such as ecological effects, while maintaining safety or economic viability of the application; or*
  - *it takes account of the sensitivity of the receptor(s) and impacts on the statutory purposes of designated landscapes as set out in Section 5.10 of EN-1; the harmful effects are considered to outweigh the benefits of the proposed scheme. See also Critical National Priority (Section 2.8.8 of EN3).”*
- 4.6.96 MPS (HM Government, 2011) paragraph 2.6.5.1 states that “...references to seascape should be taken as meaning landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other”. Paragraph 2.6.5.3 states that in considering impact on seascape the existing character and quality, how highly it is valued and its capacity to accommodate change specific to any development should be taken into account. Paragraph 2.6.5.4 that development proposed within or relatively close to nationally designated area, including National Parks, regard should be had to the statutory purposes of the designated area and the design should be taken into account as an aid to mitigation.
- 4.6.97 Arun District Council Local Plan (2018) Policy LAN DM1 states that “Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.” South Downs Local Plan (2019) Policy SD4 states that development proposals will only be permitted where (inter alia) “The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape.”

## Planning Assessment

- 4.6.98 Seascape Landscape and Visual Impact (SLVIA) was identified as a principal issue in the Examination of Rampion 1 due to the location of the Rampion 1 array

13km off the Sussex coast and therefore its exposure to and visibility from settlements along the coast, the SDNP and the Sussex Heritage Coast. Seascape, Landscape and Visual Impacts are also considered to be a key issue for the Proposed Development. **Chapter 15: Seascape, landscape and visual impact assessment, Volume 2** of the ES (Document Reference: 6.2.15) sets out the assessment of the effects on seascape.

- 4.6.99 The offshore elements of the Proposed Development are located within the seascape of Sussex Bay, partially within the Selsey Bill to Seaford Head Marine Character Area (MCA) and partially within the English Channel MCA. The SDNP is located to the north and its coastal extent is co-incident with the Sussex Heritage Coast, along the distinctive white cliffs of the Seven Sisters and Beachy Head between Seaford and Eastbourne. There is a nearly continuous urban edge of coastal conurbations between Seaford, Brighton, Worthing and Bognor Regis, which form an undesignated, urbanised coastal strip that separate the SDNP from the coast.
- 4.6.100 In accordance with NPS EN-1 the assessment has had regard to the purposes of relevant nationally designated areas which include the SDNP, the Isle of Wight AONB (IoW AONB), Chichester Harbour AONB (CHAONB), High Weald AONB and Registered Parks and Gardens.
- 4.6.101 **Chapter 15: Seascape, landscape and visual impact assessment, Volume 2** of the ES (Document Reference: 6.2.15) demonstrates that the Applicant has given regard to conserving natural beauty, through good design and appropriate embedded environmental measures that address adverse impacts, minimise 'harm' and avoid compromising the purposes of the SDNP.
- 4.6.102 Significant seascape, landscape and visual effects of Rampion 2 have been identified for areas of the SDNP (and West Sussex, East Sussex, and the City of Brighton & Hove). There will be some change to the SDNP's special qualities, in particular 'diverse, inspirational landscapes and breath-taking views' (Special Quality 1). No measures are available to completely mitigate the significant effects on views from coastal settlements, the SDNP and Heritage Coast. However, a number of measures are embedded as part of the Rampion 2 design to avoid, minimise or reduce any significant environmental effects on seascape, landscape and visual receptors, as far as possible. The spatial extent of the Rampion 2 array area has been designed according to a set of SLVIA specific design principles, avoiding the area to the east of Rampion 1 and focusing the Rampion 2 array to the south and west of Rampion 1 wind farm. This is further offshore at greater distance from the Heritage Coast of the SDNP, while also having a narrow additional lateral spread in the field of view and having a clear line of sight through a separation zone between Rampion 1 and 2 arrays. This ensures that it appears as a distinct array with less contrast and a degree of balance with Rampion 1.
- 4.6.103 The **Commitments Register** (Document Reference: 7.22) sets out further embedded environmental measures. These include giving due regard to the design principles held in Rampion 1 Design Plan and those developed for Rampion 2 with consideration of the seascape, landscape and visual impacts and regard to the special qualities and statutory purpose of the SDNP (C-61).
- 4.6.104 It is considered that the Proposed Development avoids compromising the purposes of the SDNP statutory purposes and has been designed sensitively with

due regard to its statutory purpose, even though it will be visible from within the SDNP. It is considered that the Proposed Development will not undermine the statutory purpose of the SDNP. Harm is caused to one of the SDNP's special qualities (Special Quality 1) and this is limited to certain locations, particularly on the coastal extent of the SDNP and the elevated tops of the downs. Whilst harm will be caused to this quality ('breathtaking views' and 'stunning, panoramic views to the sea'), this will not compromise the purpose of the designation, as the natural beauty of the SDNP will remain and opportunities will still be present for understanding and enjoyment of the special qualities of the SDNP.

- 4.6.105 [A Compensation Fund included in the Draft S106 Agreement \(Document Reference: 8.73; Examination Reference: REP4-077\) submitted at Deadline 4 has been offered to further the statutory purposes of the SDNP and shall be applied towards measures including those that contribute to opportunities for landscape and nature recovery projects to compensate for residual adverse effects on the Central Sussex area of the SDNP arising from the impacts of construction of the onshore cable corridor and towards offsetting for permanent adverse effects arising from offshore wind turbines forming part of the setting of the SDNP.](#)
- 4.6.106 The assessment found no significant effects on the special qualities of the IoW AONB. The residual effect of the offshore elements of Rampion 2 on CHAONB is assessed as significant only on the perceived 'unique blend of land and sea' (SQ1) and 'significance of... distant landmarks across land and water' (SQ3) experienced from a limited area of the coastal edges/open seascape at the mouth to Chichester Harbour, at the coastal strip edges of LCA F1 South Hayling Island, where there are open views of the sea and in particular views south-east along the Witterings toward Selsey Bill. Although there are some significant effects on views and perceived special quality of this designation, no effects are of such magnitude or significant enough, on their own or cumulatively to compromise statutory purposes of the designation.
- 4.6.107 The High Weald AONB was confirmed as only potentially sustaining significant effects linked to onshore elements of the Proposed Development (see **Section 4.7**) and was scoped out of further assessment in the ES SLVIA.
- 4.6.108 The assessment of effects on seascape has been undertaken in accordance with NPS EN-1, NPS EN-3, MPS and local plan policies. Whilst harm will be caused to one of the special qualities of the SDNP, this will not compromise the objectives of the designation. The harm has to be balanced against the overall benefits of the Proposed Development which have been set out elsewhere in this Planning Statement. It is considered that the significant adverse effects are outweighed by these benefits.

## Marine archaeology

### Policy Requirements

- 4.6.109 NPS EN-1 sets out overarching approach to consideration of the historic environment. NPS EN-3 (paragraph 2.6.139) states that "*Heritage assets can be affected by offshore wind farm development in two principal ways: from the direct effect of the physical siting of the development itself and from indirect changes to the physical marine environment*". NPS EN-3 (paragraph 2.6.140 – 2.6.145) sets



out assessment principles and require avoidance of important heritage assets, including archaeological sites and historic wrecks.

- 4.6.110 NPS EN-3 (Paragraph 2.6.141) requires an assessment in line with Section 5.8 of EN1 to be undertaken. The requirements are expanded in Draft NPS EN-3 (Paragraph 3.8.184 – 3.8.186 (DESNZ, 2023b)) which references the requirement for desk-based studies to characterise features to be undertaken by competent archaeological experts, and consideration of any geotechnical or geophysical surveys to aid wind farm design, although specific reference is not made to NPS EN1.
- 4.6.111 NPS EN-3 Paragraph 2.6.142 states that “*Assessment should also include the identification of any beneficial effects on the historic marine environment, for example through improved access or the contribution to new knowledge that arises from investigation*” whilst Draft NPS EN-3 (Paragraph 3.8.191 (DESNZ, 2023b)) states that assessments *may* include this. Paragraph 2.6.143 states that “*Where elements of an application (whether offshore or onshore) interact with features of historic maritime significance that are located onshore, the effects should be assessed in accordance with the policy at Section 5.8 in EN-1.*” This is also contained in Draft NPS EN-3 (Paragraph 3.8.192 (DESNZ, 2023b)). Draft NPS EN-3 (Paragraph 3.8.188 – 3.8.189 (DESNZ, 2023b)) states that applicants should determine how any known assets might be avoided and optimise opportunities for avoidance.
- 4.6.112 The MPS (HM Government, 2011) states that heritage assets should be enjoyed and conserved through the planning process in a manner appropriate and proportionate to their significance.
- 4.6.113 South Inshore and South Offshore Marine Plan (2018) Policy S-HER-1 states that “*Proposals that may compromise or harm elements contributing to the significance of heritage assets should demonstrate that they will, in order of preference: a) avoid, b) minimise, c) mitigate compromise or harm. If it is not possible to mitigate, the public benefits for proceeding with the proposal must outweigh the compromise or harm to the heritage asset.*”

## Planning Assessment

- 4.6.114 **Chapter 16: Marine archaeology, Volume 2** of the ES (Document Reference: 6.2.16) presents the consideration of impacts on marine archaeology. All known and unknown marine heritage receptors in the marine zone that may be affected by the Proposed Development and their archaeological significance have been described in detail in **Appendix 16.1: Marine archaeological technical report, Volume 4** of the ES (Document Reference: 6.4.16.1). A number of embedded environmental measures have been adopted to reduce the potential for impacts on marine archaeology. The ES chapter is supported by **Appendix 16.2 Outline Marine Written Schemes of Investigation, Volume 4** of the ES (Document Reference: 6.4.16.2) which outlines the archaeological exclusion zones (AEZ), the implementation of a Protocol for Archaeological Discoveries in accordance with ‘Protocol for Archaeological Discoveries: Offshore Renewables Projects’ (The Crown Estate, 2014) and future monitoring and assessment requirements. Other measures include geophysical surveys prior construction and routing intrusive

activities to avoid identified marine heritage receptors. Residual effects are assessed as being not significant.

- 4.6.115 The Proposed Development is therefore in accordance with NPS EN-1, NPS EN-3, MPS and South Inshore and South Offshore Marine Plan.

## 4.7 Assessment against the policy requirements – Onshore

- 4.7.1 The following sections set out an assessment of the Proposed Development against the NPS impacts relevant to the onshore aspects of the Proposed Development drawing on the findings of the ES. Additionally, the assessment is undertaken against other relevant national, regional and local policies.
- 4.7.2 The onshore assessment within the ES covers impacts from the onshore project elements on receptors and resources that are landward of MHWS. The assessments for socio-economics (**Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17)), major accidents and disasters (**Chapter 27: Major accidents and disasters, Volume 2** of the ES (Document Reference: 6.2.27)), and population and health (**Chapter 28: Population and human health, Volume 2** of the ES (Document Reference: 6.2.28)) cover both intertidal and offshore impacts as well as onshore impacts.

## Greenhouse gas emissions

### Policy Requirements

- 4.7.3 The Climate Change Act 2008 (as amended) commits the UK to reduce its net GHG emissions by at least 100% below 1990 levels by 2050 (the UK carbon target, often referred to as net zero) and requires the Government to establish five-year carbon budgets. The carbon budgets relevant to the Proposed Development are as follows:
- fourth carbon budget, 2023 to 2027: 1,950 metric tons of carbon dioxide equivalent (MtCO<sub>2e</sub>), representing a 51% reduction below 1990 levels by 2025;
  - fifth carbon budget, 2028 to 2032: 1,725 MtCO<sub>2e</sub>, representing a 57% reduction below 1990 levels by 2030; and
  - sixth carbon budget, 2033 to 2037: 965 MtCO<sub>2e</sub>, representing a 78% reduction below 1990 levels by 2035.
- 4.7.4 The UK Government's Net Zero Strategy (BEIS, 2021d) (further detailed in Powering Up Britain: The Net Zero Growth Plan (HM Government, 2023a) and Carbon Budget Delivery Plan (HM Government, 2023c)) sets out sectoral policies and proposals for decarbonising all sectors of the UK economy to meet the coming carbon budgets and the 2050 net zero target. At the local level, the UK's net zero target is reflected in the climate change strategies of Arun District Council, Horsham District Council, MSDC, SDNPA and WSCC.
- 4.7.5 NPS EN-1 (DECC, 2011a) describes the energy sector's role in delivering the UK Government's climate change objectives "*by clearly setting out the need for new low carbon energy infrastructure to contribute to climate change mitigation*". It

should be noted that at the time of writing NPS EN-1, the UK's climate commitment was a target of 80% reduction relative to the 1990 baseline but, as noted above, this has since been updated to 100%.

- 4.7.6 Paragraph 5.3.4 of Draft NPS EN-1 (DESNZ, 2023a) states that “*all proposals for energy infrastructure projects should include a GHG assessment as part of their ES*”. At paragraph 5.3.6, Draft NPS EN-1 (DESNZ, 2023a) states that “*In light of the vital role energy infrastructure plays in the process of economy wide decarbonisation, the SoS must accept that there are likely to be some residual emissions from construction and decommissioning of energy infrastructure.*”
- 4.7.7 The NPPF and local planning policy require that development proposals include measures to minimise GHG emissions. At paragraph 152, the NPPF states that “*The planning system should support the transition to a low carbon future in a changing climate...it should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions... and support renewable and low carbon energy and associated infrastructure*”. It also requires in paragraph 154(b) that new development should be planned for in ways that “*can help to reduce greenhouse gas emissions, such as through its location, orientation and design*”.
- 4.7.8 Arun Local Plan (2018) Policy ECC SP2 says that all major development must produce 10% of the total energy from renewable or low carbon sources. Policy ECC DM1 sets out a range of criteria for renewable energy proposals. Horsham District Planning Framework Policy 35 states that development that helps to meet the Council's carbon reduction targets will be supported. Mid Sussex District Plan (2018) Policy DP40 states that proposals for renewable and low carbon projects will be permitted provided any adverse local impacts can be made acceptable. South Downs Local Plan (2019) Policy SD48 states that major development proposals should demonstrate how carbon dioxide emissions are to be minimised on-site. Policy SD51 states that development proposals for renewable energy schemes, which contribute towards reducing greenhouse gas emissions will be supported, subject to site-specific analysis demonstrating acceptability across a range of measures.

## Planning Assessment

- 4.7.9 The DCO Application is accompanied by a GHG assessment (**Chapter 29: Climate change, Volume 2** of the ES (Document Reference: 6.2.29)) which provides a whole life carbon assessment in line with NPS EN-1. The Proposed Development has a lifetime GHG emissions saving of 35,901 ktCO<sub>2e</sub>. In the context of the UK's carbon budgets it is assessed that the Proposed Development will contribute up to
- 0.04% of the fourth carbon budget of 1,950MtCO<sub>2e</sub> between 2023 to 2027,
  - 0.19% offset of the UK's fifth carbon budget of 1,725MtCO<sub>2e</sub> between 2028 and 2032, and
  - 0.64% offset of the sixth carbon budget of 965MtCO<sub>2e</sub> for 2033 to 2037.
- 4.7.10 The Proposed Development would continue to offset GHG emissions until 2050, and therefore make a positive contribution the UK Government target to reach net zero emissions in 2050. The Proposed Development is assessed as ‘paying back’

the GHG emissions emitted during its lifetime in less than a year (approximately 10 months). It is concluded that the GHG effect of the Proposed Development is beneficial (Significant).

- 4.7.11 On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-1, the NPPF, and local plan policy requirements in respect of greenhouse gas emissions.

## Biodiversity

### Policy Requirements

- 4.7.12 NPS EN-1 requires (at paragraph 5.3.3) that, where developments are subject to EIA, applicants must clearly set out the effects of proposals upon the hierarchy of designated sites. At paragraph 5.3.5, it references the Government's biodiversity strategy current at the time the policy statement was designated noting that this sought to halt, and if possible, reverse, declines in priority habitats and species, recognising the essential role biodiversity can play in enhancing quality of life.
- 4.7.13 Draft NPS EN-1 (paragraph 4.5.2) extends the Government's commitment to biodiversity and biodiversity gain. It states that: "*Although achieving biodiversity net gain is not an obligation for projects under the Planning Act 2008, energy NSIP proposals should seek opportunities to contribute to and enhance the natural environment by providing net gains for biodiversity where possible*". In this context, paragraph 5.4.3 requires that applicants also show how proposals have taken advantage of opportunities to conserve and enhance biodiversity and geological conservation interests, taking into account the Government's ambition contained within 25 Year Environment Plan. Paragraph 5.4.6 states that development should at the very least avoid significant harm to biodiversity and geological interest. At paragraph 5.3.18, NPS EN-1 requires that applicants consider mitigation whilst Draft NPS EN-1 (at paragraph 5.4.18) states that applicants should consider producing and implementing a Biodiversity Management Strategy as part of their development proposals.
- 4.7.14 NPS EN-1 (paragraph 5.3.10) states that SSSIs "*should be given a high degree of protection*" whilst 5.3.11 states that where an adverse effect on an SSSI is likely, development consent "*should not normally be granted*" whilst if there is an adverse effect on the site's notified features is likely after mitigation is applied "*an exception should only be made where the benefits (including need) of the development at this 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 on the national network of SSSIs.*" These requirements are replicated in Draft NPS EN-1 (paragraph 5.4.7-5.48).
- 4.7.15 NPS EN-1 (paragraph 5.3.13) and Draft NPS EN-1 (paragraph 5.4.53) explain how the SoS should approach the consideration of effects upon regional and local designated areas, explaining that in the context of new nationally significant infrastructure, these should not be used in themselves to refuse development consent.
- 4.7.16 NPS EN-1 (paragraph 5.3.13) states that "*The IPC should not grant development consent for any development that would result in its loss or deterioration unless*

*the benefits (including need) of the development, in that location outweigh the loss of the woodland habitat.” Additionally, “Where such trees would be affected by development proposals the applicant should set out proposals for their conservation or, where their loss is unavoidable, the reasons why.” Draft NPS EN-1 (paragraph 5.4.32) states that “Applicants should include measures to mitigate the direct and indirect effects of development on ancient woodland, veteran trees or other irreplaceable habitats during both construction and operational phase.” Paragraph 5.4.54 states that “The Secretary of State should not grant development consent for any development that would result in the loss or deterioration of any irreplaceable habitats, including ancient woodland, and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists.”*

- 4.7.17 Draft NPS EN-1 (Paragraph 4.5.2 (DESNZ, 2023a)) states that “*Projects in England should consider and seek to incorporate improvements in natural capital, ecosystem services and the benefits they deliver when planning how to deliver biodiversity net gain.*” Paragraph 4.5.3 confirms this currently applies to terrestrial and intertidal components of projects. Draft NPS EN-1 states that biodiversity net gain should be applied after the mitigation hierarchy, whilst any offsite net gain should be set out in the application (Paragraph 4.5.9).
- 4.7.18 NPS EN-5 (Paragraph 2.7.2 (DECC, 2011c)) states that the applicant should consider whether any problems will be caused along the length of the proposed line in the EIA and take into account EN-1 and that “*particular consideration should be given to feeding and hunting grounds, migration corridors and breeding grounds.*” Draft NPS EN-5 (Paragraph 2.10.2 (DESNZ, 2023c)) expands on this: “*Particular consideration should be given to feeding and hunting grounds, migration corridors and breeding grounds, where they are functionally linked to sites designated or allocated under the ‘national site network’ provisions of the Conservation of Habitats and Species Regulations.*”
- 4.7.19 The NPPF (MHCLG, 2021), at paragraph 174, requires planning policies and decisions to contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity value in a manner commensurate with their status, recognising the wider benefits from natural capital and ecosystem services and minimising impacts on, and providing net gains for, biodiversity. Paragraph 180 stipulates (inter alia) that:
- development should be refused where significant harm to biodiversity cannot be avoided, mitigated or, as a last resort, compensated for;
  - development which is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI) should not be permitted except where the benefits clearly outweigh the impacts on site specific features of special scientific interest and the national network of SSSIs; and
  - development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons and a compensation strategy exists.
- 4.7.20 Consistent with the NPPF, Local Plan policies seek to conserve and enhance biodiversity including designated sites and important habitats and species. Arun Local Plan (2018) Policy ENV SP1 promotes the preservation, restoration and

enhancement of biodiversity, Policy ENV DM1 states that development that is likely to have an adverse effect on land with designated features of any biodiversity or geological designation will normally not be permitted. Policy ENV DM3 says that development shall retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones and be designed in order to minimise disturbance to habitats. Policy ENV DM4 seeks to protect important trees. Policy ENV DM5 seeks to achieve a net gain in biodiversity and to protect habitats on site in the first instance. Horsham District Planning Framework (2015) Policy 31 seeks to ensure development maintains or enhances the existing green infrastructure network and resist the loss of existing green infrastructure.

- 4.7.21 Mid Sussex District Plan (2018) Policy DP37 supports the protection and enhancement of trees, woodland and hedgerows. Policy DP38 protects and enhances biodiversity by ensuring “*Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments*”. South Downs Local Plan (2019) SD9 states that: “*Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation.*” SD10 sets out the approach for development proposals that may have implications for internationally designated sites (The Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnels SAC). Policy SD11 seeks to ensure proposals conserve and enhance trees, hedgerows, and woodland.
- 4.7.22 Climbing Neighbourhood Plan (Climping NP) (Made 2016) Policy CPN8 seeks to protect trees or hedgerows and loss will not be permitted unless the benefits of the proposed development outweigh the amenity value of the protected trees. Policy CPN9 seeks to avoid development that results in harm to nationally and locally protected habitats. Storrington & Sullington and Washington Neighbourhood Plan (SSWNP) (2019) Policy 15 states that development proposals must ensure the green infrastructure assets of the Parishes are protected and maintained, and wherever possible, enhanced. West Grinstead Parish Neighbourhood Plan (WGPNP) (2021) Policy 2 should retain existing mature trees, protect habitats and include native species hedgerow planting. Bolney Neighbourhood Plan (Bolney NP) (2016) Policy BOLE1 seeks to protect and enhance biodiversity and seeks to ensure (inter alia) no unacceptable impact on sites of environmental importance and no loss or unacceptable harm to protected species.

## Planning Assessment

- 4.7.23 Consistent with the requirements of NPS EN-1 and other national and local policy, **Chapter 22: Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22), has assessed the potential effects of the Proposed Development with respect to terrestrial ecology and nature conservation, including habitats and legally protected and notable species above mean high water springs (MHWS). A **Report to Inform Appropriate Assessment (RIAA)** (Document Reference: 5.9)) has been provided in tandem with this ES to specifically address the potential effects on European sites and their designated features within the

framework of the Conservation of Habitats and Species Regulations 2017 (as amended). The RIAA has found there is no potential for AEoI on any onshore European sites. Offshore ecology has been assessed separately and the outcomes of this assessment are summarised in **Section 4.6** of this Planning Statement.

- 4.7.24 The land within the onshore part of the proposed DCO Order Limits is approximately 800ha in extent comprising a range of broad habitat types including farmland (arable land, improved pasture and rough grazing), semi-natural habitats (woodland, semi-improved grassland, scrub, hedgerows and trees), standing water (ponds), rivers (River Arun and River Adur), streams and ditches, quarries and built development (roads, residential and commercial premises). The areas of habitat present form part of larger areas of biodiversity interest namely the Arun Valley, Adur Valley and the SDNP.
- 4.7.25 As described in **Chapter 22: Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22), the area supports a range of statutory and non-statutory designated sites including European sites (such as the Arun Valley Special Protection Area (SPA)), Sites of Special Scientific Interest (SSSI) (such as Climping Beach SSSI) and Local Wildlife Sites (LWS) (such as Sullington Hill LWS). There is also a range of legally protected and notable species present including a variety of bats, farmland birds and otter.
- 4.7.26 Habitats and potentially species which exist or use the existing Proposed Development site will be affected during construction, operation or decommissioning. However, taking into consideration the measures embedded into the Proposed Development (see below), the assessment presented within **Chapter 22: Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22) concludes that effects upon habitats and species will not be significant.

### *International sites*

- 4.7.27 The only onshore international sites screened in for onshore assessment in **Chapter 22: Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22) are the Arun Valley Ramsar and SPA and Mens SAC. The Arun Valley Ramsar and SPA share the same boundary and are located 4.8km from the proposed DCO Order Limits. There is no direct land take within the Arun Valley Ramsar and SPA site during the construction phase, but the Proposed Development lies within foraging distances of the wildfowl listed in the designations. Embedded measures include restoration of habitats (C-103), and timing works within the Arun and Adur Valley floodplains to periods outside of October through February reducing overlap of occurrence between wildfowl and areas of bare ground. The predicted effects on land take/land cover, fragmentation, noise and vibration, and increased light are negligible (not significant), and the Proposed Development will not result in a detectable change to the fitness of the waterfowl population of the Arun Valley Ramsar and SPA site.
- 4.7.28 The Mens SAC lies within the foraging distances of the barbastelle bats listed on the designation. A barbastelle bat maternity is known to forage up to 12km away from the SAC. The Mens SAC is located more than 12km from the vast majority of the area that will be temporarily lost to development with all permanent losses

associated with the onshore substation and landfall in excess of 12km. The extent of the overlap with the onshore part of the proposed DCO Order Limits is approximately 6.3 ha in the Sullington Hill area, which is a small proportion (0.01%) of the area within a 12km foraging range (45,239 ha in 12km foraging range). This 6.3ha comprises improved pasture (which dominates) and a small section of an arable field. Neither of these represent the habitats preferred by barbastelle. The predicted effects on land take/ land cover, fragmentation, noise and vibration, and increased light are negligible (not significant), and the Proposed Development will not result in a detectable change to the fitness of individual barbastelle or the barbastelle bat population of The Mens SAC.

### *Sites of Special Scientific Significance (SSSI)*

- 4.7.29 The landfall location includes the Climping Beach SSSI which will be crossed using HDD (C-4). The drilling compounds both on land and at sea are at least 60m from the SSSI boundary (the landward compound being over 200m away). No ground-breaking activity or use of wheeled or tracked vehicles will take place south of the seawall within Climping Beach SSSI although pedestrian access for monitoring is required. The scale of change to this SSSI is assessed as negligible in the EIA, with the effect not significant.
- 4.7.30 Amberley Wild Brooks SSSI and Pulborough Brooks SSSI are located 4.8km and 5km from the onshore proposed DCO Order Limits respectively. For similar reasons to the assessment for Climping Beach SSSI and Arun Valley Ramsar site, the scale of change within these SSSI would be negligible, with the effects being assessed as not significant.
- 4.7.31 The predicted effects on land take/ land cover, fragmentation, noise and vibration, and increased light are the same as for the Arun Valley Ramsar site and are not significant in EIA terms.

### *Ancient woodland and veteran trees*

- 4.7.32 No ancient woodland or veteran trees will be lost or changed in the construction phase despite ancient woodland being present within and adjacent to the proposed DCO Order Limits. The design of the cable installation ensures that ancient woodland at Michelgrove Park and Calcot Wood will be crossed using a trenchless technique such as HDD (C-216). Embedded environmental measure C-216 will ensure that there will be no construction vehicular access or ground works within these Ancient Woodlands, with pedestrian access only required to use monitoring equipment to trace the path of the drill head. Additionally, ground works will be restricted to areas in excess of 25m from the edge of ancient woodland (C-216). A 'no dig' specialist has appraised the trenchless crossing locations and assessed them as suitable, with risks of a fluid breakout being very low and manageable.

Veteran trees will be retained through the implementation of embedded environmental measure C-174 which ensures either a buffer zone of 15 times the diameter of the tree or 5m from the edge of the tree's canopy will be maintained (as per Natural England and Forestry Commission guidelines) or a trenchless crossing with a depth of at least 6m below ground will be used (C-216). Negligible



(not significant) effects on ancient woodland and veteran trees are assessed in the ES.

### *Regional and Local sites*

- 4.7.33 Littlehampton Golf Course and Atherington Beach LWS is contiguous with Climping Beach SSSI. The ES predicts negligible effects common with that described for Climping Beach SSSI. Sullington Hill LWS makes up part of the South Downs escarpment. The ES notes findings common to the assessment of Climping Beach SSSI (negligible and not significant) with the implementation of embedded measure C-114, which will ensure no ground breaking activity or wheeled vehicles in the LWS during construction, although wheeled vehicles on existing tracks may be used for light vehicles in the operation and maintenance phase.

### *Approach to mitigation and BNG*

- 4.7.34 Both national and local policy require that consideration be given to biodiversity at the earliest stages of design development. The evolution of the Proposed Development has been informed by approaches to mitigation through scheme design. Additionally, a series of embedded environmental measures generally focus on the following:
- use of trenchless techniques to cross designated sites to minimise/avoid ground works within sensitive habitats;
  - the delivery of a vegetation retention plan to minimise losses of habitats of principal importance, and others used frequently by species of principal importance;
  - scheduling of construction activity to minimise disturbance to sensitive species such as wintering waterbirds associated with the Arun Valley and Adur Valley; and
  - reinstatement of habitats temporarily lost to construction, habitat creation at the substation site and the delivery of a biodiversity net gain (BNG) of at least 10%.
- 4.7.35 Further detail on the embedded environmental measures is provided in the [Commitments Register](#) (Document Reference: 7.22) which sets out how and where particular environmental measures are secured including the [Outline CoCP](#) (Document Reference: 7.2) and [Outline Landscape and Ecological Management Plan \(LEMP\)](#) (Document Reference: 7.10).
- 4.7.36 The [Outline LEMP](#) (Document Reference: 7.10) sets out the approach to habitat creation and management, this is proposed at the onshore substation and at the extension to the existing National Grid Bolney substation. Elsewhere within areas that are to be affected by the Proposed Development, habitats will be reinstated and returned to landowners for them to resume their current activities in these areas (e.g., farming). Additional habitats will be created and enhanced elsewhere within the local area; however, these will be delivered through the commitment to BNG. The [Design and Access Statement](#) (Document Reference: 5.8) establishes the parameters of the outline design (including the indicative landscaping plan) and the design principles with which the detailed design phase

for the onshore substation and extension to National Grid Bolney substation would comply.

- 4.7.37 The Proposed Development will deliver a BNG of at least 10%. BNG offsets the residual negative effects described within **Chapter 22: Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22). BNG will be delivered on-site and off-site. On-site delivery will focus on habitat creation at the Oakendene substation site, with other habitats on-site being reinstated to current condition only. The approach to delivering BNG in the local area is described in the **Appendix 22.15: Biodiversity Net Gain information, Volume 4** of the ES (Document Reference: 6.4.22.15).
- 4.7.38 Following completion of construction, the reinstatement of habitats in areas temporarily lost, delivery of habitat creation and enhancement at the substation and the securing of BNG in the local area, the Proposed Development will result in a positive uplift in biodiversity. The majority of new and enhanced habitat delivered as part of the BNG commitment, will be accounting for temporary land take and therefore, overall, the extent of habitats managed for biodiversity will increase over the current baseline.

### Summary

- 4.7.39 Overall, the assessments presented in **Chapter 22 Terrestrial ecology and nature conservation, Volume 2** of the ES (Document Reference: 6.2.22) and **RIAA** (Document Reference: 5.9) confirm that, with mitigation, the Proposed Development will not have any significant effects on biodiversity. Further, measures have been identified to deliver ecological enhancements, including BNG, with the approach outlined in the **Appendix 22.15: Biodiversity Net Gain information, Volume 4** of the ES (Document Reference: 6.4.22.15). It is therefore concluded that the Proposed Development is consistent with national and local policy relating to biodiversity including the UK Government's commitment to BNG.

## Historic environment

### Policy Requirements

- 4.7.40 NPS EN-1, paragraph 5.8.1 (DECC, 2011a), advises that the construction, operation and decommissioning of energy infrastructure has the potential to result in adverse impacts on the historic environment. Accordingly, it requires that an assessment is undertaken of any likely significant heritage impacts and that these should include consideration of heritage assets above, at, and below the surface of the ground.
- 4.7.41 Paragraph 5.8.8 states that applicants are required to provide a description of the significance of the heritage assets affected by development proposals and the contribution of their setting to that significance. Where a development site includes, or the available evidence suggests it has the potential to include, heritage assets with an archaeological interest, the applicant should carry out an appropriate desk-based assessment and, where necessary, a field evaluation. Draft NPS EN-1 (DESNZ, 2023a) adds to the designated NPS in that it also

encourages applicants to seek opportunities to prepare proposals to make a positive contribution to the historic environment.

- 4.7.42 NPS EN-1 (DECC, 2011a), paragraphs 5.8.14 and 5.8.15 outline a presumption in favour of the conservation of designated heritage assets, Paragraph 5.8.14 states “*Substantial harm to or loss of a grade II listed building park or garden should be exceptional. Substantial harm to or loss of designated assets of the highest significance, including Scheduled Monuments; registered battlefields; grade I and II\* listed buildings; grade I and II\* registered parks and gardens; and World Heritage Sites, should be wholly exceptional.*” Draft NPS EN-1 (DESNZ, 2023a) paragraphs 5.9.27 - 5.9.28 reiterates this.
- 4.7.43 NPS EN-1 paragraph 5.18.15 states “*Where the application will lead to substantial harm to or total loss of significance of a designated heritage asset the IPC should refuse consent unless it can be demonstrated that the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that loss or harm.*” Draft NPS EN-1 (DESNZ, 2023a) paragraph 5.9.29 includes this consideration and provides criteria that could alternatively be applied.
- 4.7.44 NPS EN-3 Paragraph 5.9.13 states that “*In considering the impact on the historic environment as set out in Section 5.8 of EN-1 and whether it is satisfied that the substantial public benefits would outweigh any loss or harm to the significance of a designated heritage asset, the IPC should take into account the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions.*” Paragraph 3.3.8 of Draft EN-3 (DESNZ, 2023b) reiterates this paragraph but makes references to the urgency of meeting the net zero target.
- 4.7.45 The NPPF (paragraph 194 (MHCLG, 2021)) requires applicants to describe the significance of any heritage assets, including their setting, affected by development providing a level of detail which is proportionate to the assets' importance. Paragraph 200 states that clear and convincing justification should be provided for development which would lead to any harm to a designated heritage asset's significance; the NPPF confirms that non-designated archaeological assets of equivalent significance to scheduled monuments, should also be assessed as designated heritage assets.
- 4.7.46 Arun Local Plan (2018) Policy HER SP1 seeks to conserve and enhance the historic environment by giving the highest level of protection for designated heritage assets, conserving and enhancing non-designated assets appropriate to their significance contribution to the historic environment. Policies HER DM1-DM6 set out detailed considerations for proposals affecting Listed Buildings, Locally Listed Buildings, Conservation Areas, and Areas of sites of archaeological interest. Horsham District Planning Framework (2015) Policy 34 requires applications for development affecting heritage assets to make reference to the assets' significance, reflect current best practice, reinforce the special character of the District, make a positive contribution to the character and distinctiveness of the area, preserve locally distinctive vernacular, secure the viable future of heritage assets, and retain and improve the setting of heritage assets with appropriate archaeological research, investigation and recording.

- 4.7.47 Mid Sussex Local Plan (2018) Policy DP34 sets out requirements with regards to development Listed Buildings; Policy DP35 sets out sets out the requirements for development and conservation areas; whilst Policy DP36 sets out requirements for development and historic parks and gardens. South Downs Local Plan (2019) Policy SD1 states that conserving and enhancing cultural heritage of the SDNP is a purpose of the SDNP and applications which do not will be refused. Policy SD12 states that “*Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.*” Policy SD13 sets out requirements in relation to preserving and enhancing the significance of a listed building. Policy SD15 sets out the requirements regarding preserving or enhancing the special character of conservation areas. Policy SD16 sets out the consideration for scheduled monuments including the presumption of retaining archaeological heritage assets in situ.
- 4.7.48 Climping NP (2016) Policy CPN13 seeks to retain and enhance local distinctiveness of buildings and structures. WGNP (2021) Policy 3 states that development protect and not adversely affect the Parish’s heritage assets or their settings. Policy 4 seeks development positively respond to (inter alia) heritage, character and local context. Bolney NP (2016) Policy BOLD1 requires development (inter alia) to not have an unacceptable impact on the setting of any heritage asset.

## Planning Assessment

- 4.7.49 In accordance with the provisions of NPS EN-1 (paragraph 5.8.1), NPPF and relevant Local Plan policies, an assessment has been undertaken of the potential impacts arising from the Proposed Development on heritage assets which is reported in **Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25).
- 4.7.50 Information on the historic environment within the ES is based on data gathering from a number of sources, including national and local heritage databases and archives, Ordnance Survey and British Geological Society (BGS), geophysical survey, and targeted archaeological trial trenching investigation. The assessment has considered the geographical area in which there could be impacts from the Proposed Development that could affect the heritage significance of assets, such as scheduled monuments, listed buildings, non-designated archaeological remains, historic landscape character and built structures with heritage interests.
- 4.7.51 For the purposes of the assessment of direct effects from the onshore elements of the Proposed Development the study area has been subdivided into the following three landscape zones.
- Zone 1: South Coast Plain: This landscape zone comprises the southern area of the proposed DCO Order Limits and Study Area from landfall at Climping Beach to the A27 at Hammerpot, near the southern limit of the SDNP.
  - Zone 2: South Downs: This landscape zone comprises the area of the proposed DCO Order Limits where it crosses the SDNP, between the A27 and the A283 north of Washington, West Sussex.

- Zone 3: Low Weald: This landscape zone comprises where the Site lies northeast of the A283, which forms the northern limit of the SDNP.
- 4.7.52 As part of the design process a range of embedded environmental measures have been adopted to reduce the potential for impacts on historic environment. These embedded environmental measures have evolved over the development process. The known extent of archaeological remains has informed the scheme design, with effects on the more important remains avoided where possible, and a programme of archaeological investigation and recording (commitment C-79 [and C-225](#)) providing an opportunity to generate further information on the archaeological interests along the route.
- 4.7.53 An **Outline Written Scheme of Investigation (WSI)** (Document Reference: 7.9) setting out the requirements for further archaeological investigation work in response to impacts of the Proposed Development has been prepared in consultation with relevant stakeholders. The **Outline WSI** (Document Reference: 7.9) has been updated at Deadline 5 **[REP5-071]** to reflect comments received from stakeholders.
- 4.7.54 **Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25) assesses the direct effects onshore heritage assets (including archaeology) due to the landfall and onshore cable corridor elements of the Proposed Development within the construction phase. The heritage significance of archaeological receptors along the onshore cable corridor ranges from very low to high. There are known archaeological heritage assets present within the proposed DCO Order Limits of medium or high heritage significance within the three zones: Zone 1: South Coast Plain, Zone 2: South Downs and Zone 3: High Weald, which may be physically impacted by construction. Unknown remains of high heritage significance are possible [in multiple areas of](#) the onshore cable corridor.
- 4.7.55 The assessment recognises that the Proposed Development could lead to potentially significant adverse effects on archaeological receptors, which will be permanent. Further information obtained by field investigations and any subsequent proposed embedded environmental measures as described in commitments C-79 [and C-225](#) will seek to limit the magnitude and overall effect on archaeological receptors within the proposed DCO Order Limits [through avoidance by design and/or preservation by record](#). [Archaeological evaluation and mitigation work](#) will be undertaken in accordance with the **Outline WSI** (Document Reference: 7.9) with site specific variations set out in site specific WSIs.
- 4.7.56 The effects on changes to the setting of heritage assets during the construction phase of the landfall, onshore cable corridor, onshore substation at Oakendene, the existing National Grid Bolney substation extension and the offshore substation and wind turbine generators has also been assessed in **Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25).
- 4.7.57 The proposed DCO Order Limits lie within the setting of multiple designated heritage assets, including grade I, II\* and II listed buildings, conservation areas and scheduled monuments. The effects assessed on these assets include a number of effects that are assessed as adverse (not significant) and range from negligible to major adverse (Significant). The effects will be temporary during the construction activities only.

- 4.7.58 No significant effects have been assessed for impacts on historic landscape character in the construction phase of the Proposed Development. **Section 4.4** of this Planning Statement sets out the consideration of the effects on the historic environment within the SDNP. No significant effects are assessed for the offshore substation and WTG elements of the Proposed Development. **Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25) assessed the potential impacts associated with the onshore substation site at Oakendene. The substation site largely comprises the former post medieval landscaped parkland of Oakendene Manor (Grade II listed) which provides an important visual setting for the surviving manor house. Construction activities associated with the onshore substation will change the use and character of the land from the current rural parkland setting of Oakendene Manor, introducing new visual and audible elements to the landscape. The assessment in **Chapter 25: Historic environment, Volume 2** of the ES (Document Reference: 6.2.25) has therefore found minor adverse (not significant) effects on the historic landscape character linked to the construction of the Oakendene onshore substation and cable corridor. Additionally, the temporary change to setting caused during construction activities is considered to have a moderate adverse (not significant) effect on Oakendene Manor Grade II Listed Building.
- 4.7.59 In the operational phase, permanent elements of the onshore substation are assessed as having a minor adverse (not significant) effect on historic landscape character. Additionally, major adverse (significant) effect on Oakendene Manor due to the close proximity to the onshore substation resulting in visual and audible change to setting during the operation and maintenance phase.
- 4.7.60 The **Design and Access Statement** (Document Reference: 5.8) **[REP5-023]** includes the design principles with which the detailed design phase for the substation will comply and the indicative landscape plan which seeks to mitigate the effects on Oakendene Manor as far as possible. For example, the proposed individual native parkland trees have been integrated to provide screening of the onshore substation but to also work with the existing setting of Oakendene Manor and reduce the effects from the loss of other specimens within the historic parkland.
- 4.7.61 NPS EN-3 Paragraph 5.9.13 states that the decision taker has to be satisfied that substantial public benefits will outweigh any loss or harm to the significance of a designated heritage asset. The assessment has found no significant effects on the setting of designated assets in the construction phase of the cable corridor or landfall only. Effects will be temporary. The direct effects on archaeology will be limited to an acceptable level with implementation of mitigation measures.
- 4.7.62 The assessment shows that there are significant effects on the setting of Grade II Listed Building Oakendene Manor in the operation and maintenance phase. The architectural interests of the asset, from which primarily derives its heritage significance, will not be affected. In this case, the identified degree of change would constitute less than substantial harm in terms of NPS EN-1 paragraph 5.8.14 - 5.8.15. This is because the listed building itself will be physically unaltered and important elements of its setting, including its relationship with the immediately surrounding gardens and the view to the south, will be preserved. NPS EN-1 Paragraph 5.8.15 requires a weighing up of harmful impacts against the public benefits of the development.

- 4.7.63 The consideration of the alternative locations for the new onshore substation, and the decisions made at each stage of development of the proposals, are clearly outlined in **Section 3.6, Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3). The purpose of the new onshore substation at Oakendene is to increase the onshore cable route voltage to the 400kV required to connect to the existing National Grid Bolney substation. In order to connect the transmission cable to the electricity network, a new onshore substation is required to be identified to be located on land in proximity (up to circa 5km) to the existing National Grid Bolney substation. The Oakendene site was chosen following extensive consideration of the alternatives that could meet the objective of delivering the required substation infrastructure to connect the offshore wind farm to the national grid. The development of the new onshore substation is required at the Oakendene site to deliver the benefits that would be accrued from the Proposed Development. There is a demonstrable and substantial public benefit in meeting the need for renewables, supporting the UK's energy security, and mitigating the impacts of climate change. The urgent need for the Proposed Development is clearly set out in this Planning Statement (**Section 4.2**). Therefore, given that the public benefits are substantially demonstrable, it is considered that the requirements of NPS EN-1 are met.
- 4.7.64 The construction of the HDD compound (TC-11) aspect of the Proposed Development has the potential to cause significant adverse effects on the setting of the Grade II Listed The Old Cottage due to its proximity to this heritage asset. A medium magnitude of change to the asset, resulting in less than substantial harm, would occur if location TC-11 is chosen. However, alternative locations (TC-11a) are proposed for the HDD compound. This would introduce a Very Low magnitude of change to this asset of High heritage significance (sensitivity). This would produce a Minor adverse residual effect which would be Not Significant.
- 4.7.65 Similarly, the Grade II Listed Green Common Farmhouse could also be significantly affected by the HDD compound, with a medium magnitude of change resulting in less than substantial harm, in the event of use of compound site alternative TC-17a, though the proposed alternative location at TC-17 for this part of the Proposed Development north of the A283 would introduce a magnitude of change to this asset of High heritage significance (sensitivity) assessed as Low, resulting in a Moderate adverse residual effect, which based on the temporary nature of the works, would be Not Significant.
- 4.7.66 The Proposed Development has the potential to significantly affect the Scheduled Monument Prehistoric flint mine and a Martin Down style enclosure on Harrow hill, 850m south east of Lee Farm, due to the onshore cable corridor cutting through part of the ANA covering Multi-Period Archaeological Features on Harrow Hill, Angmering (SDNPA 030). This significant effect would constitute less than substantial harm in terms of NPS EN-1 paragraph 5.8.14 - 5.8.15. However, such significant effects would only occur in the event of the loss of contemporary features that may add to understanding or appreciation of either of the constituent features of this asset, which would be avoided by design unless the Local Planning Authority (LPA) agrees it is not acceptable. In the event of the change introduced solely through visual or audible effects, the magnitude of change would be low resulting in a moderate adverse effect which would be not significant.

- 4.7.67 There is a medium to high potential for archaeological remains relating to Neolithic flint mining, mortuary activity and settlement remains, the Bronze Age, and early medieval period, to be present within the DCO Order Limits of the Proposed Development, including a complex of probable archaeological features identified by geophysical survey within the Order Limits near Poling. The total loss of such previously undiscovered heritage assets would result in significant heritage effects. However, further fieldwork to locate assets will be undertaken to inform detailed design including potential for routing around the assets where possible to avoid or reduce potential for loss in line with embedded environmental measure C-225. In line with the requirements of NPS EN-1 paragraph 5.8.20 (DECC, 2011a), archaeology at risk of loss or disturbance would be recorded before any loss occurs. This further fieldwork and recording would be provided for in a WSI (site-specific, as described in the **Outline WSI** (Document Reference: 7.9)) to be approved with the relevant local authority in advance and would have the effect of partially mitigating any loss of archaeological interest and significantly reduce any potential effects should such heritage assets be discovered. In terms of NPS EN-1 paragraph 5.8.14 - 5.8.15, this will result in less than substantial harm.
- 4.7.68 It is considered that the substantial public benefits of the Proposed Development outweigh the residual harm to the heritage assets outlined in the ES. Furthermore, Draft NPS EN-3 (paragraph 3.8.16), which is a very important and relevant consideration, is clear that CNP infrastructure should be assumed to have met tests of exceptionality in NPS EN-1 including “*where substantial harm to or loss of significance to heritage assets should be exceptional or wholly exceptional.*”
- 4.7.69 The Proposed Development is therefore assessed as being in accordance with NPS EN-1 and NPS EN3, as well as the NPPF and the relevant Local Plan policies.

## Landscape and visual

### Policy Requirements

- 4.7.70 Paragraph 4.5.1 of NPS EN-1 (DECC, 2011a) considers good design criteria for energy infrastructure recognising that this is often considered in relation to its visual appearance but that it extends beyond this to include functionality as well as sense of place. This same approach is repeated within the Draft NPS EN-1 (DESNZ, 2023a) which also requires applicants to explain how the design process has evolved.
- 4.7.71 With regard to landscape and visual effects, NPS EN-1 (paragraph 5.9.1 (DECC, 2011a)) acknowledges that effects arising from energy projects will vary according to the type of development, its location and the landscape setting. NPS EN-1 (paragraph 5.9.8 (DECC, 2011a)) also states the following regarding development: “*Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate.*” Furthermore, paragraph 5.9.18 also acknowledges that energy infrastructure development will give rise to landscape and visual effects and that the decision maker should judge whether these effects outweigh the benefits of the Proposed Development.



- 4.7.72 NPS EN-1 (paragraph 5.9.9 (DECC, 2011a)) states that “*National Parks, the Broads and AONBs have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. Each of these designated areas has specific statutory purposes which help ensure their continued protection and which the IPC should have regard to in its decisions. The conservation of the natural beauty of the landscape and countryside should be given substantial weight by the IPC in deciding on applications for development consent in these areas.*” Draft NPS EN-1 (DESNZ, 2023a) paragraph 5.10.7 proposes changes to this and states that “*Each of these designated areas has specific statutory purposes which help ensure their continued protection and which the Secretary of State should have regard to in their decisions.*”
- 4.7.73 Paragraph 5.9.12 states that the duty to have regard to purposes of the nationally designated sites applies to projects outside these areas and “*The aim should be to avoid compromising the purposes of designation and such projects should be designed sensitively given the various siting, operational, and other relevant constraints.*” Draft NPS EN-1 (paragraph 5.10.8 (DESNZ, 2023a)) states that “*The aim should be to avoid harming the purposes of designation or to minimise adverse impacts on designated areas, and such projects should be designed sensitively given the various siting, operational, and other relevant constraints.*” Draft NPS EN-1 also states that assessments “*should include effects on the natural beauty and special qualities of these areas.*”
- 4.7.74 Paragraph 5.9.10 of NPS EN-1 (and paragraph 5.10.31 of Draft NPS EN-1 (DESNZ, 2023a) sets out tests of exceptionality for development as explored in **Section 4.4** in relation to SDNP.
- 4.7.75 Paragraph 2.4.2 of EN-3 NPS (contained in 3.5.2 of Draft NPS EN-3) states “*Proposals for renewable energy infrastructure should demonstrate good design in respect of landscape and visual amenity...*”
- 4.7.76 NPS EN-5 (paragraph 2.8.2 (DECC, 2011c)) states that “*New substations, sealing end compounds and other above ground installations that form connection, switching and voltage transformation points on the electricity networks can also give rise to landscape and visual impacts...*” Draft NPS EN-5 (paragraph 2.9.9 (DESNZ, 2023c)) reiterates this but adds reference to adverse impacts.
- 4.7.77 NPS EN-5 (paragraph 2.8.4 (DECC, 2011c)) states that “*The ES should set out details of how consideration has been given to undergrounding or sub-sea cables as a way of mitigating such impacts, including, where these have not been adopted on grounds of additional cost, how the costs of mitigation have been calculated.*” Paragraph 2.8.5 requires developers to follow the Holford Rule on routing overhead lines. Paragraph 2.8.9 states: “*Although Government expects that fulfilling this need through the development of overhead lines will often be appropriate, it recognises that there will be cases where this is not so.*” Draft NPS EN-5 (paragraph 2.11.19 (DESNZ, 2023c)) states that the SoS should be satisfied that the development complies with the Holford and the Horlock Rules (in relation to substations), so far as possible.
- 4.7.78 Draft NPS EN-5 (paragraph 2.11.13 (DESNZ, 2023c)) states that “*Although it is the government’s position that overhead lines should be the strong starting presumption for electricity networks developments in general, this presumption is reversed when proposed developments will cross part of a nationally designated*

*landscape (i.e. National Park, Broads, or Area of Outstanding Natural Beauty). In these areas, and where harm to the landscape, visual amenity and natural beauty of these areas cannot feasibly be avoided by re-routing overhead lines, the strong starting presumption will be that the applicant should underground the relevant section of the line.”*

- 4.7.79 At paragraph 130, the NPPF (MHCLG, 2021) sets out that planning decisions should ensure that developments are (inter alia) visually attractive as a result of good architecture, layout and appropriate and effective landscaping and that they are sympathetic to local character and history, including the surrounding built environment and landscape setting. At paragraph 174, the NPPF (MHCLG, 2021) requires that decisions should respect and enhance valued landscapes.
- 4.7.80 Paragraph 176 says that great weight should be given to conserving and enhancing landscapes and scenic beauty in National Parks (and other designated landscapes) and paragraph 177 sets out the consideration of exceptional circumstances for major development (as discussed in **Section 4.4**).
- 4.7.81 Local planning policy also promotes the protection and enhancement of landscapes and visual amenity. Arun District Council Local Plan (2018) Policy LAN DM1 states that *“Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.”* Horsham District Planning Framework (2015) SP2 states that the spatial strategy seeks to retain and enhance the natural environmental resources including landscapes and landscape character. Policy SP25 protects landscapes and habitats against inappropriate development. Policy 30 conserves and enhances the natural beauty of the High Weald AONB and adjoining South Downs National Park. Proposals must demonstrate that there will be no adverse impacts on natural beauty. Policy 33 requires that development conserves and enhances the natural environment by avoiding unacceptable harm to the amenity of adjacent occupiers and that design is of a high standard and relates sympathetically to the surrounding landscape.
- 4.7.82 Mid Sussex Local Plan (2018) Policy DP12 states that development will be permitted *“provided it maintains or where possible enhances the quality of the rural and landscape character of the District”*. Policy DP16 states that development within the High Weald AONB will only be permitted where it conserves or enhances the natural beauty and has regard to the High Weald AONB Management Plan. It continues: *“Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design”*. Policy DP18 sets out requirements for development within land that contributes to the setting of the SDNP. Policy DP22 protects rights of way.
- 4.7.83 South Downs Local Plan (2019) Policy SD1 sets out the purposes of the South Downs National Park and that greater weight will be attached to *“conserve and enhance the natural beauty, wildlife and cultural heritage of the area”* where there is a conflict. The policy states: *“Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally: a) The benefits of the*

*proposals demonstrably outweigh the great weight to be attached to those interests; and b) There is substantial compliance with other relevant policies in the development plan.*” Policy SD3 sets out the approach to major development within the National Park Policy SD4 states that development proposals will only be permitted where (inter alia) *“The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape.”* Policy SD5 states that development should adopt a landscape led approach to design. Policy SD7 states that development proposals will only be permitted where relative tranquillity is conserved and enhanced. Policy SD8 sets out the approach to avoidance of lighting in new development and mitigation if required. SD11 sets out the approach to conserving and enhancing trees, hedgerows and woodlands.

- 4.7.84 Angmering Neighbourhood Plan (ANP) (2015) Policy EH2 seeks development that does not adversely affect views into and out of the SDNP. Climping NP (2016) Policy CPN7 seeks to retain the open character of the countryside and beach. Bolney NP (2016) Policy BOLE2 requires development outside the built up area to demonstrate that it does not have unacceptable impact on landscape whilst it states that development which has an unacceptable impact on the landscape and scenic beauty of the High Weald AONB shall be refused unless it can be demonstrated that there are exceptional circumstances and that it is in the public interest. Bolney NP (2016) Policy BOLD1 requires development (inter alia) to be of a high quality and integrate with established features of the landscape. Twineham Neighbourhood Plan (Twineham NP) (2016) Policy TNP2 requires development to be of a good design and contribute to local character whilst Policy TNP4 requires development to (inter alia) respect local landscape quality and be accompanied by a landscaping scheme.

## Planning Assessment

- 4.7.85 An assessment of effects on the onshore landscape resource and visual amenity, including cumulative effects, is set out in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18). In accordance with NPS EN-1, the Landscape and visual assessment (LVIA) has been prepared in accordance with best practice guidance with reference to landscape character assessment studies and local development documents. The assessment has characterised the relevant baseline, drawing on national and local policy, landscape character and landscape features. Additionally, this desk based analysis has been supplemented by extensive site surveys and viewpoint photography. The methodology for baseline is outlined in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18).
- 4.7.86 The assessment of the seascape landscape and visual impacts is outlined in **Paragraphs 4.6.90 to 4.6.108.**

## South Downs National Park

- 4.7.87 NPS EN-1 Paragraph 5.9.9 requires the SoS to have regard to the statutory purposes of nationally designated sites in relation to landscape and scenic beauty whilst paragraph 5.9.12 outlines that the duty to have regard to these purposes also applies to projects outside of their boundary. The National Parks and Access

to the Countryside Act 1949 identifies that the statutory purposes of the SDNP are to “*Conserve and enhance the natural beauty, wildlife and cultural heritage [and] promote opportunities for the understanding and enjoyment of the special qualities of the National Parks by the Public.*”

- 4.7.88 The assessment of exceptional circumstances for development taking place in the SDNP, including the detailed consideration of effects on the landscape, is set out in **Section 4.4. Paragraphs 4.4.77 to 4.4.84** set out an assessment of the specific considerations with regard to landscape and visual impacts.
- 4.7.89 The assessment in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) has concluded that the construction phase of the onshore cable corridor will have a significant effect on landscape character, views and visual amenity within the SDNP in addition to areas of landscape character, views and visual amenity within the setting of the SDNP beyond the park boundary. The geographical extent of these effects is often discrete and contained within one or two field boundaries (approximately 250m of the onshore cable corridor) due to the screening effects of existing trees, woodland and hedgerows. However, the effects can also extend to affect receptors within approximately 650m of the onshore cable corridor when viewed from hill tops and open areas within the A3: Arun to Adur Open Downs LCA for example. Because of the short duration of the residual effects, occurring in discrete sections and their largely reversible nature (the onshore cable corridor will be reinstated and vegetation re-planted) the integrity of this part of the SDNP will not be significantly affected by the landscape and visual effects during the construction.
- 4.7.90 The assessment finds that there will be no residual significant effects on landscape character during the operational and maintenance phase. This is because the onshore cable corridor will have been reinstated and any residual effects on the landscape elements will appear in isolation and will not be sufficient in number, density, pattern or distribution to sustain significant effects on landscape character. It is however likely that localised and significant effects on particular landscape elements (trees, woodland and hedges) will be sustained through Year 1 reflecting the loss of mature trees, woodland and hedges that cannot be replaced in Year 1. In terms of visual effects, there will be however be some significant visual effects on views experienced from part of the A283 (The Pike) and up to seven short sections of PRow persisting into the operational and maintenance phase. There will be no remaining significant effects resulting from the onshore elements of the Proposed Development on the SDNP and its special qualities, setting or integrity.
- 4.7.91 There would be no effect on the South Downs International Dark Sky Reserve or ‘dark skies’ within the SDNP due to the environmental measures within the **Commitments Register** (Application Document Reference: 7.22, C-22, C-66, and C-200).
- 4.7.92 There is some conflict with local plan policies in relation to the SDNP as there would be harm to the SDNP. However, the harm is confined to temporary effects in the construction and primarily Year 1 of the operation and maintenance phase. The public interest and exceptional circumstances for development in the SDNP have been demonstrated in accordance with NPS EN-1 paragraph 5.9.10.

### High Weald AONB

- 4.7.93 The High Weald AONB is located approximately 560m to the north of the proposed DCO Order Limits corridor but will not be directly affected by the onshore elements of the Proposed Development. NPS EN-1 (5.9.12) states that the duty to have regard to the purposes of the designation of nationally designated areas also applies to projects located outside their boundaries. Draft NPS EN-1 requires assessment of effects on natural beauty and special qualities. The statutory purpose of the High Weald AONB is “*to conserve and enhance natural beauty*” as laid out in the National Parks and Access to the Countryside Act 1949. The indirect effects on the High Weald AONB for construction and operation, including to its special landscape quality including views and perceptual qualities, are assessed in **Appendix 18.3: Landscape assessment, Volume 4** of the ES (Document Reference: 6.4.18.3).
- 4.7.94 No significant effects on landscape character have been identified within the High Weald AONB or along its boundary. No significant visual effects have been identified in respect of views of visual receptors within the High Weald AONB and there are no significant effects on views that view north towards landmarks within the High Weald AONB that could affect its setting. Commitment C-66 aims to minimise effects on the special qualities of the High Weald AONB through careful design consideration and planning in respect of the construction process and activity, taking account of relevant policy and guidance. The assessment within **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) therefore finds that there will be no effect on the special qualities, setting and integrity of the High Weald AONB. The Proposed Development therefore accords with NPS EN-1 in regard to the High Weald AONB.

### Onshore Oakendene substation and Bolney extension works

- 4.7.95 In accordance with NPS EN-1 and EN-5 the landscape and visual impacts of the onshore substation and grid connection at Bolney have been assessed with the assessment outlined in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18). With regards to the onshore substation at Oakendene, 2km east of Cowfold, short term significant direct effects on landscape character during construction will affect a geographically contained area <100-250m from the onshore substation. In the operational and maintenance effects will not be significant. With regard to visual effects, significant effects would be primarily constrained to within <300m of the Oakendene substation, with views past this distance experiencing minor to negligible effects, if experiencing any effects at all. The A272, Kent Street and PRoW 1786 would experience the most long-term significant effects, with the A272 experiencing effects into Year 1, Kent Street experiencing effects into Year 5 and the PRoW 1786 experiencing effects up to Year 10 of the operation and maintenance phase of the substation. During the operation and maintenance phase the extent of visual effects will reduce due to the implementation of the **Indicative Landscape Plan** within the **DAS** (Document Reference 5.8).
- 4.7.96 With regards to the Bolney extension works, no significant landscape effects would occur. In terms of visual effects, significant effects would only occur with regard to the PRoW 1T / 36Bo where it is within <350m of the extension works whilst they

are being constructed (temporary effects). No significant visual effects would result from the Bolney extension works during its operation and maintenance, though its decommissioning would generate significant to minor effects on the aforementioned PRoW (though such effects would be temporary).

### *Onshore Cable Corridor*

- 4.7.97 During the construction of the onshore cable corridor significant landscape effects have been identified on areas that are outside of the SDNP within the assessment in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18). These sections of the cable corridor are identified within **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) as Part 1: Climping to SDNP and Part 3: SDNP to Oakendene/Bolney.
- 4.7.98 The assessment has found that all of the LCAs crossed by the onshore cable corridor within Part 1: Climping to SDNP will be significantly affected. The level of effect in all cases is moderate (significant) and affecting the landscape within the proposed DCO Order Limits and the immediate field unit, and within 250m-500m of the onshore cable corridor, associated trenchless crossing construction compounds and the Climping temporary construction compound. As is the case with all construction effects, such effects are temporary in nature. It was also identified that there would be localised significant effects on up to 13 landscape elements (treelines, woodland, and hedges) within this 9km section of onshore cable corridor, though such effects would be mitigated by the **Indicative Landscape Plan** within the **Design and Access Statement** (Document Reference: 5.8) and **Outline LEMP** (Document Reference: 7.10)
- 4.7.99 In terms of landscape effect generated within Part 3: SDNP to Oakendene/Bolney during the Proposed Development's construction phase, a number of its LCAs would be significantly affected. Within the affected LCAs a number of landscape elements would also be significantly affected, though all effects would be temporary in nature and localised. The specific LCAs and number of landscape elements affected within them are identified below and the identified effects would be mitigated through the implementation of the **Indicative Landscape Plan** within the **Design and Access Statement** (Document Reference: 5.8) and **Outline LEMP** (Document Reference: 7.10):
- F1: Pulborough, Chiltington & Thakeham Farmlands – two landscape elements affected;
  - G1: Ashurst & Wiston Wooded Farmlands – 15 landscape elements affected;
  - O3: Steyning & Henfield Brooks – up to 20 landscape elements affected;
  - J3: Cowfold & Shermanbury Farmlands – up to 23 landscape elements affected; and
  - LW1: Hickstead Low Weald: up to three landscape elements affected.
- 4.7.100 Visual effects from the cable route's construction as a whole would not result in significant effects on the views and visual amenity of any settlement, besides the church at Wiston, which is separate from any settlement and would experience significant effects.

- 4.7.101 In summary, short sections of 11 of the 20 transport routes assessed as part of the whole cable corridor would experience significant effects during the construction phase, with four recreational/tourist destinations also experiencing significant effects. The views from relatively short sections of up to four recreation routes (a number of which are overlapped) will also be significantly affected during construction. Such effects would be temporary in nature and primarily confined to just the construction phase of the Proposed Development and subject to mitigation.

### *Cumulative effects*

- 4.7.102 The cumulative effects assessment in **Section 18.14, Chapter 18 Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) identifies other developments where visual and landscape effects may be simultaneously or sequentially experienced during the construction phase. Potential developments where cumulative effects may be experienced include residential and mixed-use development near Climping and along the urban fringes of Littlehampton, highway development such as the Lyminster Bypass and Arundel Bypass, and energy development near the existing National Grid Bolney substation.

### *Mitigation*

- 4.7.103 As noted in NPS EN-1 (paragraph 5.9.8) it is recognised that virtually all NSIPs will have landscape impacts and that projects should be designed carefully having regards to this impact whilst NPS EN-3 (paragraph 2.4.2) requires good design in respect of landscape and visual amenity. The design has sought to minimise harm to landscape. This includes a range of embedded measures in respect to minimising harm which are outlined in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18), such as replacement planting.
- 4.7.104 A range of measures are embedded within the design and implementation of the Proposed Development to minimise landscape and visual impacts of the onshore development, as stated within **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18). The **Design and Access Statement** (Document Reference: 5.8) includes the parameters of the onshore substation (including the **Indicative Landscape Plan**) and the design principles with which the detailed design phase would accord. The indicative landscaping plan will seek to mitigate landscape and visual as well as other environmental effects and where possible enhance landscape quality through use of sustainable landscape design techniques involving earthworks, sustainable drainage systems (SUDs), soft / hard landscaping including, but not limited to planting (trees, hedges and woodland), outline architectural strategy (building colours and materials) lighting details (emergency and intruder lighting) and perimeter fencing.
- 4.7.105 Measures to minimise harm include the **Outline CoCP** (Document Reference: 7.2) which covers the landscape and ecology issues associated with construction works. The **Outline LEMP** (Document Reference: 7.10) provides information on the proposals for landscaping and ecological enhancements at the onshore

substation and National Grid Bolney substation extension works including an Indicative Landscape Plan for each site.

## Summary

- 4.7.106 The assessment of effects on the onshore landscape resource and visual amenity is set out in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18). In accordance with NPS EN-1 Paragraph 5.9.8 the Proposed Development has been designed carefully, taking into account the potential impact on the landscape and sought to minimise the harm to the landscape using reasonable mitigation. **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) provides an assessment of the construction, operation and maintenance and decommissioning phase. Embedded mitigation measures are outlined in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) **Section 18.7**. Notably, the entire onshore cable corridor will be completely buried underground (C-1) and landscape elements subject to reinstatement (C-7, C-9, C-19, C-115, C-196, C-199), reducing as far as practical the landscape and visual effects of the onshore cable corridor and landfall.
- 4.7.107 The assessment in **Chapter 18: Landscape and visual impact, Volume 2** of the ES (Document Reference: 6.2.18) has identified that most significant effects are temporary and confined to the construction and the initial (Year 1) operation and maintenance phases of the Proposed Development. The assessment has found significant landscape character and visual effects in the construction phase as a result of the cable route, landfall, new onshore substation and connection to the existing substation at Bolney. There will be no significant effects on landscape character during the operation and maintenance phase as a result of the onshore cable corridor (the onshore cable will be buried underground), although there will be some residual effects arising from the loss of landscape elements (treelines, woodland, hedges and scrub) during the construction phase. Significant visual effects in Year 1 of the operational phase as a result of the onshore cable route, landfall, new onshore substation and connection to the existing substation at Bolney are also assessed.
- 4.7.108 In rare cases, significant adverse effects persist in terms of potential landscape and visual effects, into Year 5 and Year 10 of the operation and maintenance phase of the Proposed Development. Significant adverse effects persisting into Year 10 are especially uncommon.
- 4.7.109 Whilst the Proposed Development will give rise to temporary, significant adverse effects in the construction phase and Year 1 of the operation and maintenance phase (with effects sometimes, but rarely, persisting beyond these phases), most significant landscape and visual effects will be limited to localised effects. The LVIA has assessed that the long term residual landscape and visual effects in the operation and maintenance phase after Year 1 are limited. All developments of the scale of the Proposed Development are likely to give rise to some landscape and visual effects.
- 4.7.110 Amongst the effects identified are those on the SDNP. The conservation of the natural beauty of the SDNP is recognised as requiring substantial weight by the decision maker (NPS EN-1, paragraph 5.9.9). The statutory purposes of the SDNP



and its special qualities have been considered in the assessment. Whilst the Proposed Development may lead to significant effects primarily within the construction phase and Year 1 of the operation and maintenance phase (with effects sometimes, but rarely, persisting beyond these phases), this is to be balanced against the significant benefits of the scheme which have been outlined in **Section 4.2**.

- 4.7.111 NPS EN-1, paragraph 5.9.10 allows for development within areas like the SDNP so long as the development can demonstrate it is within the public interest and has assessed the following:
- the need for the development, including in terms of national considerations, and the impact of consenting or not consenting it upon the local economy;
  - the cost of, and scope for, developing elsewhere outside the designated area or meeting the need for it in some other way, taking account of the policy on alternatives set out in **Section 4.4**; and
  - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 4.7.112 An assessment is set out in **Section 4.4**. The Proposed Development is in the public interest and has a strong needs case due to it being a renewable energy focused development, that would help the UK to hit its renewable energy and net zero targets. Whilst achieving this, the Proposed Development would also contribute towards the local economy. As identified within the supporting ES and throughout this Planning Statement, any detrimental effects resulting from the development of the Proposed Development would be mitigated and the design of the Proposed Development is such that it has sought to minimise any potential adverse effects.
- 4.7.113 The landscape and visual effects are to be further weighed against the identification of offshore wind and onshore connection elements as CNP within Draft NPS EN-1 and Draft NPS EN-3.
- 4.7.114 On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-1, NPS EN-3, and NPS EN-5.

## Land use including open spaces, green infrastructure and Green Belt

### Policy Requirements

- 4.7.115 NPS EN-1 (paragraph 5.10.1 (DECC, 2011a)) notes that an energy infrastructure project will have direct effects on the existing use of the area of the Proposed Development and may have indirect effects on the use, or planned use, of land in the vicinity for other types of development. Reference is made in paragraph 5.10.2 to the importance of open spaces and areas of recreation. Including green infrastructure. Paragraph 5.10.3 recognises that, whilst the re-use of previously developed land can make a major contribution to sustainable development, this is not always possible for many forms of energy infrastructure. Draft NPS EN-1 (DESNZ, 2023a) expands upon the benefits of green infrastructure.

- 4.7.116 At paragraph 5.10.5, NPS EN-1 (DECC, 2011a) requires that an applicant's ES should identify existing and proposed land uses near development proposals, any effects of replacing an existing development or use of the site with the proposed project or preventing a development or use on a neighbouring site from continuing. It sets out that applicants should also assess any effects of precluding a new development or use proposed in the development plan. Paragraph 5.10.8, meanwhile, requires applicants to minimise impacts upon Best and Most Versatile (BMV) agricultural land and states that, if developing on previously developed land, applicants should ensure consideration has been given to land contamination. Paragraph 5.10.15 states that the IPC should not allow schemes to be located on BMW agricultural land without justification. Draft NPS EN-1 (DESNZ, 2023a) reiterates the above and adds that applicants should be encouraged to develop a Soil Management Plan.
- 4.7.117 Paragraph 5.10.9, NPS EN-1 (DECC, 2011a) and paragraph 5.11.19 of Draft NPS EN-1 (DESNZ, 2023a) states that: *"Applicants should safeguard any mineral resources on the proposed site as far as possible, taking into account the long-term potential of the land use after any future decommissioning has taken place."* Paragraph 5.10.22, NPS EN-1 (DECC, 2011a) and paragraph 5.11.28 of Draft NPS EN-1 (DESNZ, 2023a), state that mitigation measures should be put in place to safeguard mineral resources.
- 4.7.118 The NPPF (at paragraph 119 (MHCLG, 2021)) sets out that planning decisions should *"should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*. The NPPF goes on to state, at paragraph 120, that decisions should (inter alia) give substantial weight to the use of brownfield land. At paragraph 185, the NPPF requires that planning decisions should ensure that development sites are suitable for the proposed use, taking account of ground conditions and any risks arising from land instability and contamination.
- 4.7.119 Arun District Local Plan Policy QE DM4 states that the Council promotes the use of previously developed land and the remediation of contaminated land to ensure that land is brought back into use, subject to addressing any contamination risk. Policy SO DM1 seeks to avoid development in areas of best and most versatile agricultural land unless need for development demonstrated to outweigh the need to protect this in the long term. Policy TM2 says that proposals that harm to PRoW will be resisted. Policy H SP2b allocates land in Littlehampton under allocation SD4 for residential development of 1,000 dwellings, whilst Policy H SP2c allocates an area at Climping for at least 300 dwellings (allocation SD10).
- 4.7.120 Horsham District Planning Framework Policy 33 seeks to *"Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist."* Policy 24 seeks to development addresses (inter alia) *"land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation"*.
- 4.7.121 SDNPA Local Plan (2019) Policy SD45 sets out the approach to preserving and enhancing green infrastructure (GI) and states that GI should be incorporated as part of an approach to landscape design. Policy SD55 requires robust evidence of investigation and remediation measures where sites are known or suspected of

contamination before development proceeds. Policy SD7 states that proposed development proposals should consider the experience of PROW users.

- 4.7.122 West Sussex Joint Minerals Local Plan (2018) (WSCC and SDNPA 2018, and partial review adopted, 2021) Policy M9 sets out the approach to safeguarding minerals against non-mineral development. Within Mineral Safeguarded Areas (MSA) non-minerals development will not be permitted unless (i) mineral sterilisation will not occur; or (ii) it is appropriate and practicable to extract the mineral prior to development; or (iii) the overriding need for the development outweighs the safeguarding. The Policy is supplemented by guidance in the Minerals and Waste Safeguarding Guidance (WSCC et al, 2020).
- 4.7.123 Climping NP (2016) Policy CPN2 seeks to enhance value of local green spaces. Policy CPN10 seeks to protect high grade agricultural land unless an overriding need for development can be demonstrated. Littlehampton Neighbourhood Plan (2014) Policy 16 seeks to protect open spaces including Climping Beach. SSWNP (2019) Policy 16 seeks to protect local green spaces from development including Washington Recreation Ground, Jockey's Meadow and The Triangle which are on or close to the onshore cable route.
- 4.7.124 The Proposed Development is not located within the Green Belt and, therefore, national and local Green Belt policy is not considered in this assessment.

## Planning Assessment

- 4.7.125 Consistent with NPS EN-1, the Applicant has undertaken an assessment of the effects of the Proposed Development in respect of ground conditions, contamination and land use, the results of which are reported within **Chapter 17: Socio-economics, Volume 2; Chapter 20: Soils and agriculture, Volume 2; Chapter 24: Ground conditions, Volume 2; and Chapter 26: Water environment, Volume 2** of the ES (Document References: 6.2.17, 6.2.20, 6.2.24 and 6.2.26).

## Ground conditions

- 4.7.126 Most of the onshore cable corridor and onshore substation site are located on agricultural land or adjacent to existing highways where there is not anticipated to be a significant risk from the presence of land contamination. However, some potential sources of contamination are present. Embedded environmental measures within the Proposed Development will remove or reduce significant environmental effects as far as possible. Measures include the following:
- avoiding sensitive sites by the project footprint where practical;
  - implementation of pollution prevention measures in the detailed CoCP, in accordance with the **Outline CoCP** (Document Reference: 7.2); and
  - ensuring that the land used for the Proposed Development is suitable for the proposed use with respect to the potential for soil and groundwater contamination and, where necessary, undertaking risk-based remediation during construction.

4.7.127 **Chapter 24: Ground conditions, Volume 2** of the ES (Document Reference: 6.2.24) concludes that no significant effects are identified for ground conditions during the construction, operation and maintenance, and decommissioning phases. This is based on the proposed location of the onshore substation and routing of the onshore cable corridor, plus the implementation of embedded environmental measures such as those within the **Outline CoCP** (Document Reference: 7.2), no significant effects have been identified on ground conditions during the construction, operation and maintenance, and decommissioning phases.

### *Minerals*

4.7.128 **Chapter 24: Ground conditions, Volume 2** of the ES (Document Reference: 6.2.24) sets out an assessment of the implications for active and planned minerals working and for designated MSA, in accordance with WSCC Minerals Local Plan Policy M9 and guidance (WSCC et al, 2020). The approach to the assessment has been developed in consultation with officers of WSCC. The ES outlines a range of relevant minerals resources in the Study Area:

- MSA for soft sand (including potential silica sand);
- MSA for brick clay;
- MSA for building stone;
- MSA for chalk;
- minerals infrastructure consultation area associated with Rock Common Sand Quarry;
- minerals infrastructure consultation areas at Storrington and associated with Washington Chalk Quarry; and
- proposed strategic mineral site allocations at Ham Farm, Steyning and Chantry Lane Extension, Storrington.

4.7.129 The methodology for the minerals assessment is based on the proximity of the onshore elements of the Proposed Development to identified minerals resources, and the impact that the onshore elements of the Proposed Development would have on the ability to extract economically viable resources. The effect is determined by considering the sensitivity of the minerals resources, based on the likelihood of extraction occurring, and the magnitude of change from the level of impact that the onshore elements of the Proposed Development will have.

4.7.130 With regards to MSA the assessment found the following effects.

- Building stone MSA: No existing building stone quarries exist in the area of the MSA or within proximity of the onshore part of the proposed DCO Order Limits and the Joint Minerals Local Plan (WSCC, 2018) identifies that there are only four active building stone quarries in the county. A minor negative effect (Not Significant) on this MSA is assessed.
- Brick clay MSA: There is an extensive resource available, less than 1% of the MSA will be affected by the Proposed Development and there is a relatively

healthy landbank position/allocated site. There is considered to be a negligible effect (Not Significant).

- **Soft sand MSA:** The onshore cable corridor will interact with approximately 8.2ha of land within the MSA which is less than 0.1% of the total MSA which, due to its location, is not possible to avoid. This area consists of a thin strip of land running mainly alongside the southern side of the A283, from the junction with The Hollow in the west to the Sussex Timber Company sawmill in the east. The MSA also extends to the north of the A283 in this area, however the MSA on the northern side of the road was the former Windmill Quarry (sand) and landfill site and it can be expected that either the soft sand resource has been extracted or is sterilised by landfilling operations. In the western half of the area south of the A283, the extent of the MSA within the onshore cable corridor is unlikely to be sufficient to allow a viable extraction site to be developed. The MSA here forms a strip of land which is no wider than 160m and the need to offset from the A283 would further narrow the land available.
- In the eastern half of this area (a corridor between Lower Chancton Farm and the Sussex Timber Company) there is potentially more scope for a viable extraction site. An area of approximately 4.5ha is covered by the proposed DCO Order Limits in this area, although the actual land which will be sterilised during construction of the Proposed Development will only be approximately 2.9ha in a worst-case scenario (given the need for a buffer from the adjacent highway) which represents an even smaller proportion of the MSA. **Chapter 24: Ground conditions, Volume 2** of the ES (Document Reference: 6.2.24) identifies that in a worst-case scenario 1,160,000m<sup>3</sup> of sand could be sterilised during the construction of the Proposed Development.

The **Outline CoCP** (Document Reference: 7.2) submitted with the DCO Application commits to production of a Materials Management Plan (MMP) prior to commencement of construction. The **Outline CoCP** (Document Reference: 7.2) commits the MMP to maximise the reuse of excavated clean material where possible. This would minimise the amount of sand sterilised but would not allow for full re-use given the depth of sand seam in this location. The depth of sand that would need to be excavated and the volume of infill needed to then re-create a suitable landform would make construction of the onshore cable corridor in this area unviable. Given the sensitivity of soft sand, a significant negative effect is assessed due to the sterilisation of the resource in this location during the construction phase and operation and maintenance phase.

The significant negative effect will be reversed on the decommissioning of the onshore cable. Whilst the onshore cable will be left *in situ* as part of the decommissioning works, there will be no barrier to a minerals developer removing the onshore cable and accessing the sand resource.

- **Chalk MSA:** This is tightly defined around existing sites, the closest of which is Washington Chalk Quarry, and its closest point to the onshore cable corridor is 700m away. No effect is assessed.

4.7.131 With regards to MSA the assessment has found that there will be a significant effect on the soft sand in the construction phase and operation and maintenance phase. In the context of WSCC Joint Mineral Local Plan Policy M9, it is identified

that the soft sand MSA cannot be avoided, although the area potentially sterilised in the construction phase and operation and maintenance phase will be a very minor proportion of the overall area. There is a demonstrable overriding and urgent need for the Proposed Development (as demonstrated in **Section 4.2** of this Planning Statement) and the infrastructure subject to the DCO Application is identified as a CNP (in line with NPS Draft EN-1 and Draft EN-3). There is no prospect of extracting the small area of sand resource (relative to the overall resource) prior to development and delivering a landform for a viable onshore cable corridor in this location. Furthermore, such an approach would not be environmentally feasible given the likely volume of sand that would need to be extracted and the volume of infill required to then provide a suitable landform for the onshore cable corridor. Additionally, there will be no barrier to a minerals developer accessing the soft sand resource following decommissioning. Therefore, it is considered that the Proposed Development accords with M9 and associated guidance.

4.7.132 **ES Chapter 24: Ground conditions, Volume 2** of the ES (Document Reference: 6.2.24) outlines that there are a number of active mineral sites around Storrington in close proximity to the onshore cable corridor which coincide with the minerals infrastructure Mineral Consultation Areas (MCA), which are based on MSA where proposals for non-mineral development should consult the Mineral Planning Authority (WSCC and SDNPA). The relevant MCA include:

- Rock Common Quarry (where minerals extraction was expected to cease in December 2020 but an application to extend this for up to 10 years from the date of the application determination is under consideration by WSCC);
- Washington Sand Pit (where minerals extraction ceased in December 2019 although an application to continue extraction for up to two years from the date of the application determination is under consideration by WSCC);
- Sandgate Park Quarry;
- Chantry Sand Pit; and
- Washington Chalk Quarry.

4.7.133 The assessment in **Chapter 24: Ground conditions, Volume 2** of the ES (Document Reference: 6.2.24) outlines that these sites are sufficiently distant from the onshore cable corridor (in the case of Sandgate Park Quarry, Chantry Sand Pit and Washington Chalk Pit) or only close to access points for the onshore cable corridor (in the case of Washington Sand Pit) such that there will be no effect on the viability of their operations.

4.7.134 With regards to Rock Common Quarry, although this lies immediately adjacent to the onshore cable corridor the areas of the quarry which lie closest to the cable corridor have all been previously worked and are now largely restored to woodland. It is considered therefore that if any future extraction was to occur at the quarry, it will therefore take place in the northern parts of the quarry, further away from the onshore cable corridor. The effect on the Rock Common MCA is considered to be minor negative (Not Significant).

- 4.7.135 Additionally, there are two strategic minerals allocations (Ham Farm, Steyning; and Chantry Lane Extension) however these are both 500m away from the onshore cable corridor and no effect on their future viability has been identified.
- 4.7.136 Therefore, through this assessment it is demonstrated that the Proposed Development accords with the policy provisions of WSCC Joint Minerals Local Plan (WSCC, 2018) Policy M9 and supporting guidance (WSCC et al, 2020) and accord with requirements of NPS EN-1 and the NPPF.

### *Soils and agricultural land*

- 4.7.137 **Chapter 20: Soils and agriculture, Volume 2** of the ES (Document Reference: 6.2.20) assesses the likely significant effects on soils and agriculture. The agricultural land quality survey undertaken identifies that Agricultural Land Classification (ALC) grades within the proposed DCO Order Limits include grade 2, grade 3a, grade 3b and grade 4, with grades 2 and 3a being classed as BMV agricultural land. Surveys to date identify that most land surveyed is grade 3b, which is not BMV agricultural land. A range of environmental measures within the **Commitments Register** (Document Reference: 7.22) are embedded as part of the design to remove or reduce significant environmental effects as far as possible. An **Outline Soils Management Plan (SMP)** (Document Reference: 7.4) has been developed and this SMPs will be developed further by the appointed construction contractor based upon additional soil and ALC survey information pre-construction (C-183).
- 4.7.138 The nature of the onshore elements of the Proposed Development are such that following construction, the majority of the soils and agricultural land within the proposed DCO Order limits will be restored to baseline condition (with the exception of any permanent infrastructure). During the operation and maintenance phase there will be minimal change to the current land use. The undergrounding of the onshore cable route (C-1) allows the original soils to be replaced on top of the buried cables, the topsoil can be returned to its original state and agricultural land returned to its original grade.
- 4.7.139 The areas of permanent development comprise the onshore substation (6.0ha) and onshore substation permanent access (0.22ha), the existing National Grid Bolney substation extension works (0.63ha), the operational accesses (onshore cable corridor) (3.19ha), the joint bay locations (small above ground features at access covers and possible fencing around buried infrastructure) (0.37ha), and the onshore substation drainage and landscaping (5.8ha). This equates to a maximum area of 16.21ha where permanent development will take place. As detailed in **Chapter 20: Soils and agriculture, Volume 2** of the ES (Document Reference: 6.2.20), the land for all permanent development elements is assessed on the basis that it is BMV (Subgrade 3a) agricultural land. Based on the likelihood that all soils within the onshore substation landscaping and drainage area will either stay in situ or be reinstated within the area, this equates to an area of up to 10.41ha where there is likely to be a permanent loss of soil. The ES assesses the loss of ALC as not significant.
- 4.7.140 The permanent BMV agricultural land loss is primarily linked to the location of the onshore substation, which as noted in **Chapter 3: Alternatives, Volume 2** of the ES (Document Reference: 6.2.3) is required to be located in proximity to the

existing Bolney substation – which is located in a predominantly agricultural area – and has been identified following consideration of alternatives. The permanent loss of BMV agricultural land is limited in comparison to the overall scale of the scheme as a whole and is justified by the overriding need to develop the required infrastructure necessary to connect a national significant offshore wind farm, which is identified in the Draft NPS as a CNP, to the national grid.

- 4.7.141 Based on the proposed location of the onshore substation and routing of the onshore cable corridor, plus the implementation of embedded environmental measures such as the **Outline SMP** (Document Reference: 7.4), no significant effects have been identified on soil and agricultural land receptors during the construction, operation and maintenance, and decommissioning phases. The Proposed Development accords with NPS EN-1 and local planning policies.

### *Open Space*

- 4.7.142 **Chapter 17: Socio economics, Volume 2** of the ES (Document Reference: 6.2.17) assesses the likely significant effects on open space receptors. There are four CROW Act designated commons within the vicinity of the cable corridor but not directly crossed and two parcels of Access Land, one crossed by a trenchless crossing on the onshore cable corridor and one by an access point. Additionally, the Washington Recreation Ground lies directly on the cable route but will be crossed by trenchless crossing. Jockey's Meadow is an abutting parcel of land recognised as public green space. Climping Village Hall playing field will not be impacted by the Proposed Development. Climping Beach is also publicly accessible either along the shore, via PRow or from the ticketed, privately owned car park at Atherington. The beach will be crossed by HDD and so there will be no direct interruption to access during the works. However, there will be some impact on amenity during construction. The detailed CoCP, in accordance with the **Outline CoCP** (Document Reference: 7.2), will be adopted to minimise temporary disturbance to residential properties, recreational users and existing land users.
- 4.7.143 **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) assesses that there will be negligible (Not Significant) effects on Washington recreation ground users and negligible (Not Significant) effects on Access Land users.

### *Onshore recreation activity*

- 4.7.144 The assessment considered the effects on PRow users. A range of embedded measures include:
- An **Outline CoCP** (Document Reference: 7.2) will be adopted to minimise temporary disturbance to residential properties, recreational users and existing land users. It will provide details of measures to protect environmental receptors.
  - Preparation and implementation of an **Outline Public Rights of Way Management Plan (PRowMP)** (Document Reference: 7.8) that includes measures to manage and mitigate effects on the PRow network.



- 4.7.145 The assessment of the construction phase of the Proposed Development has found a temporary significant residual effect on PRow users of 2092, 2693, 2208, 2211 and 3514.
- 4.7.146 The **Commitments Register** (Document Reference: 7.22) sets a range of embedded environmental measures including managing or diverting PRowS that will cross the onshore cable corridor over the shortest distance possible with potential to provide adjacent crossings (C-162).
- 4.7.147 No activities are planned during the operation and maintenance phase that are likely to have any significant effects on onshore recreation receptors. Access for routine checking and maintenance will be via manhole covers at the joint bays and no access is required to the cables during normal operations. There are no permanent effects on PRow post-construction.

#### *Inshore and offshore recreation activity*

- 4.7.148 The assessment in **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) considered the effects on the key inshore and offshore recreation activities along the Sussex coast which are likely to be impacted by the Proposed Development including:
- bathing;
  - kite/wind surfing;
  - scuba diving;
  - recreational angling; and
  - recreational sailing, canoeing, kayaking and paddle boarders.
- 4.7.149 Embedded measures include a comprehensive awareness and communications strategy, (a Diver Communication Plan) will be developed, in agreement with regulatory authorities, to notify the diving/spearfishing community of the timing and duration of proposed works.
- 4.7.150 In the construction and decommissioning phase moderate (Significant) effects are assessed on recreational angling and moderate/major (Significant) effects on scuba diving. These effects are temporary. No significant effects are assessed in the operational phase. Although there are some significant identified in the assessment for offshore recreational users, these effects will be temporary during the construction phase.

#### *Summary of recreation impacts*

- 4.7.151 The assessment has found temporary significant impacts on a very limited number of PRow in the construction phase. Whilst for inshore and offshore recreational activity there is potential for temporary disturbance of recreational angling and scuba diving in the construction phase which is considered significant. Given the scope and scale of the Proposed Development it can be expected that there will be some impacts on recreational users. There are a range of measures in the **Commitments Register** (Document Reference: 7.22) which seek to moderate the impacts on recreational users as far as possible and reduce harm. When balanced

against the overall benefits of the scheme, any residual harm is heavily outweighed.

### *Proposed land use in a development plan*

- 4.7.152 Policy H SP2b of the Arun Local Plan (2018) allocates land for residential development of 1,000 units west of Littlehampton but there is no present planning application for the site. The onshore cable corridor crosses this land. Discussions have been held with the landowner to ensure that the Proposed Development would not preclude the allocated site from coming forward. This has involved widening the corridor to the west (modified route MR-02) as described in Section 4 of the PEIR SIR (RED, 2022) as the western area of the site is identified for open space provision (in line with the policy requirements). The Proposed Development would not preclude the site coming forward for the uses proposed in the allocation.
- 4.7.153 Policy H SP2c allocates a site for 300 dwellings at Climping which is adjacent to the proposed DCO Order Limits. The Proposed Development has been designed to take into account the allocation and approved outline application for the site (Arun District Council application ref: CM/1/17/OUT), which identifies a new access off the A259, and the Proposed Development will not preclude the allocation coming forward.

### *Summary*

- 4.7.154 On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-1, NPPF and Local Plan policy requirements in respect of land use.

## **Socio-economic impacts**

### **Policy Requirements**

- 4.7.155 At paragraphs 5.12.2 to 5.12.3, NPS EN-1 (DECC, 2011a) requires that applicants undertake an assessment of all the relevant socio-economic impacts of their development proposals, which may include: the creation of jobs and training opportunities; the provision of additional local services and improvements to local infrastructure; effects on tourism; the impact of a changing influx of workers during different phases of the project; and cumulative effects. Paragraph 5.13.4 of Draft NPS EN-1 (DESNZ, 2023a) additionally includes reference to the sustainability of jobs created by a development proposal, including where they will help to develop the skills needed for the UK's transition to net zero. Paragraph 5.13.12 states that the SoS may wish to include a requirement that specifies the approval by the local authority of an employment and skills plan detailing arrangements to promote local employment and skills development opportunities.
- 4.7.156 MPS (HM Government, 2011) states that properly planned developments in the marine area can provide both environmental and social benefits, whilst also driving economic development, providing opportunities for investment and generating export and tax revenues. This includes the 'obvious' social and economic benefits from such an increase in network capacity, most notably the facilitation of offshore renewable energy.

- 4.7.157 The NPPF (MHCLG, 2021) seeks to help build a strong and competitive economy. It sets out that planning decisions should create the conditions in which businesses can invest, expand, and adapt and at paragraph 81 it states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The NPPF also seeks to promote healthy and safe communities and states that planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (paragraph 93).
- 4.7.158 Consistent with the NPPF (MHCLG, 2021), Local Plan policies support proposals that will deliver employment benefits and require that development proposals do not have unacceptable adverse impacts on other land uses.

### Planning Assessment

- 4.7.159 In accordance with the requirements of NPS EN-1, NPPF and Local Plan policies, **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) has robustly assessed the socio-economic impacts of the Proposed Development during construction, operation and decommissioning.
- 4.7.160 A range of embedded environmental measures are included in the Proposed Development. RED will work with local partners and seek to maximise the ability of local people to access employment opportunities associated with the construction and operation of Rampion 2.
- 4.7.161 Taking these measures into account the ES Chapter assessment considers the likely significant effects at a national, regional (Sussex) and local level on jobs, economic output, and the visitor economy during the construction, operation and decommissioning phases of the Proposed Development.

### *National economy*

- 4.7.162 As set out **Section 4.2 and 4.3** of this Planning Statement, the construction of the Proposed Development is identified as generating £1.14 billion for businesses in the national supply chain. The potential employment at the UK level is equivalent to 4,040 full time equivalent (FTE) jobs per annum. This is beneficial although is not considered significant in EIA terms. It is estimated that construction activity will contribute in the region of £233 million GVA per annum, totalling to £932 million over the four year construction period. During operation it is expected that there will be 40-50 direct FTE and approximately 500 FTE jobs arising from supply chain expenditure supported across the UK. An annual GVA impact of around £54 million to the national economy, totalling £1.6 billion over the course of its 30-year operational lifetime will be generated. Given the size of the UK economy overall the contribution to the economy is assessed as negligible in **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17).

### *Regional and local economy*

- 4.7.163 The overall level of supply chain expenditure retained by local businesses is anticipated to generate around £30.1 million (in 2019-pricing) for the Sussex economy (over a construction period of up to four years) supporting around 80

FTE jobs over the construction phase. An estimated £16 million gross value added (GVA) (or around £4.1 million per annum) is anticipated to be generated by Sussex-based businesses engaged with the Rampion 2 supply chain. At the Sussex level this is anticipated to have a negligible positive effect in EIA terms. There is potential for the local expenditure to be higher and the Applicant has made related commitments in relation to the supply chain. In the operational phase the potential direct, indirect and supply chain jobs based within Sussex will equate to 100-110 jobs. Although assessed as negligible in magnitude (in EIA terms), it represents an important addition to the local and Sussex-wide economy, contributing to the diversification of jobs, and towards the growing presence of offshore wind-related employment. In terms of GVA, this will generate £14 million annually for the Sussex area, adding up to £429 million over the Proposed Development's operational lifetime. The GVA impact is assessed as negligible.

- 4.7.164 Embedded environmental measures are included in the **Commitments Register** (Document Reference: 7.22) to maximise the benefits to the local economy including identifying companies based or operating in the region to access supply chain opportunities (C-34) and working with local partners to maximise the ability of local people to access employment opportunities associated with the construction of Rampion 2 (C-35).

### *Visitor economy*

- 4.7.165 The evidence considered in the assessment in **Chapter 17: Socio-economics, Volume 2** of the ES (Document Reference: 6.2.17) suggests that the construction of the onshore and offshore infrastructure elements of offshore wind farm developments does not have a significant effect on the overall volume and value of tourism activity and visitor economy. The impact of construction activity on the volume and value of the tourism economy on Sussex is assessed as negligible. The impact during the operation phase is also assessed as negligible.

### *Summary*

- 4.7.166 The socio-economic assessment presented in the ES concludes that the Proposed Development will provide positive benefits for the national and economy (although not significant in EIA terms) whilst there will be negligible impacts on the visitor economy. It is therefore assessed as being in accordance with NPS EN-1, other national policy and local policy relating to socio economics.

## **Traffic and transport**

### **Policy Requirements**

- 4.7.167 Paragraph 5.13.3 of NPS EN-1 (DECC, 2011a) requires that, where a project is likely to have significant transport effects, the applicant's ES should include a transport assessment. It also states that applicants should consult the Highways Agency (now National Highways) and Highways Authorities, as appropriate, on the assessment and mitigation. Paragraph 5.13.4 additionally requires (where appropriate) applicants to prepare a travel plan including demand management and sustainable travel measures to mitigate transport impacts and reduce the need for parking associated with development proposals. Paragraphs 5.14.5 –

5.14.7 of Draft NPS EN-1 (DESNZ, 2023a) reiterates the above and requires detailed of proposed measures to “*contribute to decarbonisation of the transport network; and secure behavioural change and modal shift through an offer of genuine modal choice and to mitigate transport impacts.*” Paragraph 5.14.8 states that “*the assessment should also consider any possible disruption to services and infrastructure (such as road, rail and airports).*”

- 4.7.168 The NPPF (paragraph 110 (MHCLG, 2021)) states that (inter alia) applications for development should ensure that: appropriate opportunities to promote sustainable transport modes can be, or have been, taken up; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree. At paragraph 111, the NPPF goes on to state that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. For developments that will generate significant amounts of movements, paragraph 113 requires that applications are supported by a transport assessment and travel plan.
- 4.7.169 Arun District Local Plan (2018) Policy T SP1 supports a reduction in the need to travel by car and opportunities to improve access to public transport services and requires a Transport Statement or Transport Assessment depending on scale. Policy T DM1 requires development to ensure ease of access and prioritise safe pedestrian and cycle access. Horsham District Planning Framework (2015) Policy SD9 requires the delivery of transport infrastructure within new development. Policy 40 requires sustainable transport infrastructure and states that “*development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.*”
- 4.7.170 Mid Sussex District Plan (2018) Policy DP20 requires the delivery of necessary infrastructure such as sustainable transport networks. DP21 requires a Transport Statement or Transport Assessment depending on scale. DP22 aims to protect existing rights of way, cycle and recreational routes.
- 4.7.171 ANP (2015) Policy TM1 requires adequate provision is made to mitigate impacts traffic can generate, whilst Policy TM2 seeks to increase the network of cycleways and footpaths and protect PRoW from harm. Climping NP (2016) Policy CPN14 states that all development that will have a detrimental impact on highway safety and living conditions will be resisted and mitigation measures should be put in place before development is permitted to be used. SSWNP (2019) Policy 17 supports proposals where traffic impacts on the local road network are not severe. WGPNP (2021) Aim 8 supports development that does not adversely affect road safety. Bolney NP (2016) Policy BOLT1 sets criteria seeking acceptable impacts from additional traffic, safe development, and opportunities are taken to provide safe pedestrian or cycle routes.

## Planning Assessment

- 4.7.172 The onshore cable corridor will start at the proposed landfall site in Climping near Littlehampton, cross under the A289 and River Arun before crossing under the A27 near Crossbush. From here the onshore cable corridor heads north-east

across the South Downs to Washington, West Sussex and under the A23. The onshore cable corridor continues north-east through a rural area and to Oakendene substation. There are numerous crossings of roads including the Ferry Road, A259, A284, A27, A24, A283, Chanctonbury Ring Road, Spithandle Lane, B2135, B2116, A281, King's Lane, Kent Street, and Wineham Lane. There is also one crossing of the River Arun and two crossings of the National Rail network west of Littlehampton and Wick. The onshore cable will be installed in open cut trenches or by trenchless crossing (for example HDD) to avoid major roads, operating railway lines and watercourses.

- 4.7.173 A series of embedded environmental measures will reduce the potential for effects on transport. An **Outline Construction Traffic Management Plan (Outline CTMP)** (Document Reference: 7.6) provides details of the construction traffic access strategy. The **Outline CTMP** (Document Reference: 7.6) includes measures to route HGV to avoid major settlements and smaller settlements where possible (C-157 in **Commitments Register** (Document Reference: 7.22)); the Air Quality Management Area (AQMA) in Cowfold where possible (C-158); and avoid the A24 through Findon (C-159). Construction access will be provided with visibility splays designed to Design Manual for Roads and Bridges (DMRB) (C-165 in **Commitments Register** (Document Reference: 7.22)).
- 4.7.174 The **Outline PRowMP** (Document Reference: 7.8) sets out details of the impacts of the Proposed Development on the PRow network and Open Access Land and the management and mitigation required. This includes managing and diverting PRow over the shortest distance possible (commitment C-162 in **Commitments Register** (Document Reference: 7.22)), and PRow condition surveys before, during and after the construction phase with any damage, if identified, repaired (C-163). PRow that would require temporary closure would have alternative routes established to ensure the public could still traverse the local area and any temporary closure would be short in duration. See the summary of the assessment of effects on PRow in **paragraphs 4.7.144 - 4.7.147**.
- 4.7.175 An **Outline Operational Travel Plan (OTP)** (Document Reference: 7.5) is submitted alongside the DCO Application. The **Outline OTP** (Document Reference: 7.5) details the measures to mitigate impacts arising from staff and other operational trips during the operation phase of the Proposed Development.
- 4.7.176 **Chapter 23: Transport, Volume 2** of the ES (Document Reference: 6.2.23) [and Chapter 32: ES Addendum, Volume 2 of the ES \(Document Reference: 6.2.32; Examination Reference: REP1-006, updated for Deadline 6\)](#) divides the assessment of transport into two study areas:
- Study Area 1 – focused on the road network to be used by traffic for all onshore construction activity which will comprise a range of routes due to the number of potential access points along the onshore cable corridor.
  - Study Area 2 – focused on the road network to be used by traffic for all onshore works for the offshore activity which is primarily focused on the route from the candidate port of Newhaven to the A27.
- 4.7.177 **Chapter 23: Transport, Volume 2** of the ES (Document Reference: 6.2.23) [and Chapter 32: ES Addendum, Volume 2 of the ES \(Document Reference: 6.2.32\)](#) utilises Guidelines for the Environmental Assessment of Road Traffic (GEART)

(Institute of Environmental Assessment (IEA), 1993) to establish the highways links where the volume of Proposed Development traffic exceeds the impact threshold percentages (where the percentage change in total traffic or HGVs is 30% or more on non-sensitive sections (Rule 1) or 10% or more on sensitive sections (Rule 2)) and therefore required further assessment. [The use of GEART, overall assessment methodology and baseline data used within the Chapter 23 and Chapter 32 have been agreed as acceptable by West Sussex County Council in their role as local highway authority for the Proposed Development.](#)

[4.7.178](#) **Chapter 32: ES Addendum, Volume 2** of the ES (Document Reference: 6.2.32) was completed to outline additional sensitivity tests and associated assessments completed by the Applicant since submission of the Development Consent Order application. This sensitivity test considered the peak for construction traffic at each receptor location within Study Area 1 to provide a more localised and refined impact assessment. This confirms the worst case construction traffic impact for all receptor locations with the Study Area.

[4.7.177](#)[4.7.179](#) During the construction phase, nine highways links were considered for further assessment following application of GEART and sensitivity tests included within **Chapter 32: ES Addendum, Volume 2** of the ES (Document Reference: 6.2.32):

- Highway Link 12 – A27 High Salvington (Rule 2);
- Highway Link 13 – A24/A27, Offington (Warren Road) (Rule 2);
- Highway Link 18 - B2135, South of Ashurst (Rule 1);
- Highway Link 22 – A281, South Shermanbury (Rule 2);
- Highway Link 26 – Wineham Lane, South of the A272 (Rule 1);
- Highway Link F – A272, Cowfold Road West of A23 (Rule 2);
- Highway Link M – A281, High Street, Henfield (Rule 2);
- Highway Link P – Michelgrove Lane (Rule 1); and
- Highway Link U – Kent Street (Rule 1)

[4.7.178](#)[4.7.180](#) Taking into account the embedded measures contained within the **Outline Construction Traffic Management Plan** (Document Reference: 7.6) and **Outline PRowMP** (Document Reference: 7.8) the assessment identifies that the Proposed Development will not lead to significant effects in EIA terms except for those limited to pedestrian amenity, pedestrian delay and fear and intimidation on Michelgrove Lane and Kent Street. However, these effects are temporary and short-term, relating to periods of peak construction activity on Michelgrove Lane and Kent Street.

[4.7.179](#)[4.7.181](#) On all other highways links, the percentage change in traffic flows or HGVs does not trigger the need for an assessment of environmental effects based on the rules set out in GEART (IEA, 1993).

[4.7.180](#)[4.7.182](#) The assessment of the operation and maintenance phase in relation to the onshore impacts of offshore work found that no highways links exceed the GEART

threshold. The residual effects in the operational and maintenance phase are therefore assessed as negligible and not significant in EIA terms.

[4.7.1814.7.183](#) The onshore cable cross two parts of the Sustrans National Cycle Network (NCN): NCN 2 between Littlehampton and Bognor Regis, which runs along the A259 and NCN 223 (known as the Downs Link) where the onshore cable corridor crosses the NCN just south of Partridge Green. NCN2 will not experience direct effects as a trenchless crossing technique will be used to go under the A259. NCN223 follows a bridleway PRow in this location which is to be crossed by open cut trenching method resulting a temporary diversion being implemented. PRow are considered in the **Outline PRowMWP** (Document Reference: 7.8).

[4.7.1824.7.184](#) The transport of Abnormal Indivisible Loads (AILs) has been assessed within **Appendix 23.1: Abnormal Indivisible Loads assessment, Volume 4** (Document Reference: 6.4.23.1). AILs are expected to cause minimal disruption.

[4.7.1834.7.185](#) **Chapter 23: Transport, Volume 2** of the ES (Document Reference: 6.2.23) **Chapter 32: ES Addendum, Volume 2 of the ES** (Document Reference: 6.2.32) concludes that the Proposed Development will result in limited significant effects, relating to the temporary and short impacts of peak construction activity. These impacts have also been mitigated as far as practicable by measures contained within the Outline Construction Traffic Management Plan (Document Reference: 7.6) and **Outline PRowMWP** (Document Reference: 7.8). It is therefore assessed as being in accordance with NPS EN-1, other national policy and local policy relating to transport and traffic.

## Air quality and emissions

### Policy Requirements

[4.7.1844.7.186](#) Air quality is considered within NPS EN-1 at section 5.2: Air Quality and Emissions (in particular paragraphs 5.2.6 and 5.2.7 (DECC, 2011a)) and Draft NPS EN-1 (DESNZ, 2023a: paragraph 5.2.7 – 5.2.8).

[4.7.1854.7.187](#) The Defra Clean Air Strategy (2019) outlines the Government's proposed ambitions relating to reducing air pollution in order to protect health and nature, whilst boosting the economy. The Clean Air Strategy proposes (*inter alia*) to halve the number of people living in locations where concentrations of particulate matter are above the WHO guideline limit of  $10\mu\text{g m}^{-3}$  by 2025 (World Health Organisation, 2006).

[4.7.1864.7.188](#) With regards to matters relevant to the Proposed Development, Paragraph 5.2.6 of NPS EN-1 (DECC, 2011a) and paragraph 5.2.7 of Draft NPS EN-1 (DESNZ, 2023a) require that, where a project is likely to have adverse effects on air quality, the applicant should undertake an assessment of the impacts of the Proposed Development on air quality as part of the ES. Paragraph 5.2.7 of NPS EN-1 (paragraph 5.2.8 of Draft NPS EN-1 (DESNZ, 2023a)) goes on to state that the ES should describe:

- “*any significant air emissions, their mitigation and any residual effects distinguishing between the project stages and taking account of any significant emissions from any road traffic generated by the project;*”



- *the predicted absolute emission levels of the proposed project, after mitigation methods have been applied;*
- *existing air quality levels and the relative change in air quality from existing levels; and*
- *any potential eutrophication impacts”.*

[4.7.1874.7.189](#) Paragraph 5.2.9 of Draft NPS EN-1 (DESNZ, 2023a) additionally states that the applicant’s assessment should be consistent with Defra’s future national projections of air quality whilst paragraph 5.2.10 states that the Applicant should work with the relevant authorities to secure mitigation if air quality thresholds are likely to be breached.

[4.7.1884.7.190](#) The NPPF (MHCLG, 2021) (paragraph 186) states that: *“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified”.*

[4.7.1894.7.191](#) Consistent with national planning policy, Local Plan policies require that the air quality impacts of development proposals are assessed and, where appropriate, mitigated. Arun District Council Local Plan (2018) Policy QE DM3 requires that: *“All major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts.”* Horsham District Council (HDC) Horsham District Planning Framework (2015) Policy 24 states that developments will be expected to minimise exposure to and emission of pollutants including (inter alia) to air and reduce the number of people exposed to poor air quality. Mid Sussex District Council (2018) Policy DP29 seeks to protect the environment and the quality of people’s life by only permitting development where (inter alia) *“It does not cause unacceptable levels of air pollution;...Development proposals (where appropriate) are consistent with Air Quality Management Plans.”* South Downs Local Plan (2019) Policy SD54 states the development will be permitted provided levels of (inter alia) air pollutants do not have a significant adverse effect on people and the environment. Applications which could have an impact on an Air Quality Management Area (AQMA) by virtue of location will be required to have regard to Air Quality Action Plan (AQAP) and provide mitigation measures.

[4.7.1904.7.192](#) There are two AQMAs within 5km of the onshore route corridor declared by Horsham District Council:

- Storrington AQMA declared by Horsham District Council: a 540m length of the A283 through Storrington, including properties close to the road. This AQMA is approximately 1.9km north of the onshore part of the ES Assessment Boundary at its closest point; and
- Cowfold AQMA: a 700m length of the A272 through Cowfold, including properties close to the road. This AQMA is approximately 800m west of the onshore part of the ES Assessment Boundary at its closest point.

[4.7.1914.7.193](#) Additionally, road traffic associated with the development is expected to travel through the Worthing Borough Council AQMA No. 2 (Worthing AQMA),

which is a 2.5km length of the A27 centred on the Grove Lodge roundabout. This AQMA lies approximately 4km south of the onshore part of the ES Assessment Boundary at its closest point.

## Planning Assessment

[4.7.1924.7.194](#) In accordance with the requirements of NPS EN-1 and Local Plan policies, the ES has robustly assessed the air quality impacts of the Proposed Development during construction, operation and decommissioning. The primary pollutants of concern in respect of construction traffic are oxides of nitrogen (NO<sub>x</sub> and NO<sub>2</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Emissions of these pollutants have been calculated in the air quality assessment for 2024 based on 2019 baseline data and using detailed dispersion modelling.

[4.7.1934.7.195](#) Embedded environmental measures have been incorporated into the design of the Proposed Development to minimise air quality impacts and further environmental measures in the [Outline Air Quality Management Plan \(Document reference: 8.69; Examination Reference: REP5-113, updated for Deadline 6\)](#) submitted to manage the impact of the onshore elements of the Proposed Development on air quality secured in the DCO Requirements. In particular:

- the use of best practice measures as described in Institute of Air Quality Management (IAQM) guidance on the Assessment of Dust from Demolition and Construction 2016;
- where practical sensitive sites will be avoided by temporary and permanent onshore project footprint;
- Sullington Hill LWS will be crossed using a trenchless method such as HDD;
- the onshore cable will be constructed in discrete sections within as short a construction timeframe as possible;
- the typical construction working area will be 40m along the onshore cable route to minimise construction footprint;
- the use of core construction hours for onshore elements; and
- the proposed heavy goods vehicle (HGV) routing during the construction period to individual accesses will avoid the Cowfold AQMA where possible. See [Outline Construction Traffic Management Plan](#) (Document Reference: 7.6) for further details. (A review of construction traffic flows has confirmed that there will be no significant traffic travelling through the Storrington High Street AQMA which was screened out of the assessment. Therefore, potential impacts on this AQMA are negligible. For Worthing AQMA, the impact on all modelled human receptors is classed as negligible).

[4.7.1944.7.196](#) Taking these measures into account, the air quality assessment presented in [Chapter 19: Air quality, Volume 2](#) of the ES (Document Reference: 6.2.19) [and Chapter 32: ES Addendum, Volume 2 of the ES \(Document Reference: 6.2.32; Examination Reference: REP1-006, updated for Deadline 6\)](#) confirms that impacts from the construction traffic are classified as negligible within the Cowfold and Worthing AQMAs. In view of the small overall impacts, the highly conservative way

in which traffic flows on these road links were estimated, and the temporary nature of the construction phase, the residual effect is judged to be temporary and of a negligible significance, which is Not Significant in EIA terms.

[4.7.195](#)[4.7.197](#) Within the assessment all impacts from the construction plant activity are classified as negligible, except:

- Two receptors where the impact on annual mean NO<sub>2</sub> is classified as moderate adverse due to trenchless crossing works; and
- 13 receptors where the impact on annual mean NO<sub>2</sub> is classified as slight adverse due to trenchless crossing works.

[4.7.196](#)[4.7.198](#) The assessment concludes that in view of the small overall impacts, the highly conservative way in which plant emissions and concentrations from these sources were estimated, and the temporary nature of the construction phase, the residual effect is judged to be of minor adverse direct temporary significance, which is Not Significant in EIA terms.

[4.7.197](#)[4.7.199](#) For the operational phase no further assessment is necessary given the need for only limited occasional site visits, and concludes that the residual effect is of negligible permanent direct significance, which is Not Significant in EIA terms.

[4.7.198](#)[4.7.200](#) On this basis, the air quality assessment presented in the ES concludes that the Proposed Development will not lead to air quality breaches and effects of the Proposed Development on air quality will not be significant. It is therefore assessed as being in accordance with NPS EN-1, other national policy and local policy relating to air quality.

## Noise and vibration

### Policy Requirements

[4.7.199](#)[4.7.201](#) NPS EN-1 (paragraph 5.11.4 (DECC, 2011a)) states that, where noise (and/or vibration) impacts are likely to arise from a proposed development, the applicant should prepare a noise assessment. It requires that the existing noise environment is characterised, and that predictions are undertaken to understand how this may change as a result of the development proposed. It also states that the nature and extent of the noise assessment should be proportionate to the likely noise impact. Paragraph 5.11.5 requires that the noise impact of ancillary activities associated with development, such as increased road and rail traffic movements, are also considered whilst paragraph 5.11.6 stipulates that, with respect to human receptors, operational noise should be assessed using the principles of the relevant British Standards and other guidance. These requirements are also set out paragraph 5.12.6 – 5.12.9 of Draft NPS EN-1 (DESNZ, 2023a)). Paragraph 5.12.6 also adds “*if likely to cause disturbance, an assessment of the effect of underwater or subterranean noise*” is required.

[4.7.200](#)[4.7.202](#) At paragraph 5.11.8, NPS EN-1 (DECC, 2011a) (paragraph 5.12.15 of Draft NPS EN-1 (DESNZ, 2023a)) requires that the SoS assesses whether development proposals demonstrate good design through selection of the quietest cost-effective plant available, the containment of noise within buildings wherever possible, the optimisation of plant layout to minimise noise emissions and, where possible, the

use of landscaping, bunds or noise barriers to reduce noise transmission. Paragraph 5.11.9 of NPS EN-1 (paragraph 5.12.17 of Draft NPS EN-1 (DESNZ, 2023a)) states that development should not be granted consent unless the decision maker is satisfied that the proposals avoid significant adverse impacts, and mitigate and minimise other adverse impacts, on health and quality of life from noise, and, where possible, contribute to improvement in health and quality of life through effective noise management and control.

[4.7.2014.7.203](#) Paragraph 174 of the NPPF (MHCLG, 2021) states that planning decisions should contribute to and enhance the natural and local environment by (*inter alia*) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution, amongst other criteria cited. Paragraph 185 stipulates that planning decisions should ensure that development is appropriate for its location, seeking to mitigate and reduce to a minimum potential adverse impact resulting from noise from new development and avoiding noise giving rise to significant adverse impacts on health and the quality of life.

[4.7.2024.7.204](#) Arun District Local Plan (2018) Policy QE DM1 requires that developers proposing new noise generating development seek advice regarding the level of noise assessment required and provide supporting detail with evidence of no alternative locations for development; a noise report with accurate information on the existing noise environment and likely impact of development, with mitigation measures and evidence that development will not impact areas valued for tranquillity including gaps between settlements. Policy ECC DM1 supports appropriately located renewable energy development where they are designed to minimise (*inter alia*) noise impacts. Horsham District Planning Framework Policy 24 states that “*developments will be expected to minimise exposure to and the emission of pollutants including noise.*” Policy 33 requires development to be designed to avoid unacceptable harm to amenity of occupiers/users of nearby land through noise impacts.

[4.7.2034.7.205](#) Mid Sussex District Plan (2018) Policy DP26 requires applicants to demonstrate that development does not cause significant harm to the amenities of existing residents or future occupants taking into account [*inter alia*] noise pollution. Policy DP29 seeks to protect sensitive receptors by ensuring development: “*Is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area; If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures.*” South Downs Local Plan (2019) Policy SD7 seeks to conserve and enhance tranquillity and proposals should (amongst other things) consider direct impacts to the aural environment. Policy SD54 states that “*Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation.*” The Planning Noise Advice document (WSP et al, 2021) provides specific guidance for the assessment of planned industrial noise sources, including electrical plant.

## Planning Assessment

[4.7.2044.7.206](#) **Chapter 21: Noise and vibration, Volume 2** of the ES (Document Reference: 6.2.21) has assessed the likely significant effects that may be experienced as a result of noise and vibration due to the Proposed Development. (Please note that the underwater noise assessment is included in **Chapter 11: Marine mammals, Volume 2** of the ES (Document Reference: 6.2.11) examined in **Section 4.6** of this Planning Statement). The assessment has been informed by a series of surveys to establish the baseline conditions. The assessment considers the likely noise and vibration effects from the following sources: construction of the onshore infrastructure (landfall, cable corridor, new onshore substation and Bolney substation extension, and the temporary construction compounds) and associated construction traffic, and during the decommissioning phase the removal of equipment and reinstating sites, including associated traffic. The assessment also considers the construction of offshore WTGs, and operation of the onshore substation and WTGs. The assessment considers the effects on: Residential receptors (people in their homes including their gardens); and non-residential receptors (including schools, hospitals, places of worship, commercial buildings, and leisure areas including the SDNP).

[4.7.2054.7.207](#) Embedded environmental measures have been identified including undertaking no blasting and trenchless crossings (C-10), core working hours (C-22), the use of mufflers, acoustic barriers and other solutions (C-26). Implementation of noise mitigation and best practice techniques are also secured via the [Outline Noise and Vibration Management Plan](#) (Document Reference: 7.22; [Examination Reference: REP5-111](#)), which sets out the standards and procedures to which a developer or contractor must adhere in order to manage the potential environmental impacts of construction works (C-33). With the application of these measures, no significant effects have been identified in relation to potential impacts of the Proposed Development on noise and vibration from onshore construction, operation and decommissioning,

[4.7.2064.7.208](#) On this basis, the noise and vibration assessment presented in the ES concludes that the effects of the Proposed Development in relation to noise and vibration are Not Significant. It is therefore assessed as being in accordance with NPS EN-1, NPS EN-3 other national policy and local planning policy relating to noise and vibration. The application is supported by a **Statutory Nuisance Statement** (Document Reference: 5.3) which considers possible sources of nuisance arising from the Proposed Development under the provisions of section 79(1) of the Environmental Protection Act 1990. **Statutory Nuisance Statement** (Document Reference: 5.3) Section 3.1 outlines how the Applicant proposes to mitigate or limit nuisance in relation to noise and vibration.

## Dust, odour, artificial light

### Policy Requirements

[4.7.2074.7.209](#) NPS EN-1 (paragraph 5.6.1 (DECC, 2011a)) recognises the potential for energy infrastructure to release a “*range of emissions such as odour, dust, steam, smoke, artificial light and infestation of insects*” which could have potential harmful effects on amenity or cause a common law nuisance or statutory nuisance. At

paragraph 5.6.4, it requires that applicants assess these potential effects as part of an ES with detailed assessment requirements set out in 5.6.5 and 5.6.6. Paragraphs 5.7.5 – 5.7.7 of Draft NPS EN-1 (DESNZ, 2023a) set out the same requirements.

[4.7.2084.7.210](#) The NPPF (paragraph 185 (MHCLG, 2021)) sets out that planning decisions should ensure that new development “*is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development*”. The NPPF also makes clear at paragraph 188 that the focus of planning decisions “*should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes)*” and that decisions “*should assume that these regimes will operate effectively*”.

[4.7.2094.7.211](#) Horsham District Council Horsham District Planning Framework (2015) Policy 24 states that developments will be expected to minimise exposure to and emission of pollutants including (inter alia) odour and reduce the number of people exposed to poor air quality. South Downs Local Plan (2019) Policy SD54 states the development will be permitted provided levels of (inter alia) air and odour pollutants do not have a significant adverse effect on people and the environment. The Policy states that “*Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.*”

## Planning Assessment

[4.7.2104.7.212](#) In accordance with NPS EN-1 (DECC, 2011a), the Applicant has assessed the potential for artificial light, dust and odour to have a detrimental impact on amenity and, where possible, mitigation measures are proposed to minimise any effects. A summary of the assessment findings is provided below.

[4.7.2114.7.213](#) The application is supported by a **Statutory Nuisance Statement** (Document Reference: 5.3) considers possible sources of nuisance arising from the Proposed Development and how they may be mitigated or limited under the provisions of section 79(1) of the Environmental Protection Act 1990.

## Dust

[4.7.2124.7.214](#) In accordance with the requirements of NPS EN-1 (DECC, 2011a) and Local Plan policies, **Chapter 19: Air quality, Volume 2** of the ES (Document Reference: 6.2.19) has assessed the dust impacts of the Proposed Development. Measures have been incorporated into the design of the Proposed Development to minimise dust impacts to be secured through the **Outline Air Quality Management Plan** (Document reference: 8.69; Examination Reference: **REP5-113, updated for Deadline 6**). In particular:

- Best practice air quality management measures will be applied as described in *IAQM Guidance on the Assessment of Dust from Demolition and Construction 2016, version 1.1*. Specific dust management measures will be implemented

for dust management (**Chapter 19: Air quality, Volume 2** of the ES (Document Reference: 6.2.19) **Table 19-27**).

- The **Outline Air Quality Management Plan** (Document reference: 8.69; Examination Reference: **REP5-113, updated for Deadline 6**) minimises temporary disturbance to residential properties, recreational users and existing land users. It will provide details of measures to protect environmental receptors.

[4.7.2134.7.215](#) Following the implementation of these measures, the residual effect for the construction and decommissioning phase is assessed as being a negligible direct temporary adverse significance, which is Not Significant in EIA terms. Effects are scoped out for the operational phase.

## Odour

[4.7.2144.7.216](#) **Chapter 19: Air quality, Volume 2** of the ES (Document Reference: 6.2.19) has assessed the odour impacts of the Proposed Development. Embedded environmental measures have been incorporated into the design of the Proposed Development including seeking to avoid areas of historic and authorised landfills and other contamination where possible to reduce risk of odour impacts. Further measures that will contribute to minimising odour impacts are provided in the **Outline Air Quality Management Plan** (Document reference: 8.69; Examination Reference: **REP5-113, updated for Deadline 6**). In particular:

- Prior to construction, an unexpected contamination protocol will be produced in line with Environment Agency (2020) guidance (LCRM) to minimise the potential risks to human health and controlled waters from any unexpected ground contamination.

[4.7.2154.7.217](#) The assessment identifies residences in proximity to the Brook Barn Farm landfill as having a high receptor sensitivity. The odour source will only be present temporarily, during that part of construction work between excavating and refilling the trench. The residual effect is therefore judged to be of slight temporary direct adverse significance, which is Not Significant in EIA terms. The Proposed Development has been designed to avoid areas of historic and authorised landfill where possible and therefore there is only risk of excavation works encroaching on historic landfill in a small section of the cable route at Brook Barn Farm during construction.

## Artificial light

[4.7.2164.7.218](#) **Chapter 15: Seascape, landscape and visual impact assessment, Volume 2** of the ES (Document Reference: 6.2.15) assesses the effects on dark night skies from night time light of the WTGs, in relation to the SDNP special quality 3 'tranquil and unspoilt places'. The effects are assessed as Not Significant.

[4.7.2174.7.219](#) With regards to onshore elements of the Proposed Development, the effects of lighting have been assessed in **Appendix 18.2: Viewpoint analysis, Volume 4** of the ES (Document Reference: 6.4.18.2) and **Appendix 18.4: Visual assessment, Volume 4** of the ES (Document Reference: 6.4.18.4) within the overall envelope of landscape and visual assessment. Where required,

construction lighting will be limited to directional task lighting positioned to minimise glare and nuisance to residents and recreational receptors, secured through DCO requirements (C-200). Construction lighting will be avoided where possible, with work scheduled during daylight hours. Lighting during onshore operation and maintenance activities is expected to be minimal. Lighting design of all temporary and permanent lighting will be developed once contractor(s) are appointed (C-105). Further details regarding lighting design during the Construction phase will be provided by the Contractor(s) in the stage specific detailed CoCP.

[4.7.2184.7.220](#) As set out in the **Statutory Nuisance Statement** (Document Reference: 5.3), with embedded measures outlined for construction and operation of the Proposed Development, it is considered that the impacts of lighting in isolation will be controlled so as not to constitute a statutory nuisance.

## Conclusion

[4.7.2194.7.221](#) It is not considered that the Proposed Development will result in unacceptable adverse effects or a statutory nuisance with respect to dust, odour, artificial light, smoke, steam and insect infestation. The Proposed Development is therefore assessed as being in accordance with NPS EN-1 as well as the NPPF (DECC, 2011a; MHCLG, 2021).

## Waste management

### Policy Requirements

[4.7.2204.7.222](#) NPS EN-1 (paragraph 5.14.6 (DECC, 2011a)) requires that applicants set out the arrangements for the management of waste generated by a development proposal and that they prepare a Site Waste Management Plan. It stipulates that this should include an assessment of the impact of waste arisings on the capacity of waste management facilities for at least five years of operation. Draft NPS EN-1 (DESNZ, 2023a) reiterates this at paragraph 5.15.9 although requires a report setting out the sustainable management of waste rather than explicitly a Site Waste Management Plan. Paragraph 5.15.12 additionally encourages applicants to use sustainable sources of materials from local suppliers. It also states that construction best practices should be adopted in order to ensure that material is reused or recycled onsite where possible.

[4.7.2214.7.223](#) With specific regard to resources, the NPPF sets out, under the Government's environmental objective for sustainable development, that the planning system must (inter alia) use natural resources prudently.

[4.7.2224.7.224](#) Arun District Council (2018) Policy WM DM1 states that proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated. Opportunities for re-use and recovery of materials on must be demonstrated and offsite disposal of waste must be minimised and managed. Horsham District Planning Framework (2015) Policy 37 development should (inter alia) minimise construction and demolition water and utilise recycled materials. Mid Sussex District Plan (2018) Policy DP39 requires development to (inter alia) maximise the efficient use of resources, recycling and



the re-use of resources and minimise waste. South Downs Local Plan (2019) Policy SD5 requires the integrated storage for general and recycling waste. The West Sussex Waste Local Plan (2014) Policy W2 safeguards existing waste management sites and infrastructure whilst Policy W10 makes provision for waste sites to meet identified needs and safeguards the sites from other development.

## Planning Assessment

[4.7.2234.7.225](#) An **Outline Site Waste Management Plan (SWMP)** (Document Reference: 7.3) accompanies the DCO Application. This details the consideration of predicted arisings and procedures that shall be established to control the activities to be undertaken during the construction works to be completed for the onshore elements of the Proposed Development. The minimal operational waste arisings will be managed in accordance with applicable legislation. The Outline SWMP has been prepared to ensure compliance with environmental legislation, best practice guidance and other associated documents. The SWMP documents the commitment to responsible waste management practices.

[4.7.2244.7.226](#) The **Outline SWMP** (Document Reference: 7.3) relates to the Outline Materials Management Plan (MMP) which outline the strategies that will be implemented that will seek to maximise the reuse of excavated materials from the onshore construction works where practicable and feasible.

[4.7.2254.7.227](#) On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-1, the NPPF, and local plan policy requirements in respect of waste management.

## Water environment and flood risk

### Policy Requirements

[4.7.2264.7.228](#) Paragraph 5.15.2 of NPS EN-1 (DECC, 2011a) states that, where a project is likely to have effects on the water environment, the applicant should undertake an assessment of the existing status of, and impacts of the proposed project on, water quality, water resources and physical characteristics of the water environment as part of the ES. Paragraph 5.16.3 of Draft NPS EN-1 (DESNZ, 2023a) explicitly adds the assessment should consider how this might change due to the impacts of climate change.

[4.7.2274.7.229](#) Draft NPS EN-1 (DESNZ, 2023a) is consistent with NPS EN-1 (DECC, 2011a) but at paragraph 5.16.5 encourages applicants, where possible, to manage surface water during construction by treating surface water runoff from exposed topsoil prior to discharging and to limit the discharge of suspended solids e.g., from car parks or other areas of hard standing, during operation. Furthermore, paragraph 5.16.6 states that applicants are encouraged to consider protective measures to control the risk of pollution. With regard to electricity network infrastructure, paragraph 2.6.3 of NPS EN-5 sets out that applicants are required to assess all likely significant effects of their proposals, including (but not limited to) impacts identified in Part 5 of NPS EN-1 (such as those on water quality and resources). Paragraph 2.9.3 of Draft NPS EN-5 (DESNZ, 2023c) states that

applicants must provide information on relevant impacts as directed by the NPS and SoS.

[4.7.2284.7.230](#) NPS EN-1 (paragraph 5.7.4 (DECC, 2011a)) states that all proposals for energy projects located in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment (FRA) which identifies and assesses the risks of all forms of flooding to and from the project and demonstrates how these risks will be managed, taking climate change into account.

[4.7.2294.7.231](#) Paragraph 5.7.9 of NPS EN-1 (DECC, 2011a) sets out that, in determining applications for development consent, the decision maker should ensure that the Sequential Test and Exceptions Test requirements have been met. The Sequential Test requires that preference is given to locating development proposals in Flood Zone 1; where there is no reasonably available sites in Flood Zone 1, proposals can be located in Flood Zone 2 and, subject to the Exception Test, Flood Zone 3. For the Exception Test to be passed, proposals must provide wider sustainability benefits that outweigh the risk of flooding, should be located on previously developed land and be safe, without increasing flood risk elsewhere. Proposals should also be in accordance with relevant flood strategies, incorporate sustainable drainage systems (SuDs) and be resilient to flooding. NPS EN-5 (DECC, 2011c) restates the requirements of NPS EN-1 that due consideration and assessment is given to the effects of future climate change on flood risk to electricity transmission infrastructure (Section 2.4).

[4.7.2304.7.232](#) The policy on flood risk in NPS EN-1 is also reflected in Draft NPS EN-1 (DESNZ, 2023a) at paragraphs 5.8.13 to 5.8.23 and is consistent with that contained in the NPPF (MHCLG, 2021) and Local Plans.

[4.7.2314.7.233](#) Chapter 15 (paragraph 174) of the NPPF (MHCLG, 2021) states that planning decisions should contribute to, and enhance, the natural and local environment by (inter alia) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of (inter alia) water pollution. It sets out that development should, wherever possible, help to improve local environmental conditions such as water quality, taking into account relevant information such as river basin management plans.

[4.7.2324.7.234](#) Arun Local Plan (2018) Policy W SP1 Water sets out water efficiency measures in order to protect the water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Policy W DM1 states that the provision of water supply for developments should not be detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation. Horsham District Planning Framework (2015) Policy 24 seeks to maintain and improve the environment where possible, whilst Policy 35 requires development to be designed to be capable of adapting to climate change including water supply and flood risk. In 2021, Natural England (Natural England, 2021) advised Horsham District Council that water abstraction for drinking water supplies was having a negative impact on the wildlife sites in the Arun Valley. They advised that any new development that takes place must not add to this negative impact, thereby achieving water neutrality. Horsham District Council require all development to achieve water neutrality. Mid Sussex District Plan (2018) Policy DP42 seeks the best use of water resource and requires development to accord

with Water Framework Directive (WFD) requirements regarding water quality. South Downs Local Plan (2019) Policy SD17 states that water quality and quantity should be conserved and enhanced to achieve requirements of the WFD or its replacement. The policy requires consideration of the ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations, within the immediate vicinity, and both upstream and downstream, of the application site.

[4.7.2334.7.235](#) ANP (2015) Policy EH3 requires new development to mitigate flood risk, not increase flood risk elsewhere and incorporate sustainable drainage systems unless alternatives are appropriate. Climping NP (2016) Policy CPN12 states that all development in flood sensitive areas will be designed and constructed to reduce flood risk.

## Planning Assessment

[4.7.2344.7.236](#) In accordance with the provisions of NPS EN-1, and NPS EN-5, the draft NPSs and other national and local planning policy, an assessment of the existing status of, and impacts of the Proposed Development upon, water quality, water resources and physical characteristics of the water environment has been undertaken. The findings of this assessment are presented in **Chapter 26: Water environment, Volume 2** of the ES (Document Reference: 6.2.26). As set out in the ES the Proposed Development intersects parts of the River Arun and upper River Adur and their associated tributaries. A range of receptors were identified for assessment including WFD Water Bodies, conservation sites, water resources and flood risk receptors.

[4.7.2354.7.237](#) A range of design and good industry practices have been included as embedded environmental measures to remove or minimise any environmental effects on water environment receptors as far as possible. The ES chapter concludes that in the construction phase (for landfall) the residual effects range from negligible to minor adverse (Not Significant). Residual effects range from negligible to minor (Not Significant) with regards to onshore cable corridor and onshore substation. For the operational phase residual effects range from negligible to minor (Not Significant) for cable circuits and the onshore substation. For the decommissioning phase residual effects range from negligible to negligible to minor (Not Significant) for landfall and cable circuits and onshore substation. Following implementation of embedded environmental measures, there will be no significant residual effects from the Proposed Development upon the water environment .

[4.7.2364.7.238](#) The ES also sets out a WFD assessment (**Appendix 26.3: Water Framework Directive compliance assessment, Volume 4** of the ES (Document Reference: 6.4.26.3) which demonstrates how WFD classifications and objectives have been taken into account, with the WFD water bodies themselves considered as receptors in the ES assessment. **Appendix 26.3: Water Framework Directive compliance assessment, Volume 4** of the ES (Document Reference: 6.4.26.3) demonstrates that the Proposed Development will not cause deterioration to the achievement of the water body objectives, with the application of embedded environmental measures.

[4.7.2374.7.239](#) Additionally, the ES set out a Flood Risk Assessment (FRA) (**Appendix 26.2: Flood Risk Assessment, Volume 4** of the ES (Document Reference: 6.3.26.2)) which concludes that there will be no adverse effects on flood risk receptors along the onshore cable route and construction of the onshore substation. The FRA sets out what the various NPS EN-1 requirements for FRAs and provides a breakdown of how each requirement has been addressed.

[4.7.2384.7.240](#) The FRA presents information on the Sequential Test at Section 9.1 of the **Appendix 26.2: Flood Risk Assessment, Volume 4** of the ES (Document Reference: 6.4.26.2), outlining the consideration of alternatives, and the Exception Test at Section 9.2. Part 1 of the Exception Test requires the Proposed Development to provide wider sustainability benefits to the community that outweigh flood risk. As stated in NPS EN-1 (DECC, 2011a; DESNZ, 2023a), this will include the benefits (including need), for the Proposed Development, which are outlined in Section 9.2 of the FRA and within **Section 4.2**. Part 2 of the Exception Test requires that the FRA must demonstrate that the Proposed Development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. The FRA demonstrates that the development will not result in an increase in flood risk from any source of flooding. This assessment also includes consideration of climate change in line with NPPF requirements.

[4.7.2394.7.241](#) The FRA has been prepared following discussions with the Environment Agency and Lead Local Flood Authorities (LLFAs). A series of embedded environmental measures are included in the Proposed Development to reduce or avoid flood risk including those in the **Outline CoCP** (Document Reference: 7.2) for the construction phase. Drainage design will follow the SuDs hierarchy with preference being given to local infiltration of surface water run-off from new areas of hardstanding, where possible, and appropriate mitigation has been embedded into the design to ensure maintenance of the hydrological regime, by minimising changes to flow rates and pathways and changes to water quality.

[4.7.2404.7.242](#) An **Outline Operational Drainage Plan** (Document Reference: 7.1) is included in the DCO Application which identifies the principles of sustainable drainage and demonstrates how attenuation storage can be accommodated as part of the indicative substation layout and landscaping for the onshore substation and the extension works at the National Grid Bolney substation. The detailed design will be undertaken in accordance with this document and provided for approval to the relevant authority.

[4.7.2414.7.243](#) The Proposed Development's operational water demand is anticipated to be negligible, on the basis that the new onshore substation will be unstaffed and the only activities which will be connected to the mains will be welfare facilities (e.g. toilets) which will be used rarely, and fire control which would only be used during the unlikely emergency events. An embedded environmental measure is incorporated in the **Commitments Register** (Document Reference: 7.22) for water harvesting and recycling systems at the onshore substation in order to further minimise the negligible operational water usage at that location (C-260). Furthermore, the loss of land from agricultural use to enable the development would in itself be likely to compensate for any limited water usage at the onshore substation through the reduced need for irrigation / drinking troughs. There will be no impact on any habitats which the water neutrality policy aims to protect.

[4.7.2424.7.244](#) On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-1, NPS EN-5, the NPPF, and local plan policy requirements in respect of the water environment and flood risk.

## Climate change adaptation

### Policy Requirements

[4.7.2434.7.245](#) NPS EN-1 (paragraph 4.8.5 (DECC, 2011a)) (Paragraph 4.9.9 of Draft NPS EN-1 (DESNZ, 2023a)) requires the ES to “*set out how the proposal will take account of the projected impacts of climate change*”. NPS EN-3 (DECC, 2011b) states that offshore and onshore wind farms are less likely to be affected by flooding, but applicants should particularly set out how the Proposed Development would be resilient to storms. Draft NPS EN-3 (DESNZ, 2023b) paragraph 3.4.7 states that applicants should demonstrate that any land side infrastructure is resilient to flooding. NPS EN-1 (and Draft NPS EN-1) require the use of the UK Climate Projections.

[4.7.2444.7.246](#) With specific regard to climate change adaptation, NPS EN-1 (at Part 2) sets out how applicants should take into account the effects of climate change when developing energy infrastructure, including the measures necessary to adapt development proposals to future climate change.

[4.7.2454.7.247](#) Resilience to climate change is highlighted as a main issue (section 2.4) and EN-5 (DECC, 2011c) advises that applicants should in particular set out how the proposal would be resilient to:

- flooding, particularly for sub-stations that are vital for the electricity transmission and distribution network;
- effects of wind and storms on overhead lines;
- average temperatures leading to increased transmission losses; and
- earth movement or subsidence caused by flooding and drought for underground cables.

[4.7.2464.7.248](#) Draft NPS EN-5 (DESNZ, 2023c) paragraph 2.3.2 includes the above and adds an additional criterion: “*coastal erosion – for the landfall of offshore transmission cables and their associated substations in the inshore and coastal locations respectively.*”

[4.7.2474.7.249](#) The NPPF (paragraph 154 (MHCLG, 2021)) states that “*new developments should be planned for in ways that ... avoid increased vulnerability to the range of impacts arising from climate change*”.

[4.7.2484.7.250](#) Arun Local Plan (2018) Policy ECC SP1 states that development must be designed to take into account (amongst other things) location, in relation to vulnerability to coastal erosion. It resists development that would increase risk to life or property as a result of coastal erosion. Horsham District Planning Framework Policy 35 states that development that makes a clear contribution to mitigating and adapting to the effects of climate change will be supported. Mid Sussex District Plan (2018) Policy DP39 states that proposals should demonstrate how the risks associated with future climate change have been planned for as part

of the proposal. South Downs Local Plan (2019) Policy SD2 seeks to deliver (amongst other things) improvement to the SDNP's resilience to, and mitigation of, climate change. Policy SD48 requires development proposals to demonstrate how the proposals addresses climate change mitigation and adaptation.

## Planning Assessment

[4.7.2494.7.251](#) The ES includes a specific chapter that considers the vulnerability of the Proposed Development to the effects of climate change (**Chapter 29: Climate change, Volume 2** of the ES (Document Reference: 6.2.29)). The consideration of the vulnerability of the Proposed Development to the effects of climate change has also been included where relevant in the topic assessment chapters. This includes consideration of vulnerability to coastal erosion for the landfall site which is assessed as not significant in EIA terms (**Chapter 6: Coastal processes, Volume 2** of the ES (Document Reference: 6.2.6)). As outlined above, the ES includes a specific Flood Risk Assessment (**Appendix 26.2: Flood Risk Assessment, Volume 4** of the ES (Document Reference: 6.4.26.2)) which includes consideration of climate change in line with NPS and NPPF requirements.

[4.7.2504.7.252](#) Consideration of climate change adaptation has been integrated into the design of the Proposed Development. This includes commitments to ensure the design will be built to be resilient to climate change. Relevant commitments are presented in the **Commitments Register** (Document Reference: 7.22).

[4.7.2514.7.253](#) On the basis of the above, the Proposed Development is assessed as being in accordance with NPS EN-1, NPS EN-3, NPS EN-5, the NPPF, and local plan policy requirements in respect of climate change adaptation.

## Electric and magnetic fields (EMFs)

### Policy Requirements

[4.7.2524.7.254](#) NPS EN-5 Section 2.10 (DECC, 2011c) considers the potential for Electro-Magnetic Fields (EMF) to arise as a result of new power transmission projects. Paragraph 2.10.5 suggests an approach to mitigation for EMF effects, where they might occur (section 2.10.15) (replicated in Draft NPS EN-5 paragraph 2.10.11).

[4.7.2534.7.255](#) EN-5 notes in paragraph 2.10.6 (DECC, 2011c) that the balance of scientific evidence over several decades of research has not proven a causal link between EMFs and cancer or any other disease. Furthermore, the Department of Health's Medicines and Healthcare Products Regulatory Agency does not consider that transmission line EMFs constitute a significant hazard to the operation of pacemakers (paragraph 2.10.7). This is also contained in Draft NPS EN-5 paragraph 2.9.56 – 2.9.57).

[4.7.2544.7.256](#) EN-5 also states in paragraph 2.10.9 (DECC, 2011c) that the International Commission on Non-Ionising Radiation Protection (ICNIRP) has developed health protection guidelines for both public and occupational exposure. Regulations governing the minimum height, position, insulation and protection specifications of conductors to ensure clearance of objects mean that power lines at or below 132kV will comply with the ICNIRP guidelines. Where applications for new 275kV and 400kV overhead lines or underground cables are involved, the Planning

Inspectorate will need to be satisfied that the ICNIRP basic restrictions for public exposure will not be reached or exceeded for any residential accommodation along the route of the line. This is replicated in Draft NPS EN-5 paragraphs 2.11.8 – 2.11.10.

[4.7.2554.7.257](#) Paragraph 2.10.12 of NPS EN-5 and paragraph 2.11.12 of Draft NPS EN-5 (DECC, 2011c; ESNZ, 2023c) recognise that undergrounding of a line reduces the level of EMFs experienced, but that magnetic fields may still be produced.

## Planning Assessment

[4.7.2564.7.258](#) A range of embedded measures will ensure that the potential for human health effects due to EMF exposure will be minimised within the Proposed Development. Notably, the entire onshore cable route will be buried underground (C-1) which will shield against EMF and remove the exposure pathway to any potential receptors. Additionally, a depth cover of 1.2m (C-29) will influence the strength of magnetic fields and reduce exposure to any potential receptors at the surface; whilst construction will adhere to the **Outline CoCP** (Document Reference: 7.2) (C-33).

[4.7.2574.7.259](#) **Chapter 28: Population and human health, Volume 2** of the ES (Document Reference: 6.2.28) assesses the potential human health effects from EMF exposure associated within the operational and maintenance phases. This assessment has considered the cable infrastructure from the landfall to the proposed substation at Oakendene 2km east of Cowfold (HVAC export cable circuits, with a voltage of up to 275kV); and from the proposed Oakendene substation to the existing National Grid Bolney substation (HVAC export cable circuits with a voltage of up to 400kV). The assessment has identified that the magnitude of impact on human health from potential exposure to EMF for both the 275kV and 400kV infrastructure is very low. The significance of the residual effect is considered to be negligible, which is not significant in EIA terms. As required by NPS EN-5, the assessment has been informed by the ICNIRP guidance and the basic restrictions for public exposure will not be reached or exceeded. On the basis of the above, the Proposed Development is considered to accord with the provisions of NPS EN-5.

## 5. Planning Balance and Conclusion

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### 5.1 Introduction

5.1.1 Section 104(2) of the Planning Act 2008 requires the SoS to have regard to the following in determining DCO applications:

*a) “any national policy statement which has effect in relation to development of the description to which the application relates (a “relevant national policy statement”),*

*(aa) the appropriate marine policy documents (if any), determined in accordance with section 59 of the Marine and Coastal Access Act 2009,*

*b) any local impact report (within the meaning given by section 60(3)) submitted to the Secretary of State before the deadline specified in a notice under section 60(2),*

*c) any matters prescribed in relation to development of the description to which the application relates, and*

*d) any other matters which the Secretary of State thinks are both important and relevant to the Secretary of State’s decision.”*

5.1.2 Section 104(3) of the Planning Act 2008 sets out that the SoS “*must decide the application in accordance with any relevant national policy statement, except to the extent that one or more of subsections (4) to (8) applies.*” Section 104(7), meanwhile, provides that: “*[t]his subsection applies if the Secretary of State is satisfied that the adverse impact of the proposed development would outweigh its benefits*”.

5.1.3 This section of the Planning Statement presents the overall planning balance. Drawing on the planning assessment presented in **Section 4**, and in accordance with the requirements of the Planning Act 2008 above, it assesses, first, the extent to which the Proposed Development is in accordance with NPS EN-1, NPS EN-3 and NPS EN-5 (DECC, 2011a; 2011b; 2011c) (and, where appropriate, revised policy contained in the draft NPSs) (**Section 5.2**) before turning in **Section 5.3** to other important and relevant matters, including compliance with the NPPF and local planning policy. The benefits and adverse impacts of the Proposed Development are then appraised in **Section 5.4** before the overall planning balance exercise is undertaken in **Section 5.5**.

### 5.2 Accordance of the Proposed Development with National Planning Policy

5.2.1 **Section 4** of this Planning Statement has assessed the Proposed Development against the relevant policy contained in NPS EN-1, NPS EN-3 and NPS EN-5 (DECC, 2011a; 2011b; 2011c), drawing upon the information presented in the ES and other documentation submitted with the DCO Application, as appropriate. Where relevant, consideration has also been given to proposed revised policy



contained in the draft NPSs, although the 2011 suite of NPSs (DECC, 2011a; 2011b; 2011c) continue to have effect in respect of any application accepted for examination before designation of the draft NPSs (DESNZ, 2023a; 2023b; 2023c).

5.2.2 The planning assessment presented in **Section 4** has demonstrated that:

- The Proposed Development is a form of renewable energy development and benefits from the express, in-principle support given to new energy infrastructure by NPS EN-1 and Draft NPS EN-1.
- There is an urgent and demonstrable need for the type of development proposed with offshore wind recognised as being central to decarbonising the UK's power generation. Furthermore, the delivery of offshore wind is identified as a critical national priority in draft NPS EN-1 and NPS EN-3, which should be progressed as a matter of urgency.
- The DCO Application is in accordance with the relevant NPS and draft NPS assessment principles and the Applicant has robustly assessed the environmental impacts of the Proposed Development during construction, operation and decommissioning.
- The Proposed Development is demonstrably in the public interest, there are exceptional circumstances for granting the Proposed Development in the SDNP, and that the impacts of the Proposed Development on the SDNP are outweighed by the benefits of the scheme. Draft NPS EN3 outlines that as offshore wind is a critical national priority it is taken that the urgent need means that any test of exceptionality in NPS EN-1 has been met.
- Taking into account policy contained in the designated and draft NPS, a range of embedded environmental measures are included in the design of the Proposed Development to manage any adverse environmental impacts which may arise during construction, operation and decommissioning. Where necessary, additional mitigation has been identified where possible to ensure that the Proposed Development will not result in unacceptable adverse environmental effects.

5.2.3 On this basis, it is concluded that the Proposed Development is in accordance with NPS EN-1, NPS EN-3 and NPS EN-5 and the draft NPSs.

## 5.3 Other important and relevant matters

5.3.1 Whilst NPS EN-1, NPS EN-3 and NPS EN-5 (DECC, 2011a; 2011b; 2011c) are the primary policy documents in respect of the SoS's decision on the DCO Application, the Act sets out that the SoS must also have regard to other matters which he thinks are both important and relevant; these matters include national and local policy.

### National Policy

5.3.2 The principal national policies of relevance to the Proposed Development are contained in the NPPF as well as the MPS. As set out above, a range of measures have been embedded environmental measures have been included in the design of the Proposed Development to ensure to avoid or reduce adverse environmental

impacts. On this basis, the assessment presented in Section 4 of this Planning Statement has demonstrated that the Proposed Development is in accordance with the NPPF, as well as the MPS. Additionally, the MPS sets out that decision takers should take into account the national need for energy infrastructure in NPS EN-1; the positive wider environmental, societal and economic benefits of low carbon electricity generation; and potential impact of inward investment.

- 5.3.3 There are a number of other national plans and policies concerning energy security (the British Energy Security Strategy, BEIS, 2022), climate change (for example, Net Zero Strategy: Build Back Greener (BEIS, 2021d)), and economic growth (such as Build Back Better Strategy (HM Government, 2021), Powering Up Britain: The Net Zero Growth Plan (HM Government, 2023a), Powering Up Britain: Energy Security Plan (HM Government, 2023b) and the Carbon Budget Delivery Plan (HM Government, 2023c) are also material to the SoS's decision on the DCO Application. The growing urgency to reduce carbon emissions and achieve net zero emissions in 2050 is reflected in Draft NPS EN-1, which confirms the urgent need for renewable energy, including offshore wind.
- 5.3.4 The Proposed Development will contribute significantly to the UK's renewable energy production and deliver additional renewable energy capacity (estimated at 1,200MW), supporting the attainment of the UK Government's carbon budgets and its net zero strategy.
- 5.3.5 In-turn, the scheme will support economic growth and productivity, and will also generate jobs and supply chain opportunities, helping to deliver the Government's wider economic priorities. The Proposed Development is, therefore, a development type for which an urgent need has been established in UK Government energy, climate change and economic policy.

## Local Policy

- 5.3.6 Paragraph 4.1.5 of NPS EN-1 sets out that local planning policy may be an important and relevant consideration to decision making on DCO applications; however any conflict between the NPSs and local policy is resolved by the principle that policy of the NPSs 'prevails' given the national significance of the infrastructure.
- 5.3.7 The conformity of the Proposed Development with the South Inshore and South Offshore Marine Plans (HM Government, 2018) and the relevant planning policies of Arun District Council; Horsham District Council; Mid-Sussex District Council; South Downs National Park Authority; and West Sussex County Council has been assessed in Section 4 of this Planning Statement. As set out above, the Proposed Development will not result in unacceptable adverse environmental impacts. The Proposed Development is therefore judged to accord with the local planning policies when taken as a whole.

## 5.4 The benefits and adverse impacts of the Proposed Development

- 5.4.1 Section 104(7) of the 2008 Act requires that DCO applications are decided in accordance with the relevant NPSs unless the adverse impacts of a proposal

would outweigh its benefits. In this context, paragraph 4.1.3 of NPS EN-1 states that the SoS should take account of:

- “potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long-term or wider benefits”; and
- “potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts.”

5.4.2 This section summarises the benefits and potential adverse impacts of the Proposed Development, consistent with Section 104(7) of the 2008 Act and in accordance with NPS EN-1. These benefits and impacts are then weighed up in the planning balance exercise undertaken and presented in **Section 5.5**.

## Benefits of the Proposed Development

5.4.3 The compelling and urgent need for the Proposed Development has been established in **Section 4.2**. The Proposed Development will generate around 1,200MW of renewable electricity. This additional generating capacity will contribute towards meeting the urgent need for new energy infrastructure in the UK, provide enhanced energy security, support the economic priorities of the UK Government and, critically, make an important contribution to decarbonisation of the UK economy. The Proposed Development type is recognised as being a critical national priority in Draft NPS EN-1 and Draft NPS EN-3, for which there is an urgent need to deliver.

5.4.4 The Proposed Development has a lifetime GHG emissions saving of 35,901ktCO<sub>2</sub>e. In the context of the UK’s carbon budgets it is assessed that the Proposed Development will contribute up to:

- 0.04% of the fourth carbon budget of 1,950MtCO<sub>2</sub>e between 2023 to 2027,
- 0.19% offset of the UK’s fifth carbon budget of 1,725MtCO<sub>2</sub>e between 2028 and 2032, and
- 0.64% offset of the sixth carbon budget of 965MtCO<sub>2</sub>e for 2033 to 2037.

5.4.5 The Proposed Development will continue to offset GHG emissions until 2050, and therefore make a positive contribution the UK Government target to reach net zero emissions in 2050. The Proposed Development is assessed as ‘paying back’ the GHG emissions emitted during its lifetime in less than a year (approximately 10 months).

5.4.6 The Proposed Development will deliver a range of other environmental, social and economic benefits that are material. These benefits include:

- **Environmental benefits:** RED have made a commitment to deliver Biodiversity Net Gain (BNG) of at least 10% for all onshore and intertidal (above the low water mark) habitats subject to permanent or temporary losses as a result of the construction and operation of the Proposed Development. Whilst Marine Net Gain is not currently mandated in the same way as onshore (terrestrial) BNG, in recognition of the principles set out in the Draft NPS EN-1

(DESNZ, 2023a), RED is currently exploring opportunities to partner with organisations who are able to deliver marine benefits in the region.

- Social and economic benefits:** The potential employment during construction at the UK level is equivalent to 4,040 full time equivalent (FTE) jobs per annum. In the operational phase it is expected that there will be 40-50 direct FTE and approximately 500 FTE jobs arising from supply chain expenditure supported across the UK. The overall level of supply chain expenditure retained by local businesses is anticipated to generate around £30.1 million (in 2019-pricing) for the Sussex economy (over a construction period of up to four years). The expenditure retained locally is estimated to support around 80 FTE jobs over the construction phase. In the operational phase potential direct, indirect and supply chain jobs based within Sussex will equate to 100-110 jobs. This, in-turn, will support the aims and objectives of local economic strategies.

## The adverse effects of the Proposed Development

- 5.4.7 The potential environmental impacts of the Proposed Development have been comprehensively assessed in the ES. Wherever practicable, likely adverse effects have been avoided or minimised through embedded environmental measures in the design of the Proposed Development, taking into account the findings of the ES, consultation with stakeholders and national and local policy requirements.
- 5.4.8 The ES has identified significant seascape, landscape and visual effects for areas of the SDNP, West Sussex, East Sussex, and the City of Brighton & Hove. No measures are available to completely mitigate the significant effects on views from coastal settlements, the SDNP and Heritage Coast. However, a number of measures are embedded as part of the Rampion 2 design to avoid, minimise or reduce any significant environmental effects on seascape, landscape and visual receptors, as far as possible. It is considered that the Proposed Development will not undermine the statutory purpose of the SDNP. Harm is caused to one of the SDNP's special qualities (Special Quality 1) and this is limited to certain locations, particularly on the coastal extent of the SDNP and the elevated tops of the downs. Whilst harm will be caused to this quality ('breath-taking views' and 'stunning, panoramic views to the sea'), this will not compromise the purpose of the designation, as the natural beauty of the SDNP will remain and opportunities will still be present for understanding and enjoyment of the special qualities of the SDNP. Although there are some significant effects on views and perceived special quality of the CHAONB designation, no effects are of such magnitude or significant enough, on their own or cumulatively to compromise the statutory purposes of the designation. The impacts are not considered unacceptable.
- 5.4.9 The likely significant onshore landscape and visual impacts linked to the Proposed Development are limited to the construction phase, and early in the operational phase, and impacts will be temporary. Embedded measures aim to minimise effects on the special qualities of the SDNP through careful design consideration and planning in respect of the construction process and activity, taking account of relevant policy and guidance. Amongst the effects identified are those on the SDNP. No effects from onshore infrastructure are assessed for the High Weald AONB. The impacts on the landscape are not considered unacceptable. Whilst the Proposed Development will give rise to temporary, significant adverse effects in

the construction phase and Year 1 of the operation and maintenance phase (with effects sometimes, but rarely, persisting beyond these phases), most significant landscape and visual effects will be limited to localised effects. The LVIA has assessed that the long term residual landscape and visual effects in the operation and maintenance phase after Year 1 are limited. NPS EN-1 recognises that virtually all NSIPs will have effects on the landscape.

5.4.10 The ES assessment has found some significant effects on the setting of designated assets in the construction phase along the onshore cable corridor. These effects will be temporary. The assessment also shows that there are significant effects on the setting of Grade II Listed Building Oakendene Manor in the operation and maintenance phase. However, the degree of change to the setting of heritage assets constitutes less than substantial harm in the context of NPS EN-1. There is also potential to encounter archaeological remains. In line with the requirements of NPS EN-1 paragraph 5.8.20 (DECC, 2011a), archaeology at risk of loss or disturbance would be recorded before any loss occurs. This recording would be provided for in a WSI (site-specific, as described in the [Outline WSI](#) (Document Reference: 7.9)) to be approved with the relevant local authority in advance and would have the effect of partially mitigating any loss of archaeological interest. This also constitutes less than substantial harm. There is a demonstrable and substantial public benefit in meeting the need for renewables and mitigating the effects of climate change. It is considered that these benefits outweigh the harm to the heritage assets outlined in the ES.

[5.4.11](#) There are some significant effects on recreational users of a very limited number of PRoW in the construction phase. A range of embedded environmental measures to moderate and minimise effects include managing and diversion of PRoW. There are likely to be significant temporary effects on two inshore and offshore receptors (recreational fishing and scuba diving). These effects will be temporary and can be moderated through the implementation of environmental measures. The effects on recreation users are not considered unacceptable.

[5.4.115.4.12](#) [The Proposed Development will not lead to significant effects on traffic and transport in EIA terms except for those limited to pedestrian amenity, pedestrian delay and fear and intimidation on Michelgrove Lane and Kent Street. However, these effects are temporary and short-term, relating to periods of peak construction activity on Michelgrove Lane and Kent Street.](#)

[5.4.125.4.13](#) A significant effect on the soft sand MSA is identified for the construction phase and operation and maintenance phase due to the sterilisation of a small area of soft sand resource. However, this will be reversed on decommissioning of the onshore cable and a minerals developer could access this resource. There is an urgent need for the Proposed Development and prior extraction is not practicable or environmentally feasible. The effects are not considered unacceptable.

## 5.5 Conclusion

5.5.1 Section 104 of the 2008 Planning Act outlines that the DCO Application must be decided in accordance with the relevant NPS (in this case: NPS EN-1, NPS EN-3 and NPS EN-5), unless the Proposed Development will contravene the specific

legal tests set out under Section 104 (4), (5), (6) and (8) of the 2008 Act or the adverse impacts of granting consent will outweigh the benefits (Section 104 (7)).

- 5.5.2 In determining the application, the fundamental test is therefore whether the Proposed Development accords with NPS EN-1, NPS EN-3 and NPS EN-5. The wider benefits of Rampion 2 and the need for offshore wind energy must be weighed against the adverse impacts that have been identified as well as any local issues and concerns. This balancing should also take into account national and international policies and obligations that seek to tackle climate change and achieve net zero carbon emissions in 2050.
- 5.5.3 This Planning Statement has drawn together the relevant information to help aid the decision maker in determining the accordance of the onshore and offshore elements of the Proposed Development with the relevant planning policy, and referenced the outcomes of other assessments reported elsewhere in the application as necessary. It is clear that the Proposed Development accords with NPS EN-1, NPS EN-3 and NPS EN-5.
- 5.5.4 NPS EN-1 (DECC, 2011) establishes (at paragraphs 3.1.3 and 3.1.4) that all development consent applications for energy infrastructure should be assessed *“on the basis that the Government has demonstrated that there is a need for those types of infrastructure”* and that the SoS *“should give substantial weight to the contribution which projects would make towards satisfying this need when considering applications for development consent under the Planning Act 2008”*.
- 5.5.5 This identified need, and requirement to attach substantial weight to that need, is reiterated in Draft NPS EN-1 paragraph 3.3.59 (DESNZ, 2023a) which identifies that *“there is a critical national priority (CNP) for the provision of nationally significant new offshore wind infrastructure (and supporting onshore and offshore network infrastructure).”* At paragraph 3.3.60 it continues: *“subject to any legal requirements, the urgent need for CNP Infrastructure to achieving our energy objectives, together with the national security, economic, commercial, and net zero benefits, will in general outweigh any other residual impacts not capable of being addressed by application of the mitigation hierarchy. Government strongly supports the delivery of CNP Infrastructure and it should be progressed as quickly as possible”*
- 5.5.6 The Proposed Development will contribute materially towards meeting the urgent national need for renewable/low carbon electricity supply through the generation of an estimated 1,200 MW of renewable energy. Reflecting NPS EN-1 and Draft NPS EN-1, substantial weight must be attached to the contribution of the Proposed Development to meeting this need, and this weighs significantly in favour of the Proposed Development.
- 5.5.7 Other positive benefits include the contribution to the national and the local economy from the construction, operation and decommissioning of the Proposed Development, which although not significant in EIA terms is substantial. Other benefits of more limited weight include the delivery of BNG.
- 5.5.8 Adverse impacts considered significant in EIA terms have been identified for seascape, onshore landscape resource and visual amenity, heritage assets, the soft sand MSA, and a limited number of onshore, inshore and offshore recreation receptors. The Applicant considers that the benefits of the Proposed Development

outweigh these adverse impacts and overall, there are no adverse impacts that cannot be mitigated or that outweigh the substantial benefits of Rampion 2.

- 5.5.9 Overall, the planning balance is firmly in the favour of the Proposed Development. In accordance with the presumption in favour of development set out within NPS EN-1 and Draft NPS EN-1, the Applicant considers that development consent should be granted.

## 6. Glossary of terms and abbreviations

**Table 6.1** Glossary of terms and abbreviations

<b>Term (Acronym)</b>	<b>Definition</b>
<b>AEoI</b>	Adverse Effects on Integrity
<b>ALC</b>	Agricultural Land Classification
<b>AONB</b>	Area of Outstanding Natural Beauty
<b>AQAP</b>	Air Quality Action Plan
<b>AQMA</b>	Air Quality Management Area
<b>Array cables</b>	Cables connecting the WTGs to each other and to the offshore substation(s).
<b>BEIS</b>	Department for Business, Energy and Industrial Strategy
<b>BGS</b>	British Geological Society
<b>BMV</b>	Best and Most Versatile agricultural land
<b>BNG</b>	Biodiversity Net Gain
<b>CAA</b>	Civil Aviation Authority
<b>Cable circuits</b>	A collection of conductors necessary to transmit electric power between two points. For HVAC <sub>3</sub> , this consists of three conductors (or a multiple of three).
<b>CfD</b>	Contracts for Difference
<b>Climate Change Act 2008</b>	The Climate Change Act 2008 is an Act of the Parliament of the United Kingdom. The Act makes it the duty of the Secretary of State to ensure that the net UK carbon account for all six Kyoto greenhouse gases for the year 2050 is at least 100% lower than the 1990 baseline, toward avoiding dangerous climate change.
<b>Code of Construction Practice (CoCP)</b>	The code sets out the standards and procedures to which developers and contractors must adhere to when undertaking construction of major projects. This will assist with managing the environmental impacts and will identify the main responsibilities and requirements of developers and contractors in constructing their projects.



Term (Acronym)	Definition
<b>COMAH</b>	Control of Major Accident Hazards Regulations 2015
<b>Construction effects</b>	Used to describe both temporary effects that arise during the construction phases as well as permanent existence effects that arise from the physical existence of development (for example new buildings).
<b>Critical National Priority (CNP)</b>	Within Draft NPS EN-1 and EN-3. Applies a policy presumption that, subject to any legal requirements, the urgent need for CNP Infrastructure to achieving our energy objectives, together with the national security, economic, commercial, and net zero benefits, will in general outweigh any other residual impacts not capable of being addressed by application of the mitigation hierarchy. CNP Infrastructure is defined as nationally significant new offshore wind development and supporting onshore and offshore network infrastructure and related network reinforcements
<b>Cumulative effects</b>	Additional changes caused by a Proposed Development in conjunction with other similar developments or as a combined effect of a set of developments.
<b>Cumulative Effects Assessment (CEA)</b>	Assessment of impacts as a result of the incremental changes caused by other past, present and reasonably foreseeable human activities and natural processes together with the Proposed Development.
<b>DCO Application</b>	An application for consent under the Planning Act 2008 to undertake a Nationally Significant Infrastructure Project made to the Planning Inspectorate who will consider the application and make a recommendation to the Secretary of State, who will decide on whether development consent should be granted for the Proposed Development.
<b>DECC</b>	Department of Energy and Climate Change
<b>Decommissioning</b>	The period during which a development and its associated processes <u>are withdrawn from service.</u>
<b>DESNZ</b>	Department for Energy Security and Net Zero
<b>Development Consent Order (DCO)</b>	This is the means of obtaining permission for developments categorised as Nationally Significant Infrastructure Projects, under the Planning Act 2008.

<b>Term (Acronym)</b>	<b>Definition</b>
<b>Draft National Policy Statements (Draft NPSs)</b>	<p>A series of draft NPS published in March 2023 that, when finalised and enacted, will replace the 2011 NPS and include:</p> <p>Overarching National Policy Statement for Energy (EN-1) (DESNZ, 2023a);</p> <p>National Policy Statement for Renewable Energy (EN-3) (DESNZ, 2023b); and</p> <p>National Policy Statement for Electricity Networks (EN-5) (DESNZ, 2023c).</p>
<b>DML</b>	Deemed Marine License
<b>EEZ</b>	Exclusive Economic Zone
<b>Embedded environmental measures</b>	Equate to 'primary environmental measures' as defined by Institute of Environmental Management and Assessment (2016). They are measures to avoid or reduce potential impacts and subsequent effects that are directly incorporated into the design of the Proposed Development.
<b>Environmental Impact Assessment (EIA)</b>	The process of evaluating the likely significant environmental effects of a proposed project or development over and above the existing circumstances (or 'baseline').
<b>EMF</b>	Electromagnetic Fields
<b>EMP</b>	Environmental Management Plans
<b>EMR</b>	Electricity Market Reform
<b>Environmental Statement (ES)</b>	The written output presenting the full findings of the Environmental Impact Assessment.
<b>ETG</b>	Expert Topic Group
<b>EU</b>	European Union
<b>Evidence Plan Process (EPP)</b>	A voluntary consultation process with specialist stakeholders to agree the approach and the information required to support the EIA and HRA for certain aspects.
<b>Statutory consultation</b>	Consultation that is required under Section 42 and Section 47 of the Planning Act 2008 with the relevant consultation bodies and the public on the preliminary environmental information.

<b>Term (Acronym)</b>	<b>Definition</b>
<b>FTE</b>	Full Time Equivalent
<b>GEART</b>	Guidelines for the Environmental Assessment of Road Traffic
<b>Geophysical</b>	Relating to the study of physics of the earth. This is connected with the study of physical processes occurring within rocks and other substances.
<b>GHG</b>	Greenhouse Gas
<b>GIS</b>	Geographic Information System
<b>GLVIA</b>	Guidelines for Visual Impact Assessment
<b>GVA</b>	Gross Value Added
<b>Habitats Regulation Assessment (HRA)</b>	Habitats Regulation Assessment (HRA) The assessment of the impacts of implementing a plan or policy on a European Site, the purpose being to consider the impacts of a project against conservation objectives of the site and to ascertain whether it will adversely affect the integrity of the site. Habitats Regulations
<b>Habitats Regulations</b>	EC Council Directive 92/43/EEC, known as the Habitats Directive, was transposed in the UK by the Habitats Regulations 1994 (as amended). The Habitats Regulations apply to UK land and territorial waters and act to ensure biodiversity of natural habitats and of wild flora and fauna through a range of measures including designation of SACs.
<b>HAT</b>	Highest Astronomical Tide
<b>HGV</b>	Heavy Goods Vehicles
<b>Horizontal Directional Drilling (HDD)</b>	A trenchless crossing engineering technique using a drill steered underground without the requirement for open trenches. This technique is often employed when crossing environmentally sensitive areas, major water courses and highways. This method is able to carry out the underground installation of pipes and cables with minimal surface disruption.
<b>HRA</b>	Habitats Regulations Assessment
<b>HSE</b>	Health and Safety Executive

<b>Term (Acronym)</b>	<b>Definition</b>
<b>HVAC</b>	High Voltage Alternating Current
<b>HVDC</b>	High Voltage Direct Current
<b>IAQM</b>	Institute of Air Quality Management
<b>ICES</b>	International Council for the Exploration of the Sea
<b>ICNIRP</b>	International Commission on Non-Ionising Radiation Protection
<b>IFP</b>	Instrument Flight Procedures
<b>Impact</b>	The changes resulting from an action.
<b>Indirect effects</b>	Effects that result indirectly from the Proposed Development as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
<b>Non-statutory consultation</b>	The voluntary consultation that RED undertake in addition to the formal consultation requirements.
<b>INNS</b>	Invasive Non-Native Species
<b>Inshore</b>	The sea up to two miles from the coast.
<b>Intertidal</b>	The area of the shoreline which is covered at high tide and uncovered at low tide.
<b>IPC</b>	Infrastructure Planning Commission
<b>JNCC</b>	Joint Nature Conservation Committee
<b>Landfall</b>	The area between the transition pit and the mean low water springs tide line (MLWS).
<b>LAT</b>	Lowest Astronomical Tide
<b>LCA</b>	Landscape Character Area
<b>LEMP</b>	Landscape and Ecological Management Plan
<b>Likely significant effects</b>	It is a requirement of Environmental Impact Assessment Regulations to determine the likely significant effects of the Proposed Development on the environment which should relate to the level of an effect and the type of effect.

<b>Term (Acronym)</b>	<b>Definition</b>
<b>LLFAs</b>	Lead Local Flood Authorities
<b>Local Wildlife Site (LWS)</b>	Local Wildlife Sites are non-statutory designations conferred by local planning authorities and given weight through local planning policy. These sites are selected through a selection of criteria (criteria are area dependent) aimed at identifying “substantive nature conservation value”.
<b>LVIA</b>	Landscape and Visual Impact Assessment
<b>Magnitude (of change)</b>	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short term or long term in duration’. Also known as the ‘degree’ or ‘nature’ of change.
<b>Marine Conservation Zone (MCZ)</b>	A Marine Conservation Zone (MCZ) is a type of marine nature reserve in UK waters. They were established under the Marine and Coastal Access Act (2009) and are areas designated with the aim to protect nationally important, rare or threatened habitats and species.
<b>MtCO<sub>2e</sub></b>	Metric tons of Carbon Dioxide equivalent
<b>MPA</b>	Marine Protected Area
<b>MPS</b>	Marine Policy Statement
<b>Maximum Design Scenario (MDS)</b>	The maximum design scenario represents the worst case scenario for each aspect whilst allowing the flexibility to make improvements in the future in ways that cannot be predicted at the time of submission of the DCO Application.
<b>MCAs</b>	Marine Character Areas
<b>MCA</b>	Maritime and Coastguard Agency
<b>MCA</b>	Mineral Consultation Area
<b>MCAA</b>	Marine and Coastal Access Act 2009
<b>MHWS</b>	Mean High Water Springs
<b>MLWS</b>	Mean Low Water Springs
<b>MMO</b>	Marine Management Organisation

<b>Term (Acronym)</b>	<b>Definition</b>
<b>MOD</b>	Ministry of Defence
<b>MPCP</b>	Marine Pollution Contingency Plan
<b>MSDC</b>	Mid Sussex District Council
<b>MW</b>	Megawatt
<b>National Grid Substation</b>	Infrastructure where overhead power lines or underground cables are connected and electricity is transformed for distribution to the local area via the National Grid.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local plans can be developed which reflect the community's needs.
<b>National Policy Statements (NPSs)</b>	<p>Part 2 of the Planning Act 2008 sets out the national policy against which NSIP applications are assessed. NPSs set out guidance to inform the decision-making process for NSIPs. NPSs relevant to energy generation include:</p> <p>Overarching National Policy Statement for Energy (EN-1) (DECC, 2011a);</p> <p>National Policy Statement for Renewable Energy (EN-3) (DECC, 2011b); and</p> <p>National Policy Statement for Electricity Networks (EN-5) (DECC, 2011c).</p>
<b>Nationally Significant Infrastructure Project (NSIP)</b>	Nationally Significant Infrastructure Projects are major infrastructure developments in England and Wales which are consented by DCO. These include proposals for offshore wind farms with an installed capacity over 100MW.
<b>NCA</b>	National Character Area
<b>NERC</b>	Natural Environment and Rural Communities Act 2006
<b>NGET</b>	National Grid Electricity Transmission
<b>NM</b>	Nautical Mile
<b>NO<sub>x</sub> and NO<sub>2</sub></b>	Oxides of Nitrogen

<b>Term (Acronym)</b>	<b>Definition</b>
<b>NSIP</b>	Nationally Significant Infrastructure Project
<b>Offshore</b>	The sea further than two miles from the coast.
<b>Offshore export cable</b>	Cables that transfer power from the offshore substation(s) to shore.
<b>Offshore part of the DCO Order limits</b>	An area that encompasses all planned offshore infrastructure and relevant buffer areas.
<b>Offshore substation</b>	Housing for the electrical components needed to transform power supplied by the WTGs. An export cable connects the offshore substation and the transition joint bay at landfall.
<b>Offshore Wind Farm</b>	A group of WTGs located offshore.
<b>OMM</b>	Operational Meteorological Mast
<b>Onshore export cable</b>	Cables that transfer power from the offshore export cables to the onshore substation(s).
<b>Onshore part of the DCO Order Limits</b>	An area that encompasses all planned onshore infrastructure.
<b>Onshore substation</b>	A compound housing electrical equipment enabling connection to the National Grid. The onshore substation also contains equipment to help maintain stable grid voltage.
<b>PEMP</b>	Project Environmental Management Plan
<b>Planning Act 2008</b>	The legislative framework for the process of approving major new infrastructure projects.
<b>Planning Inspectorate</b>	The Planning Inspectorate is the government agency supervising the planning process for NSIPs under the Planning Act 2008. The purpose of the PINS is to provide Expertise on planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales.
<b>PM10 and PM2.5</b>	Particulate Matter
<b>Preliminary Environmental Information Report (PEIR)</b>	The written output of the preliminary environmental assessments as required under The Infrastructure Planning 'Environmental Impact Assessment' Regulations 2017. It is developed to support-statutory consultation and

Term (Acronym)	Definition
	presents the preliminary findings of the assessment to allow an informed view to be developed of the Proposed Development, the assessment approach that has been undertaken, draw preliminary conclusions on the likely significant effects of the Proposed Development and environmental measures proposed.
<b>Preliminary Environmental Information Report Supplementary Information Report (PEIR SIR)</b>	The PEIR SIR was prepared to inform the second Statutory Consultation exercise held between 18 October 2022 to 19 November 2022. The PEIR SIR provides supplementary environmental information associated with further alternatives onshore routing options and modifications as a result of design evolution from the consultation process. The PEIR SIR is to be read in conjunction with the PEIR.
<b>Preliminary Environmental Information Report Further Supplementary Information Report (PEIR FSIR)</b>	The PEIR Further Supplementary Information Report (FSIR) identified and provided further preliminary environmental information associated with the proposed alternative route option identified since the publication of the original PEIR and PEIR SIR in July 2021 and October 2022 respectively (RED, 2021; 2022).
<b>Proposed DCO Order Limits</b>	The proposed DCO Order Limits combines the search areas for the offshore and onshore infrastructure associated with the Proposed Development. It is defined as the area within which the Proposed Development and associated infrastructure will be located, including the temporary and permanent construction and operational work areas.
<b>Proposed Development</b>	The development that is subject to the application for development consent, as described in <a href="#">Chapter 4: The Proposed Development, Volume 2</a> of the ES (Document Reference: 6.2.4).
<b>PRoW</b>	Public Rights of Way
<b>PRoWMP</b>	Outline Public Rights of Way Management Plan
<b>PTS</b>	Permanent Threshold Shift
<b>PVA</b>	Population Viability Analysis
<b>Receptor</b>	These are as defined in Regulation 5(2) of The Infrastructure Planning ‘Environmental Impact Assessment’ Regulations 2017 and include population and human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape



Term (Acronym)	Definition
	that may be at risk from exposure to direct and indirect impacts as a result of the Proposed Development.
<b>RED</b>	Rampion Extension Development Limited (The Applicant)
<b>RIAA</b>	Report to Inform Appropriate Assessment
<b>Rochdale Envelope</b>	The Rochdale Envelope is a parameter-based approach to environmental assessment which aims to take account of the need for flexibility in the evolution of detailed design ( <u>Planning Inspectorate, 2018</u> ).
<b>RPG</b>	Registered Park and Garden
<b>SAC</b>	Special Area of Conservation
<b>SAR</b>	Search and Rescue
<b>Scour</b>	A localised sediment erosion feature caused by local enhancement of flow speed and turbulence due to interaction with an obstacle.
<b>Scoping Opinion</b>	A Scoping Opinion is adopted by the Secretary of State for a Proposed Development.
<b>Scoping Report</b>	A report that presents the findings of an initial stage in the Environmental Impact Assessment process.
<b>SDNP</b>	South Downs National Park
<b>SDNPA</b>	South Downs National Park Authority
<b>Secretary of State (SoS)</b>	The Minister for Department for Energy Security and Net Zero (DESNZ).
<b>Sensitivity</b>	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value associated to that receptor.
<b>Significance</b>	A measure of the importance of the environmental effect, defined by criteria specific to the environmental aspect.
<b>Significant effects</b>	It is a requirement of the EIA Regulations to determine the likely significant effects of the development on the environment which should relate to the level of an effect and the type of effect. Where possible significant effects should be mitigated.
<b>SL&amp;V</b>	Seascape, Landscape and Visual

<b>Term (Acronym)</b>	<b>Definition</b>
<b>SLVIA</b>	Seascape, Landscape and Visual Impact Assessment
<b>SMP</b>	Soils Management Plan
<b>SPA</b>	Special Protection Area
<b>SSSI</b>	Site of Special Scientific Interest
<b>Stakeholder</b>	Person or organisation with a specific interest (commercial, professional or personal) in a particular issue.
<b>Subsea grab</b>	General term for all subtidal benthic grab sampling equipment used for sediment and faunal sampling such as a Day Grab.
<b>Subtidal</b>	The region of shallow waters which are below the level of low tide.
<b>SWMP</b>	Site Waste Management Plan
<b>TCE</b>	The Crown Estate
<b>Temporal Scope</b>	The temporal scope covers the time period over which changes to the environment and the resultant effects are predicted to occur and are typically defined as either being temporary or permanent.
<b>Temporary or permanent effects</b>	Effects may be considered as temporary or permanent. In the case of wind energy development the application is for a 30 year period after which the assessment assumes that decommissioning will occur and that the site will be restored. For these reasons the development is referred to as long term and reversible.
<b>Transition Joint Bay (TJB)</b>	A buried chamber where the offshore cables are jointed to the onshore cables
<b>TTS</b>	Temporary Threshold Shift
<b>Unexploded Ordnance (UXO)</b>	Unexploded ordnance are explosive weapons (bombs, shells, grenades, land mines, naval mines, etc.) that did not explode when they were deployed and still pose a risk of detonation, potentially many decades after they were used or discarded.
<b>USS</b>	Universities Superannuation Scheme
<b>VMP</b>	Vessel Management Plan

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<b>Term (Acronym)</b>	<b>Definition</b>
<b>Wind Turbine Generators (WTGs)</b>	The components of a wind turbine, including the tower, nacelle, and rotor.
<b>WSCC</b>	West Sussex County Council
<b>WSI</b>	Written Scheme of Investigation

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# Appendix A

## Figures

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# Appendix B

## Local Planning Policy Context

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## Local Plan policies summary

**Table B-1 Summary of relevant Arun Local Plan (2011-2031) Policies**

Policy	Summary
<b>Policy C SP1 – Countryside</b>	<p>This policy sets out that development will be permitted in the countryside where it is:</p> <ul style="list-style-type: none"> <li>a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or</li> <li>b. for quiet, informal recreation; or</li> <li>c. for green infrastructure; or</li> <li>d. for the diversification of the rural economy; or</li> <li>e. for road and/or cycle schemes; or</li> <li>f. in accordance with other policies in the Plan which refer to a specific use or type of development.</li> </ul> <p>The policy also highlights that the council will take into account cumulative impact of developments in consideration of planning application.</p> <p>The policy also states that early consideration has to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.</p>
<b>Policy GI SP1 - Green infrastructure and development</b>	<p>The policy states that the existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.</p> <p>The policy also instructs that all major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.</p>



Policy	Summary
<b>Policy LAN DM1 – Protection of landscape character</b>	<p>The policy highlights that where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District’s inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text.</p> <p>The policy states that development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the park, and will not be permitted where there would be harmful effects on these considerations.</p> <p>The policy also states that development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.</p> <p>The policy highlights that the historic character and development pattern of settlements within the district should be respected, taking into account their distinct identity and setting.</p>
<b>Policy EMP SP1 – Strategic Economic Growth</b>	<p>The policy states that the Council, with partners, will promote the sustainable growth of the district’s economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the district to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the district as a business location and support the economic development of the coastal market area. This will comprise:</p> <ol style="list-style-type: none"> <li>a) Promoting regeneration of the District's main town centres as the focus for retail, office and leisure development, especially in the Bognor Regis and Littlehampton Economic Growth Areas in accordance with the sequential test;</li> </ol>

Policy	Summary
	<ul style="list-style-type: none"> <li>b) The provision of new high quality employment sites: strategic employment land allocations in Bognor Regis, Littlehampton and Angmering;</li> <li>c) The provision of land to accommodate employment needs including the expansion of existing employment areas;</li> <li>d) The provision of on-site employment within strategic housing developments (H SP2a, H SP2b and HSP2c);</li> <li>e) Reflecting local aspirations for employment through the Neighbourhood Development Plans;</li> <li>f) Protecting and enhancing existing and allocated employment sites and premises to meet the needs of business subject to regular review and monitoring;</li> <li>g) Supporting and promoting a high quality visitor economy;</li> <li>h) Supporting sustainable employment opportunities in inland settlements and rural areas;</li> <li>i) Working with partners and supporting initiatives and development which assist in improving academic and vocational skills and training opportunities for local residents;</li> <li>j) Supporting initiatives to improve ICT connectivity and improve take-up of ICT by local businesses while requiring new developments to include provision for advanced ICT infrastructure;</li> <li>k) The integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation; and</li> <li>l) The provision of appropriately scaled development where such uses compliment, and are compatible with, employment/commercial uses.</li> </ul>
<b>Policy TEL DM1 – Telecommunications</b>	<p>The policy states that permission for telecommunications development will be granted provided that:</p> <ul style="list-style-type: none"> <li>a. There are no satisfactory alternative sites for telecommunications available;</li> <li>b. Alternatives have been investigated, including the possibility of mast sharing and mounting the antennae required on existing buildings or other structures;</li> <li>c. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate;</li> <li>d. The proposal will not have an unacceptable impact upon the landscape, sites protected for nature conservation or heritage assets;</li> </ul>

**Policy****Summary**

- e. The proposal will not have an adverse effect on the amenity of local residents;
- f. Proposals include full details of all new landscaping, screening and of any trees or vegetation to be retained on the site. In addition, details of a satisfactory scheme to return the site to its former or improved condition once operations have ceased are also required;
- g. Proposals include full details of the design and external appearance of the development including siting, colour and materials;
- h. Proposals include full details of associated developments, including access roads and other ancillary buildings to service the development and their likely impact upon the environment;
- i. Proposals have regard to aerodrome safeguarding (Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas); and
- j. Communications infrastructure does not cause significant interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

The policy also states that applications for telecommunications development (including for prior approval under Part 16 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- k. The outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site;
- l. For a new mast or base station, evidence that the applicant has explored the possibility of erecting antennae on an existing building, mast or other structure and for an addition to an existing mast or base station, and a new mast or base station, a statement that self-certifies that, when operational, International Commission guidelines will be met; and
- m. Where prior notification is required, the Council will require developers to demonstrate what attempts have been made to minimise impact through appropriate siting and design.

Policy	Summary
	<p>The policy highlights those guidelines published by the Health Protection Agency Centre for Radiation, Chemicals and Environmental Hazards (CRCE) in respect of electromagnetic fields, will be taken into account in assessing proposals.</p>
<b>Policy SO DM1 – Soils</b>	<p>The policy states that unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term.</p> <p>The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that:</p> <ul style="list-style-type: none"> <li>a. Preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity);</li> <li>b. That any site preferred for development is demonstrated to be the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need; and</li> <li>c. The proposed development meets the requirements of the countryside policy and/or equine development policy.</li> </ul> <p>The policy highlights where development is permitted it should, as far as possible, use the lowest grade of land suitable for that development. Development will not be permitted unless:</p> <ul style="list-style-type: none"> <li>d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site;</li> <li>e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA’s Soil Strategy for England (29);</li> <li>f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report (30); and</li> </ul>

Policy	Summary
	<p>g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development.</p>
<b>Policy H SP2b</b>	<p>This policy allocates an area for at least 1,000 dwellings at Greater Littlehampton Urban Area Littlehampton – West Bank (SD4). This includes, amongst its provisions, the requirement to provide open space at the western end of the allocation (north of Ferry Road and South of A259).</p>
<b>Policy H SP2c</b>	<p>This policy allocates an area for at least 300 dwellings at Climping (SD10). The policy, amongst other provisions, requires improvements to the A259 between Climping and Littlehampton.</p>
<b>Policy D SP1 – Design</b>	<p>The policy instructs that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.</p> <p>The policy states that with major developments (as defined in the GDPO 1995 (as amended (41)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.</p>
<b>Policy D DM1 – Aspects of form and design quality</b>	<p>This Policy sets out the aspects that the council will consider when considering any application for development. The following aspects are:</p> <ol style="list-style-type: none"> <li>1. Character</li> <li>2. Appearance/Attractiveness</li> <li>3. Impact</li> <li>4. Innovation</li> </ol>

Policy	Summary
<b>Policy ECC DM1 – Renewable Energy</b>	<p data-bbox="495 316 1070 718">           5. Adaptability            6. Crime Prevention            7. Trees and woodland            8. Solar gain            9. Public Realm            10. Layout – movement            11. Layout – legibility            12. Public art            13. Density            14. Scale            15. Aspects of form and design quality         </p> <p data-bbox="495 751 1989 821">           This policy sets out the criteria which renewable energy developments should meet if they are to have the support of the council.         </p> <p data-bbox="495 863 1570 898">           The policy sets out the following criteria that is expected to be met, which is:         </p> <ol data-bbox="495 940 2069 1337" style="list-style-type: none"> <li>a. The proposal is located and designed to minimise adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts;</li> <li>b. The location and design of proposals will need to take account of the Council’s landscape assessment and landscape sensitivity studies (or successor documents) and proposals for large scale renewable energy projects will need to be supported by a zone of theoretical visibility and viewpoint assessment;</li> <li>c. Priority should be given to proposals that integrate with existing or new development where appropriate to do so having regard to (a); and</li> <li>d. All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity.</li> </ol>

Policy	Summary
<b>Policy ECC SP1 – Adapting to climate change</b>	<p>This policy sets out how the council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.</p> <p>The policy states that in order to achieve this, development must be designed to take account of the following issues:</p> <ol style="list-style-type: none"> <li>a. Location (in relation to flood risk and vulnerability to coastal erosion);</li> <li>b. Water efficiency;</li> <li>c. Shade, cooling, ventilation, solar gain;</li> <li>d. Connectivity to the green infrastructure network;</li> <li>e. Layout and massing;</li> <li>f. Resilience of buildings and building materials to extreme weather events; and</li> <li>g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS).</li> </ol>
<b>Policy ECC SP2 – Energy and climate change mitigation</b>	<p>This policy sets out how all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:</p> <ol style="list-style-type: none"> <li>a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;</li> <li>b. Use design and layout to promote energy efficiency; and</li> <li>c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.</li> </ol> <p>The policy states that all major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider ‘allowable solutions’ where it is clearly demonstrated that the provision of onsite renewable or low carbon energy generation is unviable or not feasible.</p>

Policy	Summary
	<p>The policy also states that where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies.</p> <p>In assessing the achievement of these standards the Council will consider:</p> <ul style="list-style-type: none"> <li>• Site constraints;</li> <li>• Technical viability;</li> <li>• Financial viability; and</li> <li>• Delivery of additional benefits.</li> </ul>
<p><b>Policy OSR DM1 – Open space, sport and recreation</b></p>	<p>This policy sets out 4 sets of criteria which is:</p> <ol style="list-style-type: none"> <li><b>1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.</b></li> </ol> <p>Criteria 1 states that existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:</p> <ol style="list-style-type: none"> <li>a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or</li> <li>b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or</li> <li>c. the development is for alternative open space, sports community, arts or cultural provision, the needs for which clearly outweigh the loss.</li> </ol>



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**Policy****Summary**

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**2. Open space, sport and recreation in new developments**

Criteria 2 states that housing and, where viable, commercial development will be required to contribute towards:

- a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
- b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.
- c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.
- d. Strategic projects identified in the Leisure and Cultural Strategy.

**3. Local Green Space and Neighbourhood Plans**

Criteria 3 highlights that Local green space is not identified in this Local Plan but will be designated in Neighbourhood Plans in circumstances where the criteria in paragraphs 99 and 100 of the National Planning Policy Framework (49) are met.

**4. Quality expectations**

Criteria 4 instructs that developments respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.

Policy	Summary
<b>Policy T SP3 – Safeguarding the Main Road Network</b>	<p>This policy states that it will ensure that improvements necessary to enhance the strategic and supporting road network within the District can be carried out, the lines of major road schemes, as shown on the Policies Map, will be protected from development. The lines protected are:</p> <ul style="list-style-type: none"> <li>a. A259 Comet Corner (Middleton)</li> <li>b. A284 Lyminster By-pass (Southern Section)</li> <li>c. Fitzalan Link</li> <li>d. A259 Roundstone Bypass Improvement</li> <li>e. A284 Lyminster By-pass (Northern Section)</li> </ul> <p>The policy also highlights lines that must be safeguarded which are:</p> <ul style="list-style-type: none"> <li>f. Link Enterprise Bognor Regis Link Road</li> <li>g. A259 Chichester - Bognor Regis Improvements (Stage 2)</li> <li>h. A259 Fitzalan Link - Body Shop roundabout Improvement</li> <li>i. A29 realignment and access route through the Barnham/Eastergate/Westergate site allocation</li> <li>j. A29 realignment (southern tie-in)</li> <li>k. A29 realignment (northern tie-in)</li> <li>l. Bridging of the railway line at Ford</li> <li>m. A259 Oyster Catcher Junction to Littlehampton</li> <li>n. A27 Arundel By-pass</li> </ul>
<b>Policy HER SP1 – The historic environment</b>	<p>This policy states the Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the district, based on the following approach:</p> <ul style="list-style-type: none"> <li>a. Designated areas will be given the highest level of protection and should be conserved and enhanced.</li> <li>b. Non-designated heritage assets will also need to be conserved and enhanced.</li> </ul>

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**Policy****Summary**

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If a development is likely to prejudice any of the above, it will be refused.

The policy also states that the Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The policy highlights that the Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

The policy also instructs that the development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

**Policy HER DM1 –  
Listed Buildings**

The policy states that proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

The policy also states how total or substantial demolition of a Listed Building will only be permitted under exceptional circumstances and where it meets the criteria set out in the policy.

Policy	Summary
	<p>The policy highlights that proposals for alternative uses of listed buildings which retain the structure and preserve the character will be supported.</p> <p>The policy also highlights that support for alterations to Listed Buildings will only be given in order to mitigate climate change where proposals respect the significance of the Listed Building.</p> <p>The policy also states that the Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, in determining any application, the Local Planning Authority will take into account whether:</p> <p>Appendix C it will materially harm the significance of the heritage asset or its setting;</p> <p>Appendix D it will avoid detrimental fragmentation of management of the heritage asset;</p> <p>Appendix E it will secure the long-term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;</p> <p>Appendix F it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;</p> <p>Appendix G there is a source of funding that might support the heritage asset without the need for enabling development; and</p> <p>Appendix H the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.</p>
<p><b>Policy HER DM2 – Locally Listed Buildings or Structures of Character</b></p>	<p>The policy states that the Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:</p> <ol style="list-style-type: none"> <li>a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;</li> <li>b. Buildings which are extremely good examples of traditional or established style, or of unusual type;</li> </ol>

Policy	Summary
	<ul style="list-style-type: none"> <li>c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;</li> <li>d. All buildings must be largely intact and not adversely affected by later extensions or alterations;</li> <li>e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.</li> </ul> <p>The policy also states that applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use.</p> <p>The policy also highlights that proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or the structure and respect the architectural, landscape or historic interest. The Planning Authority will look to preserve buildings which contribute to that interest.</p>
<b>Policy HER DM3 – Conservation Areas</b>	<p>Policy states that in order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:</p> <ul style="list-style-type: none"> <li>a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;</li> <li>b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;</li> <li>c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;</li> <li>d. Unsympathetic features are removed and missing features are restored or reinstated;</li> <li>e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; and</li> </ul>

Policy	Summary
	<p>f. It does not harm important views into, out of or within the Conservation Area.</p> <p>The policy also states that within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,</li> <li>h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or</li> <li>i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and</li> <li>j. Permission has been granted for the redevelopment of the site.</li> </ul>
<p><b>Policy HER DM4 – Areas of Character</b></p>	<p>The policy states that within Areas of Character, as defined on the Proposals Map, planning permission or relevant consent will be granted subject to:</p> <ul style="list-style-type: none"> <li>a. The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;</li> <li>b. The maintenance of an appropriate mix of uses where this is an important element in the character of an area; and</li> <li>c. New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority</li> </ul>
<p><b>Policy HER DM5 – Remnants of the Portsmouth and Arundel Canal</b></p>	<p>The policy instructs that development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it.</p>

Policy	Summary
<b>Policy HER DM6 – Sites of Archaeological Interest</b>	<p>The policy states that there will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact on the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.</p> <p>The policy highlights that those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required.</p>
<b>Policy ENV SP1 – Natural Environment</b>	<p>The policy states that Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.</p>
<b>Policy ENV DM1 – Designated Sites of biodiversity or geological importance</b>	<p>The policy states that proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated:</p> <ul style="list-style-type: none"> <li>• There is no alternative solution (which shall be adequately demonstrated by the developer).</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>• There are reasons of public health or public safety or</li> <li>• There are benefits of primary importance to the environment or</li> <li>• There are imperative reasons of overriding public interest.</li> </ul> <p>The policy highlights that notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>The policy also states that in determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:</p> <ul style="list-style-type: none"> <li>• The European, National or Local status and designation of the site;</li> <li>• The nature and quality of the site's features, including its rarity value;</li> <li>• The extent of any adverse impacts on the notified features of interest;</li> <li>• The need for compensatory measures in order to re-create remaining features of habitats on or off the site.</li> </ul> <p>The policy instructs that where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.</p>
<b>Policy ENV DM3 – Biodiversity Opportunity Areas</b>	<p>The policy states that development shall:</p> <ol style="list-style-type: none"> <li>a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones.</li> <li>b. Be designed in order to minimise disturbance to habitats.</li> </ol>



Policy	Summary
	<p>The policy also states that development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.</p>
<p><b>Policy ENV DM4 – Protection of trees</b></p>	<p>The policy states that development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:</p> <ol style="list-style-type: none"> <li>a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or</li> <li>b. Would enhance the survival and growth prospects of other protected trees;</li> <li>c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.</li> </ol> <p>The policy highlights that where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.</p> <p>The policy also states that proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in order to ensure that trees are adequately protected during development and</p>

Policy	Summary
	<p>appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given. Where there are existing trees on or adjacent to a development site, developers shall be required to provide:</p> <ul style="list-style-type: none"> <li>d. Land and tree surveys</li> <li>e. A tree constraints plan</li> <li>f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement</li> </ul> <p>The policy instructs that these will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.</p>
<p><b>Policy ENV DM5 – Development and biodiversity</b></p>	<p>The policy states that development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.</p> <p>The policy also instructs that where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.</p>

Policy	Summary
	<p>The policy highlights that all developments shall have regard to Natural England's standing advice for protected species.</p>
<p><b>Policy W SP1 – Water</b></p>	<p>Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief.</p> <p>The Council will also support development that:</p> <ol style="list-style-type: none"> <li>a. is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water and improves water quality;</li> <li>b. reduces the risk to homes and places of work from flooding whilst increasing biodiversity;</li> <li>c. delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.</li> </ol>
<p><b>Policy W DM1 – Water supply and quality</b></p>	<p>The policy first looks at the Water supply it states that development will be permitted where:</p> <ol style="list-style-type: none"> <li>a. Sufficient water supplies can be provided prior to occupation to serve the development and;</li> <li>b. Provision of a water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.</li> </ol> <p>The highlights that to ensure that all new development of two dwellings or more are water efficient and reduce pressure on water abstraction sites, it must include measures that meet the optional standards of 110 l/person/day.</p> <p>Secondly the policy looks at the water quality, it states that to ensure good water quality in the district, all major developments must:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>a. Illustrate, where necessary, how they have contributed to the protection and enhancement of waterbodies identified by the South East River Basin Management Plan objectives; and</li> <li>b. Demonstrate, where it will materially increase foul and/or surface water discharges, adequate drainage capacity exists or can be provided as part of the development. Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. In sewerred areas, there will be a general presumption against the use of non mains foul water drainage.</li> </ul> <p>The last thing the policy looks at is the Lidsey Wastewater Treatment Works Catchment Area. The policy states that major development within this area must also be accompanied by a full Drainage Impact Assessment which must take account of surface water disposal and foul water disposal.</p> <p>Although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within this area must also be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal; flood storage capacity and surface water drainage or flood flows within the Lidsey Wastewater Treatment Works Catchment Area.</p>
<p><b>Policy W DM2 – Flood risk</b></p>	<p>This policy states that development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where all of the following criteria have been satisfied:</p> <ul style="list-style-type: none"> <li>a. The sequential test in accordance with the National Planning Policy Guidance has been met.</li> <li>b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.</li> <li>c. The sustainability benefits to the wider community are clearly identified.</li> <li>d. The scheme identifies adaptation and mitigation measures.</li> <li>e. Appropriate flood warning and evacuation plans are in place; and</li> </ul>

Policy	Summary
	<p data-bbox="495 316 2085 384">f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.</p> <p data-bbox="495 427 2085 528">The policy instructs that the reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.</p> <p data-bbox="495 571 2085 715">The policy also highlights that in locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.</p> <p data-bbox="495 758 2085 938">The policy also states that all development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.</p>
<p data-bbox="152 970 479 1082"><b>Policy W DM3 – Sustainable Urban drainage Systems</b></p>	<p data-bbox="495 970 2085 1082">This policy states that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.</p> <p data-bbox="495 1125 2085 1225">Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:</p> <ul data-bbox="495 1268 1048 1385" style="list-style-type: none"> <li data-bbox="495 1268 1048 1305">• Green roofs</li> <li data-bbox="495 1310 1048 1347">• Permeable driveways and parking</li> <li data-bbox="495 1351 1048 1385">• Soakaways</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>Water harvesting and storage features including water butts.</li> </ul> <p>The policy also states that major developments must also integrate SUDS within public open spaces and roads, reflecting discussion with the relevant bodies. SUDS must be integrated into the overall design and the policy sets out criteria that must be met.</p>
<p><b>Policy W DM4 – Coastal protection</b></p>	<p>The policy states that proposals for coast protection and sea defence works will be permitted if they:</p> <ol style="list-style-type: none"> <li>Have been considered in light of their impact on the visual character and value of the open, undeveloped coast, protection and enhancement of coastal habitats and the provision of opportunities to complete the coastal footpath and improve the appearance and use of the coastline in the built-up areas.</li> <li>Use methods of coastal defence that are technically sound and appropriate to the task and do not have a detrimental effect on other parts of the coastline; and</li> <li>Are in accordance with the Shoreline Management Plan or Strategy for the particular frontage.</li> </ol> <p>The policy also states that proposals for development in coastal locations, including for example, sea defence works, will be permitted providing they protect and enhance coastal habitats such as vegetated shingle. Where habitats are lost through the provision of sea defence works, replacement habitats must be provided in a suitable location.</p> <p>The policy highlights that any works under this policy should take account of any local and/or interest features.</p>
<p><b>Policy WM DM1 – Waste Management</b></p>	<p>The policy states that proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated as part of the development. Opportunities for the re-use and recovery of materials on site must be demonstrated and off-site disposal of waste must be minimised and managed.</p>

Policy	Summary
	<p>The policy also states that new residential development, including conversion of one dwelling into multiple units, will be permitted provided that:</p> <ol style="list-style-type: none"> <li>a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles.</li> <li>b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.</li> </ol> <p>The policy highlights that in accordance with the West Sussex Waste Local Plan, there will be a general presumption against any development which may harm or prejudice the operation of existing and allocated waste facilities and infrastructure. The Council will consult the relevant Waste Planning Authority on development proposed at, adjacent or proximal to existing or allocated waste sites and infrastructure.</p>
<p><b>Policy QE SP1 – Quality of the environment</b></p>	<p>The policy states that the Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the district.</p> <p>The policy instructs that the location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.</p>
<p><b>Policy QE DM1 – Noise pollution</b></p>	<p>The policy first looks at new noise sensitive development which states that residential development likely to experience noise from road, rail or air, in particular development in close proximity to:</p> <ol style="list-style-type: none"> <li>a. A284/A259 Wick roundabout</li> <li>b. Stretches of the A27 around Arundel and Fontwell</li> <li>c. Sections of the A29 and A259 in Bognor Regis</li> <li>d. A284 in Littlehampton and</li> <li>e. The stretch of railway line that runs through Barnham station</li> </ol>

**Policy****Summary**

must:

- a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.
- b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.

To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where:

- c. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping.
- d. There is a likelihood of complaints about noise from industrial development.

Secondly the policy looks at new noise generating development which states developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required. Proposals will need to be supported by:

- a. Evidence to demonstrate that there are no suitable alternative locations for the development.
- b. A noise report which provides accurate information about the existing noise environment, and the likely impact of the proposed development upon the noise environment. The report must also demonstrate that the development meets appropriate national and local standards for noise, as set out in Annex 1 of the Planning Noise Advice Document: Sussex, and any mitigation measures required to ensure noise is managed to an acceptable level.
- c. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps Between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.



Policy	Summary
<b>Policy QE DM3 – Noise Pollution</b>	<p>The policy states that all major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by:</p> <ol style="list-style-type: none"> <li>a. Ensuring the development is located within easy reach of established public transport services;</li> <li>b. Maximising provision for cycling and pedestrian facilities;</li> <li>c. Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points; and</li> <li>d. Contributing towards the improvement of the highway network where the development is predicted to result in increased congestion on the highway network.</li> </ol> <p>The policy instructs that development proposed nearby any Air Quality Management Area (AQMA) declared within the District within the Plan period, will require an air quality assessment to identify likely impacts of development upon the designated area. Developers will be required to ensure delivery of the actions set out within any Air Quality Action Plan.</p> <p>The policy also states that industrial development which is regulated by environmental permits (that creates or results in dust, smell, fumes, smoke, heat, radiation, gases, steam or other forms of pollution) must be located in such a position which ensures that the health, safety and amenity of users of the site or surrounding land is not put at risk and the quality of the environment would not be damaged or put at risk.</p>
<b>Policy QE DM4 – Contaminated land</b>	<p>The policy states that the Council promotes, and will permit, the use of previously developed land and the remediation of contaminated land to ensure that land is brought back into use, subject to the following requirements.</p> <p>The policy instructs that prior to any development, the Council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development. In particular, the developer shall carry out an adequate investigation to inform a risk assessment to determine:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>a. Whether the land in question is already affected by contamination through indirect pollutant linkages and how those linkages are represented in a conceptual model.</li> <li>b. Whether the development proposed will create new linkages to vulnerable resources e.g. Waterbodies.</li> <li>c. What action is needed to break the link between the contamination and vulnerable natural resources and avoid new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land.</li> </ul> <p>The policy highlights that where an agreed remediation scheme includes future monitoring and maintenance schemes, arrangements will need to be made to ensure that the costs of ongoing maintenance are the responsibility of the landowner and that any subsequent owner is fully aware of these requirements and assumes ongoing responsibilities that run with the land.</p>

**Table B-2 Summary of relevant Horsham District Planning Framework Policies**

Policy	Summary
<b>Policy SD2 – Employment and Business Opportunities</b>	The policy states that a new high quality business park shall be provided in the area indicated on the concept Masterplan Map for approximately 46,450m <sup>2</sup> (500,000ft <sup>2</sup> ). Sufficient floorspace is to be provided in the first phase of the development to meet demand including the needs of existing employers within the District that wish to relocate.
<b>Policy SD7 – Design</b>	<p>The policy sets out the design principles below that will be accorded to throughout the development in its entirety, and each core phase:</p> <ul style="list-style-type: none"> <li>1. Development will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding area.</li> <li>2. Development will be well designed, with character areas and accessible focal points.</li> </ul>

Policy	Summary
<b>Policy SD9 – Transport Infrastructure</b>	<p data-bbox="495 316 2051 459">3. The design and layout of the development will provide an appropriate transition to the 'Landscape Buffer' and the wider countryside beyond.</p> <p data-bbox="495 389 2051 459">4. Design will demonstrate best practice design and sustainability and construction approaches from the UK and Europe.</p> <p data-bbox="495 491 2051 561">This policy lays out the following transport infrastructure shall be delivered in conjunction with the development and the appropriate phase:</p> <p data-bbox="495 603 824 635"><b>Pedestrian and Cycle</b></p> <p data-bbox="495 676 2051 858">1. New and where the opportunity arises, safer pedestrian and cycle crossing points of the A264 to provide connections from existing residential areas to potential facilities and to give access to the development to / from Horsham and provide the existing communities in North Horsham access to the site and the Public Rights of Way network and the countryside to the north;</p> <p data-bbox="495 826 1630 858">2. A safe crossing for cyclists completing the Horsham to Crawley cycle route.</p> <p data-bbox="495 900 562 932"><b>Bus</b></p> <p data-bbox="495 973 2051 1043">3. Appropriate access for buses shall be delivered to ensure easy access to and from the strategic site and to link in with the existing residential areas of North Horsham.</p> <p data-bbox="495 1043 2051 1155">4. A comprehensive internal network of roads to accommodate bus routes shall be provided to serve the development and to ensure easy access across the strategic site, linking all key facilities and providing excellent access to Horsham town centre.</p> <p data-bbox="495 1197 562 1228"><b>Rail</b></p> <p data-bbox="495 1270 2051 1374">5. Land required to deliver a railway station and associated uses including parking and a multi-modal interchange, is safeguarded, as indicated on the Masterplan Map pending a definitive decision for the Department of Transport.</p>

**Policy****Summary****Highway Improvements**

6. Closure of Langhurstwood Road left in / left out junction onto A264 and re-alignment of Langhurstwood Road to the east with a new roundabout junction on the A264;
7. Improvements to the Rusper Road roundabout;
8. A new secondary junction into the development east of Rusper Road;
9. Improvements to the Great Daux roundabout; and
10. Improvements to the Moorhead roundabout.
11. Other measures, to be funded by the developer, that address the impact of the development so as to ensure the continued safe and efficient operation of the strategic and local road networks including outside the District boundary.

**General**

12. The design and layout of the transport network shall be designed to discourage through traffic along the rural roads.
13. A Travel Plan Strategy shall be provided for the strategic site taking into account the individual uses within the site, the phasing of the development and the different character areas within the development.
14. The Horsham District Transport and Development Study indicates that development of the land north of Horsham would result in an increase in vehicle trips travelling north into Surrey towards existing problem locations. A comprehensive transport assessment to demonstrate the additional amounts of traffic movement including but not limited to north on the A24 and the A281 that would be generated by all the residential and business development proposed in the strategic allocation shall be undertaken prior to the determination of planning applications for the site's development. Before undertaking any modelling work to support the transport assessment, applicants will be required to agree trip rates, trip distribution and junction modelling with Surrey and West Sussex County Councils. Should this work reveal the need for highway works or mitigating measures in Surrey taking into account all modes of transport, a suitable mechanism to deliver these works will need to be agreed with Surrey County Council.

Policy	Summary
<b>Policy 24 – Strategic Policy: Environmental Protection</b>	<p>This policy states that the high quality of the district’s environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution and ensure that they:</p> <ol style="list-style-type: none"> <li>1. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;</li> <li>2. Are appropriate to their location, taking account of ground conditions and land instability;</li> <li>3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;</li> <li>4. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;</li> <li>5. Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;</li> <li>6. Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g., the elderly, care homes or schools) would be exposed to the areas of poor air quality; and</li> <li>7. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.</li> </ol>
<b>Policy 25 – Strategic Policy: The Natural Environment and Landscape Character</b>	<p>This policy states that the Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:</p> <ol style="list-style-type: none"> <li>1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.</li> <li>2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.</li> </ol>

Policy	Summary
<b>Policy 26 – Strategic Policy: Countryside Protection</b>	<p data-bbox="495 316 2069 421">3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.</p> <p data-bbox="495 427 1767 459">4. Conserve and where possible enhance the setting of the South Downs National Park.</p> <p data-bbox="495 491 2018 596">This policy sets out that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:</p> <ol data-bbox="539 639 1413 783" style="list-style-type: none"> <li>1. Support the needs of agriculture or forestry;</li> <li>2. Enable the extraction of minerals or the disposal of waste;</li> <li>3. Provide for quiet informal recreational use; or</li> <li>4. Enable the sustainable development of rural areas.</li> </ol> <p data-bbox="495 826 2069 970">In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;</p> <ol data-bbox="539 1013 2040 1157" style="list-style-type: none"> <li>1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;</li> <li>2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and</li> <li>3. The landform of the area.</li> </ol>
<b>Policy 30 – Protected Landscapes</b>	<p data-bbox="495 1189 2069 1369">The policy sets out that the natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.</p>

Policy	Summary
	<p>The policy also looks to ensure proposals should have regard to any management plans for these areas and must demonstrate:</p> <ol style="list-style-type: none"><li>a. How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.</li><li>b. How the public enjoyment of these landscapes will be retained.</li><li>c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.</li></ol> <p>In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered.</p>
<b>Policy 31 – Green Infrastructure and Biodiversity</b>	<p>This policy sets out five key points that have to be followed in this policy, which are:</p> <ol style="list-style-type: none"><li>1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.</li><li>2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.</li><li>3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.</li></ol>

Policy	Summary
	<ol style="list-style-type: none"> <li>4. Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:               <ol style="list-style-type: none"> <li>i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)</li> <li>ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)</li> <li>iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i &amp; ii above.</li> </ol> </li> <li>5. Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:               <ol style="list-style-type: none"> <li>i. The reason for the development clearly outweighs the need to protect the value of the site; and,</li> <li>ii. That appropriate mitigation and compensation measures are provided.</li> </ol> </li> <li>6. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.</li> </ol>
<b>Policy 32 – Strategic Policy: The Quality of New Development</b>	<p>This policy looks at high quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:</p> <ol style="list-style-type: none"> <li>1. Provide an attractive, functional, accessible, safe and adaptable environment;</li> <li>2. Complement locally distinctive characters and heritage of the district;</li> <li>3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;</li> <li>4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and</li> <li>5. Help secure a framework of high-quality open spaces which meets the identified needs of the community.</li> </ol>
<b>Policy 33 – Development Principles</b>	<p>The policy looks at that in order to conserve and enhance the natural and built environment developments shall be required to:</p>



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**Policy****Summary**

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6. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
7. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
8. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
9. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
10. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
11. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
12. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

The policy also states that proposals will also need to take the following into account where relevant:

13. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
14. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
15. Contribute to the removal of physical barriers; and,

Policy	Summary
<b>Policy 34 – Cultural and Heritage Assets</b>	<p data-bbox="517 316 1671 347">16. Make a clear distinction between the public and private spaces within the site.</p> <p data-bbox="495 384 2069 488">This policy looks at how heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:</p> <ol data-bbox="517 531 2069 1118" style="list-style-type: none"> <li>1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;</li> <li>2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;</li> <li>3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;</li> <li>4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;</li> <li>5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;</li> <li>6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;</li> <li>7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and</li> <li>8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.</li> </ol>
<b>Policy 35 – Strategic Policy: Climate Change</b>	<p data-bbox="495 1153 2069 1257">The Policy states that development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.</p> <p data-bbox="495 1299 1644 1334">Measures which should be used to mitigate the effects of climate change include;</p>

Policy	Summary
	<ol style="list-style-type: none"> <li>1. Reduced energy use in construction;</li> <li>2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;</li> <li>3. The use of decentralised, renewable and low carbon energy supply systems;</li> <li>4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and</li> <li>5. Measures which reduce the amount of biodegradable waste sent to landfill.</li> </ol> <p>Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:</p> <ol style="list-style-type: none"> <li>6. Provision of appropriate flood storage capacity in new building development;</li> <li>7. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;</li> <li>8. Use of measures which promote the conservation of water and/or grey water recycling; and</li> <li>9. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain). If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.</li> </ol>
<p><b>Policy 36 – Strategic Policy: Appropriate Energy Use</b></p>	<p>This policy sets out under different headings what must be done to ensure the appropriate energy use. They are:</p> <p><b>Energy hierarchy</b></p> <p>All development will be required to contribute to clean, efficient energy in Horsham based on the following hierarchy:</p> <ol style="list-style-type: none"> <li>1. Lean – use less energy – e.g. through demand reduction</li> </ol>

Policy	Summary
	<ul style="list-style-type: none"><li>2. Clean – supply energy efficiently – e.g. through heat networks</li><li>3. Green – use renewable energy sources</li></ul> <p><b>District Heating and Cooling</b></p> <p>Commercial and residential developments in Heat Priority Areas or the strategic development locations will be expected to connect to district heating networks where they exist using the following hierarchy or incorporate the necessary infrastructure for connection to future network.</p> <p>Development should demonstrate that the heating and cooling systems have been selected in accordance with the following heating and cooling hierarchy:</p> <ul style="list-style-type: none"><li>1. Connection to existing (C)CHP distribution networks</li><li>2. Site wide renewable (C)CHP</li><li>3. Site wide gas-fired (C)CHP</li><li>4. Site wide renewable community heating/cooling</li><li>5. Site wide gas-fired community heating/cooling</li><li>6. Individual building renewable heating</li><li>7. Individual building heating, with the exception of electric heating</li></ul> <p>All (C)CHP must be of a scale and operated to maximise the potential for carbon reduction. Where site-wide (C)CHP is proposed, consideration must be given to extending the network to adjacent sites.</p> <p><b>Energy Statements</b></p> <p>All applications for residential or commercial development must include an Energy Statement demonstrating and quantifying how the development will comply with the Energy Hierarchy.</p>

Policy	Summary
<b>Policy 37 – Sustainable Construction</b>	<p>Developments in Heat Priority Areas and strategic developments should demonstrate and quantify how the development will comply with the heating and cooling hierarchy. Horsham District Council will work proactively with applicants on major developments to ensure these requirements are met.</p> <p><b>Renewable energy schemes</b></p> <p>The Council will permit schemes for renewable energy (e.g. solar) where they do not have a significant adverse effect on landscape and townscape character, biodiversity, heritage or cultural assets or amenity value. Community initiatives which seek to deliver renewable and low carbon energy will be encouraged.</p> <p>This policy looks to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:</p> <ol style="list-style-type: none"> <li>1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;</li> <li>2. Limit water use to 110 litres/person/day;</li> <li>3. Use design measures to minimise vulnerability to flooding and heatwave events;</li> <li>4. Be designed to encourage the use of natural lighting and ventilation;</li> <li>5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;</li> <li>6. Minimise construction and demolition waste and utilise recycled and low-impact materials;</li> <li>7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;</li> <li>8. Incorporate measures which enhance the biodiversity value of development.</li> </ol> <p>All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.</p>

Policy	Summary
<b>Policy 38 – Strategic Policy: Flooding</b>	<p data-bbox="495 312 1939 384">New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.</p> <p data-bbox="495 416 2033 528">This policy sets out a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;</p> <ol data-bbox="495 568 2069 1337" style="list-style-type: none"> <li>a. take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.</li> <li>b. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.</li> <li>c. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.</li> <li>d. require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.</li> <li>e. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).</li> <li>f. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.</li> <li>g. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.</li> <li>h. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.</li> <li>i. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.</li> </ol>

**Table B-3 Summary of relevant Mid Sussex District Plan (2014-2031) Policies**

Policy	Summary
<b>Policy DP12 – Protection and Enhancement of Countryside</b>	<p>This Policy looks at how the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:</p> <ul style="list-style-type: none"> <li>a. it is necessary for the purposes of agriculture; or</li> <li>b. it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.</li> </ul> <p>The Policy also states that agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.</p> <p>Additionally, The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.</p> <p>Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council. Economically viable mineral reserves within the district will be safeguarded.</p>
<b>Policy DP16 – High Weald Area of Outstanding Natural Beauty</b>	<p>This policy sets out that development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>a. the identified landscape features or components of natural beauty and to their setting;</li> <li>b. the traditional interaction of people with nature, and appropriate land management;</li> <li>c. character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and</li> <li>d. the conservation of wildlife and cultural heritage.</li> </ul> <p>The policy states that small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.</p> <p>The policy also states that development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.</p>
<b>Policy DP18 – Setting of the South Downs National Park</b>	<p>This policy looks at how development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.</p> <p>Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and emerging National Park Local Plan and other adopted planning documents and strategies.</p>
<b>Policy DP 22 – Rights of Way and other Recreational Routes</b>	<p>This policy states that Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.</p>



Policy	Summary
<p><b>Policy DP26 – Character and Design</b></p>	<p>Access to the countryside will be encouraged by:</p> <ol style="list-style-type: none"> <li>a. Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;</li> <li>b. Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;</li> <li>c. Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).</li> </ol> <p>This policy looks at that all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:</p> <ul style="list-style-type: none"> <li>• is of high quality design and layout and includes appropriate landscaping and greenspace;</li> <li>• contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;</li> <li>• creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;</li> <li>• protects open spaces, trees and gardens that contribute to the character of the area;</li> <li>• protects valued townscapes and the separate identity and character of towns and villages;</li> <li>• does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);</li> <li>• creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;</li> <li>• incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;</li> <li>• positively addresses sustainability considerations in the layout and the building design;</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; and</li> <li>optimises the potential of the site to accommodate development.</li> </ul>
<b>Policy DP 29 – Noise, Air and Light Pollution</b>	<p>This policy looks at how the environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people’s life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:</p> <p><b>Noise pollution:</b></p> <ol style="list-style-type: none"> <li>It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;</li> <li>If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;</li> </ol> <p>Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.</p> <p>In appropriate circumstances, the applicant will be required to provide:</p> <ol style="list-style-type: none"> <li>an assessment of the impact of noise generated by a proposed development; or</li> <li>an assessment of the effect of noise by an existing noise source upon a proposed development;</li> </ol> <p><b>Light pollution:</b></p> <ol style="list-style-type: none"> <li>The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;</li> </ol>

Policy	Summary
	<p>2. The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;</p> <p><b>Air Pollution:</b></p> <ol style="list-style-type: none"> <li>1. It does not cause unacceptable levels of air pollution;</li> <li>2. Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;</li> <li>3. Development proposals (where appropriate) are consistent with Air Quality Management Plans.</li> </ol> <p>The policy highlights that the degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.</p>
<p><b>Policy DP 34 – Listed Buildings and Other Heritage Assets</b></p>	<p><b>Listed Buildings</b></p> <p>This policy states that development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> <li>1. A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;</li> <li>2. Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;</li> <li>3. Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;</li> <li>4. Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;</li> </ol>

Policy	Summary
	<p>5. Special regard is given to protecting the setting of a listed building;</p> <p>6. Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.</p> <p><b>Other Heritage Assets</b></p> <p>The policy also states that development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.</p> <p>The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.</p> <p>Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.</p>
<p><b>Policy DP35 – Conservation Areas</b></p>	<p>This policy sets out that a development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:</p> <ol style="list-style-type: none"> <li>1. New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;</li> <li>2. Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;</li> <li>3. Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;</li> </ol>

Policy	Summary
	<ol style="list-style-type: none"> <li>4. Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;</li> <li>5. Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;</li> <li>6. New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.</li> </ol> <p>The policy also highlights that development will also protect the setting of the conservation area and in particular views into and out of the area.</p> <p>New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.</p>
<b>Policy DP 36 – Historic Parks and Gardens</b>	<p>This policy states that the character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.</p>
<b>Policy DP37 – Trees, Woodland and Hedgerows</b>	<p>The policy states that the District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.</p> <p>The policy also highlights that development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.</p> <p>The policy indicates that proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.</p>

Policy	Summary
<b>Policy DP38 – Biodiversity</b>	<p>Trees, woodland and hedgerows will be protected and enhanced by ensuring development:</p> <ol style="list-style-type: none"> <li>1. incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and</li> <li>2. prevents damage to root systems and takes account of expected future growth; and</li> <li>3. where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and</li> <li>4. has appropriate protection measures throughout the development process; and</li> <li>5. takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and</li> <li>6. does not sever ecological corridors created by these assets.</li> </ol> <p>Proposals for works to trees will be considered taking into account:</p> <ol style="list-style-type: none"> <li>1. the condition and health of the trees; and</li> <li>2. the contribution of the trees to the character and visual amenity of the local area; and</li> <li>3. the amenity and nature conservation value of the trees; and</li> <li>4. the extent and impact of the works; and</li> <li>5. any replanting proposals.</li> </ol> <p>The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.</p> <p>Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.</p>

**Policy****Summary**

1. Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
2. Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
3. Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
4. Promotes the restoration, management and expansion of priority habitats in the District; and
5. Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

The policy also states that designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

The policy highlights that valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

It is also stated that geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

Policy	Summary
<b>Policy DP39 – Sustainable Design and Construction</b>	<p>This policy states that all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:</p> <ol style="list-style-type: none"> <li>1. Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;</li> <li>2. Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;</li> <li>3. Use renewable sources of energy;</li> <li>4. Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;</li> <li>5. Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;</li> <li>6. Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.</li> </ol>
<b>Policy DP40 – Renewable Energy Schemes</b>	<p>This policy states that proposals for new renewable and low carbon energy projects (other than wind energy development – see below), including community-led schemes, will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:</p> <ol style="list-style-type: none"> <li>1. Landscape and visual impacts, including cumulative impacts, such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings;</li> <li>2. Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;</li> <li>3. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.</li> </ol> <p>Assessment of impacts will need to be based on the best available evidence, including landscape capacity studies.</p>



Policy	Summary
	<p>Proposals for wind energy development involving one or more wind turbines will only be granted if:</p> <ol style="list-style-type: none"> <li>1. the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan; and</li> <li>2. following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</li> </ol>
<p><b>Policy DP41 – Flood Risk and Drainage</b></p>	<p>This policy states that proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council’s Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.</p> <p>Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.</p> <p>The policy highlights that Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.</p> <p>For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.</p> <p>SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.</p>

Policy	Summary
	<p>The preferred hierarchy of managing surface water drainage from any development is:</p> <ol style="list-style-type: none"> <li>1. Infiltration Measures</li> <li>2. Attenuation and discharge to watercourses; and if these cannot be met,</li> <li>3. Discharge to surface water only sewers.</li> </ol> <p>Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.</p>
<p><b>Policy DP42 – Water Infrastructure and the Water Environment</b></p>	<p>This policy states that new development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations – Part G applies to all new residential development in the district. Development must meet the following water consumption standards:</p> <ol style="list-style-type: none"> <li>1. Residential units should meet a water consumption standard of 110 litres per person per day (including external water use);</li> <li>2. Non-residential buildings should meet the equivalent of a ‘Good’ standard, as a minimum, with regard to the BREEAM water consumption targets for the development type.</li> <li>3. Development proposals which increase the demand for off-site service infrastructure will be permitted where the applicant can demonstrate;</li> <li>4. that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development’s occupation; and</li> <li>5. that there is adequate water supply to serve the development.</li> </ol> <p>The policy also states that planning conditions will be used to secure necessary infrastructure provision. Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.</p>

Policy	Summary
	The policy concludes by stating that the development or expansion of water supply or sewerage/sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.

**Table B-4 Summary of relevant Mid Sussex District Council Site Allocations DPD (Adopted 2022) Policies**

Policy	Summary
N/A	Site specific policies that not have relevance to the Proposed Development.

**Table B-5 Summary of relevant Mid Sussex District Council Mid Sussex District Plan 2021 – 2039 Consultation Draft (Regulation 18) draft policies**

Policy	Summary
<b>DPS1 – Climate Change</b>	<p>The policy states that the Council will take an integrated and holistic approach to address the causes of climate change and to increase resilience to the effects of climate change. This will be achieved by:</p> <p><b>Reducing carbon emissions</b></p> <ol style="list-style-type: none"> <li>a. Development will be expected to demonstrate that measures have been taken to reduce carbon emissions, including improvements in energy efficiency and in the design and construction of buildings. This includes new buildings and the conversions of existing buildings. Detailed requirements are set out</li> </ol>

**Policy****Summary**

in Policies DPS2: Sustainable Design and Construction, DPS3: Renewable and Low Carbon Energy Schemes, and the Mid Sussex Design Guide SPD.

- b. The Council will support renewable and low carbon energy schemes in line with the requirements set out in Policy DPS3: Renewable and Low Carbon Energy Schemes.
- c. Development should adopt the principles of the 20-minute neighbourhood and prioritise active travel such as walking and cycling and sustainable transport such as public transport to reduce reliance on private modes of transport and to facilitate healthy lifestyles. Detailed requirements are set out in Policies DPT1: Placemaking and Connectivity; DPT3: Active Travel; and DPB1: Character and Design.
- d. Development likely to be sources of other greenhouse gas emissions (methane, nitrous oxide and fluorinated gases) will be expected to demonstrate that opportunities have been taken to reduce these emissions. This includes proposals that may use these other greenhouse gases in their design and operation, for example, refrigerants and air conditioning systems.

**Maximising carbon sequestration**

- e. Development should protect existing trees, woodland and hedgerows and seek opportunities to plant appropriate species of trees in appropriate places. Detailed policy requirements are set out in Policy DPN4: Trees, Woodland and Hedgerows.
- f. Development will be expected to protect existing carbon sinks and take opportunities to provide nature-based solutions for carbon capture.
- g. Development will be expected to take opportunities to improve soil health and minimise disturbance to soils in order to protect soil biodiversity and carbon storage. Detailed policy requirements are set out in Policies DPN1: Biodiversity, Geodiversity and Nature Recovery, and DPS2: Sustainable Design and Construction.

**Climate change adaptation and mitigation**

- h. Development must be designed to minimise vulnerability from the effects of climate change particularly in terms of overheating, flood risk and water supply. Detailed policy requirements are set out in Policies

Policy	Summary
	<p>DPS2: Sustainable Design and Construction; DPS4: Flood Risk and Drainage; and DPS5: Water Infrastructure and the Water Environment.</p> <ul style="list-style-type: none"> <li>i. Development will be expected to incorporate green infrastructure and nature-based solutions to moderate surface and air temperatures, increase biodiversity and as part of sustainable drainage systems. Detailed requirements are set out in Policies DPB1: Character and Design; DPS4: Flood Risk and Drainage; and DPN3: Green Infrastructure.</li> <li>j. Development will be expected to achieve a net gain in biodiversity and contribute to ecological networks. Detailed policy requirements are set out in Policies DPN1: Biodiversity, Geodiversity and Nature Recovery, and DPN2: Biodiversity Net Gain.</li> <li>k. The Council will seek adaptation and mitigation measures that improve resilience to climate change and allow communities, businesses, buildings, infrastructure and ecology to adapt to the impacts of climate change.</li> </ul>
<p><b>DPS2 – Sustainable Design and Construction</b></p>	<p>The policy states that all developments are required to submit a Sustainability Statement to demonstrate how through its design, construction, operation and use it will contribute to the reduction of carbon emissions, increase resilience to the impacts of climate change and improve sustainability.</p> <p>Prioritise retention and retrofit of existing buildings or structures to capture the embodied energy associated with the building’s original construction unless it can be demonstrated to be unviable to do so. Development, as defined below, will be required to meet the relevant minimum defined standards until they are superseded by higher national standards<sup>2</sup>. Sustainable Settlement Allocations DPSC1 – DPSC3 will need to meet higher standards where specified in DPH4.</p> <p><b>Towards zero carbon development</b></p> <p>Unless it can be demonstrated that doing so is not technically feasible or unviable, development will be required to achieve the minimum standards set out in the policy.</p> <p><b>Assessment frameworks</b></p>

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**Policy****Summary**

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Planning applications should be accompanied by a pre-assessment, demonstrating how the BREEAM Technical Standards and/or Home Quality Mark (HQM) Star rating, or any future replacement standards, will be met. Evidence demonstrating the project has been registered with BRE during the design stage shall be submitted with any application and conditions will be imposed to secure appropriate certification to demonstrate compliance with this policy.

**Householder development**

Proposals for householder development are encouraged to be as energy efficient and sustainable as possible incorporating the principles of both this policy and Policy DPS1: Climate Change.

**Energy use**

All new developments should follow the energy hierarchy to contribute to reducing carbon emissions: being lean (using less energy), being clean (supplying energy efficiently) and being green (using renewable energy).

Demonstrate how opportunities for incorporating decentralised, renewable and low carbon energy schemes have been taken into all new development in line with Policy DPS3: Renewable and Low Energy Carbon Schemes.

**Prevent overheating**

All new development shall demonstrate how design measures have been incorporated to:

- minimise potential overheating such as through the layout, orientation and design of buildings;

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**Policy****Summary**

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- maximise passive cooling through natural ventilation and other passive means. Reliance on air conditioning systems should be avoided. Green and blue infrastructure should be incorporated in line with Policy DPN3: Green Infrastructure to provide natural cooling and shading.

**Water resources and water efficiency**

New development proposals must accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water resources, water quality, water supply and wastewater treatment.

To achieve the sustainable water consumption rates above all development must demonstrate that opportunities have been taken to incorporate measures to reduce water use and reuse water including:

- Water efficient fittings and appliances;
- Rainwater harvesting;
- Greywater recycling; and
- Sustainable drainage systems in accordance with Policy DPS4: Flood Risk and Drainage.

All development will be required to meet the relevant minimum standards set out above until they are superseded by higher national standards.

**Soil**

Best practice should be complied with to protect soils during construction from compaction, pollution and erosion. Undisturbed soils should be protected and measures should be taken to minimise sterilisation of soils by permanent impermeable surfaces.

Policy	Summary
<b>DPS3 – Renewable and Low Carbon Energy Schemes</b>	<p data-bbox="495 312 734 344"><b>Minimise waste</b></p> <p data-bbox="495 384 2040 496">In accordance with relevant policies in the West Sussex Waste Local Plan, all development will be required to support the circular economy by minimising construction, demolition and excavation waste disposed of in landfill and follow the waste hierarchy to maximise recycling and re-use of material.</p> <p data-bbox="495 536 2069 647">New development shall be designed with adequate and easily accessible storage space that supports separate collection of dry recyclables and food waste, as well as residual waste taking account of guidance in the Mid Sussex Design Guide SPD.</p> <p data-bbox="495 671 2069 783">The policy states that proposals for new renewable and low carbon energy projects (other than wind energy development – see below), including community-led schemes, will be permitted provided that any adverse local impacts, including cumulative, can be made acceptable, with particular regard to:</p> <ol data-bbox="517 823 2069 1007" style="list-style-type: none"> <li>i. Landscape and visual impacts such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings;</li> <li>ii. Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;</li> <li>iii. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.</li> </ol> <p data-bbox="495 1046 1816 1078">Proposals for wind energy development involving one or more wind turbines will be granted if:</p> <ul data-bbox="517 1118 1951 1342" style="list-style-type: none"> <li>• the development site is in an area identified as suitable for wind energy development in the 2014 Sustainable Energy Study, or as updated;</li> <li>• the development is of an appropriate scale; and</li> <li>• following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</li> </ul>



Policy	Summary
<b>DPS4: Flood Risk and Drainage</b>	<p>Assessment of impacts will need to be based on the best available evidence, including landscape capacity studies.</p> <p>Opportunities for incorporating decentralised, renewable and low carbon energy schemes into all new development should be considered from the outset utilising the Mid Sussex Design Guide SPD.</p> <p>For all new proposals, there should be appropriate plans and mechanisms in place for the removal of the installation on cessation of generation and restoration of the site to either its original use or an acceptable alternative use.</p> <p>The policy states that proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.</p> <p>Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.</p> <p>Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development<sup>5</sup> unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality.</p> <p>Arrangements for the long-term maintenance and management of SuDS must also be identified through a maintenance and management plan, to be secured by condition at planning application stage.</p>

Policy	Summary
<b>DPS5 – Water Infrastructure and Water Environment</b>	<p>For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.</p> <p>SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.</p> <p>The preferred hierarchy of managing surface water drainage from any development is:</p> <ol style="list-style-type: none"> <li>1. Infiltration Measures,</li> <li>2. Attenuation and discharge to watercourses; and if these cannot be met,</li> <li>3. Discharge to surface water only sewers.</li> </ol> <p>Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.</p> <p>The policy states that development should protect and enhance water resources and water quality and take measures to control pollution of the water environment. Development will only be permitted where it can be demonstrated that it would not result in an unacceptable risk to or adversely affect the quality, quantity, levels and ecology of surface water and groundwater resources including reservoirs.</p> <p><b>Water infrastructure</b></p> <p>Development proposals which increase the demand for off-site water service infrastructure will be permitted where the applicant can demonstrate:</p> <ul style="list-style-type: none"> <li>• that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, proposals must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation; and</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>that there is adequate water supply infrastructure to serve the development. Where water supply infrastructure is not sufficient or available, proposals must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation.</li> </ul> <p>Planning conditions and/ or obligations will be used to secure necessary infrastructure provision.</p> <p>Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.</p> <p>The development or expansion of water supply or sewerage/ sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long-term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.</p>
<b>DPS6 – Health and Wellbeing</b>	<p>The Policy states that all new development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs in Mid Sussex, as identified in the Joint Strategic Needs Assessment and West Sussex Joint Health and Wellbeing Strategy.</p> <p>The policy sets out that in order to maximise opportunities to enable healthy lifestyles, all new development must (where applicable for the type of development proposed):</p> <ol style="list-style-type: none"> <li>Be of high quality in its design and construction and be set within an attractive environment;</li> <li>Be well-designed to ensure legibility of layout and the public realm including through the use of materials;</li> <li>iii. Meet the needs of the community through accessible, inclusive and safe design including incorporating measures to reduce opportunities for crime;</li> <li>Prioritise active travel such as walking and cycling and sustainable transport such as public transport;</li> </ol>

Policy	Summary
	<ul style="list-style-type: none"> <li>v. Incorporate green infrastructure and biodiversity;</li> <li>vi. Provide opportunities for both high quality private outdoor space and publicly accessible open and green space;</li> <li>vii. Support and facilitate healthy eating including through the provision, where possible, of local and domestic food production such as allotments, community growing spaces and community orchards;</li> <li>viii. Be supported by the necessary infrastructure;</li> <li>ix. Take opportunities to increase community connectivity and social inclusion such as by providing spaces for the community to gather, socialize and interact;</li> <li>x. Take opportunities to improve the factors that can contribute to poor health and social inequalities such as noise, air quality, crime, access to education and employment, and local amenity; and</li> <li>xi. Incorporate measures to provide resilience against the effects of climate change including overheating, flood risk and drought.</li> </ul> <p>The policy states that proposals for major residential and major commercial developments must set out how they address the requirements of this policy as part of a planning application. In order to satisfy this policy requirement, applicants will need to undertake a screening for a Health Impact Assessment (HIA). If necessary, a full HIA proportionate to the development proposed, will need to be prepared to demonstrate the health outcomes on the health and wellbeing of communities.</p>
<b>DPN1 – Biodiversity, Geodiversity and Nature Recovery</b>	<p>The policy states that biodiversity and geodiversity are important natural capital assets and provide benefits as part of ecosystem services. Nature recovery is important for delivering improvements to nature, ecological networks and green infrastructure.</p> <p>Development proposals will also need to be in accordance with DPN2: Biodiversity Net Gain.</p> <p>Biodiversity will be protected and enhanced by ensuring development:</p>

**Policy****Summary**

- Protects existing biodiversity by retaining features of interest, including connecting routes as part of wider ecological networks, and ensuring the appropriate long-term management of those features;
- Takes appropriate measures to avoid and reduce disturbance to sensitive habitats and species in accordance with the mitigation hierarchy set out in national policy. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances and as a last resort);
- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments;
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience;
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Local Wildlife Sites, Local Nature Reserves and irreplaceable habitats such as Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including priority habitats, wildlife corridors, ancient, aged or veteran trees, Biodiversity Opportunity Areas, areas identified for nature recovery, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks and nature recovery. Soils are important for biodiversity and carbon storage.

Policy	Summary
<b>DPN2 – Biodiversity net Gain</b>	<p>Soils will be protected and enhanced, including the best and most versatile agricultural land, by development avoiding soil disturbance, compaction and erosion. Development should not result in soil pollution.</p> <p>Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.</p> <p>Development should seek to meet the objectives of the Local Nature Recovery Strategy, taking opportunities to deliver ecological networks and green infrastructure. Development 60 will need to demonstrate that it will not harm or adversely affect an area or areas identified as opportunities for nature recovery.</p> <p>The Policy states that development (as defined in the Environment Act 2021 or its secondary legislation or as amended by the government) will need to deliver a net gain in biodiversity which will contribute to the delivery of ecological networks, green infrastructure and nature recovery.</p> <p>Development will need to demonstrate through a Biodiversity Gain Plan that measurable and meaningful net gains for biodiversity will be achieved and will be secured and managed appropriately.</p> <p><b>Principles of Biodiversity Net Gain</b></p> <p>Development will need to demonstrate that good practice principles for biodiversity net gain have been followed. Development will need to demonstrate that the mitigation hierarchy has been followed.</p> <p>Proposals for biodiversity net gain will also need to be in accordance with Policies DPN1: Biodiversity, Geodiversity and Nature Recovery; DPN3: Green Infrastructure; and DPN4: Trees, Woodland and Hedgerows, and avoid harm to irreplaceable habitats, protected sites and priority habitats.</p> <p>Biodiversity net gain, including off-site biodiversity net gain, should align with the objectives and priorities of the Nature Recovery Network, Local Nature Recovery Strategy and other relevant local strategies, contributing and</p>

Policy	Summary
	<p>connecting to wider ecological networks and green infrastructure. Consideration should be given to landscape character when developing proposals for biodiversity net gain.</p> <p>It is expected that development proposals will enhance existing biodiversity and incorporate features to encourage biodiversity and pollination within and around the development.</p> <p><b>Level of Biodiversity Net Gain</b> Biodiversity net gain will be calculated and assessed using the Government’s published biodiversity metric. The biodiversity net gain calculation and assessment should be completed by a suitably experienced and qualified ecologist and submitted in full with the application for development.</p> <p>The minimum percentage of biodiversity net gain required will be 10% as set out in legislation (or as amended by the government) or greater where it is required in another policy or a Supplementary Planning Document. The Council will encourage a higher level of biodiversity net gain and developments should seek to maximise opportunities, especially where development is located in or in proximity to the Biodiversity Opportunity Areas or priority habitats.</p> <p>A minimum percentage of biodiversity net gain of 20% will be required on Significant Sites DPSC1 – DPSC3.</p> <p>The Council will publish further guidance on delivering biodiversity net gain on its website. This guidance will be reviewed periodically to ensure it reflects local priorities and opportunities.</p>
<p><b>DPN3 – Green Infrastructure</b></p>	<p>The policy states that green infrastructure (including blue infrastructure) delivers a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, nature-based solutions and supporting nature recovery.</p> <p>Green infrastructure assets, links and the overall multi-functional network will be protected and enhanced by ensuring development:</p>

**Policy****Summary**

- Responds to and incorporates existing on-site and offsite green infrastructure into the development design; and
- Provides new green infrastructure integrated into the development design; and
- Contributes to the wider green infrastructure network by taking opportunities to improve, enhance, manage and restore green infrastructure, and providing links to existing green infrastructure including outside the development's boundaries.

Applicants should consider from the outset the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.

Green infrastructure design will be expected to demonstrate that opportunities have been taken to:

- Strengthen connectivity and resilience of ecological networks; and
- Improve resilience to the effects of climate change; and
- Support health and wellbeing by providing access to green space, nature and rights of way.

Green infrastructure design should be informed by and respond to existing evidence and guidance on the multi-functional green infrastructure network including Biodiversity Opportunity Area statements, priority habitats, green infrastructure mapping, ecological surveys and landscape character assessments.

Appropriate arrangements and funding for the future long-term management and maintenance of green infrastructure should be identified and implemented. Where appropriate, the Council will seek to secure this via planning conditions and/or planning obligations.



Policy	Summary
<p><b>DPN4 – Trees, Woodland and Hedgerows</b></p>	<p>To help deliver a multi-functional green infrastructure network and to protect existing green infrastructure assets and links, the Council has identified land to be safeguarded from development as shown on the Policies Map.</p> <p>Land which will be required to create and deliver a multi-functional ‘Green Circle’ around Burgess Hill will be safeguarded from development and the ‘Green Circle’ will be allocated for informal open space as shown on the Policies Map.</p> <p>Important green infrastructure assets and links will be safeguarded and allocated for informal open space or linear open space as shown on the Policies Maps.</p> <p>The policy states that trees, woodland and hedgerows are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change.</p> <p><b>Protection of trees, woodland and hedgerows</b></p> <p>The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and ancient, aged or veteran trees will be protected.</p> <p>Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.</p> <p>Development (including construction and operational activities) resulting in the direct or indirect deterioration or loss of irreplaceable habitats including ancient woodland and ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons and in such circumstances, appropriate compensation measures will be provided.</p> <p><b>New trees, woodland and hedgerows</b></p>

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**Policy****Summary**

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Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Proposals for new woodland creation will need to follow best practice guidance and take into account a range of considerations including:

- The biodiversity and amenity value of the existing habitat; and
- The landscape and its character; and
- Heritage and archaeology features; and
- Protected species; and
- Opportunities for natural regeneration; and
- Opportunities to connect to and extend existing woodland; and
- The long-term management arrangements for new woodland planting; and
- Resilience to the effects of pests, disease and climate change.

**Development and trees, woodland and hedgerows**

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new 65 development and its landscape scheme;

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**Policy****Summary**

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- prevents damage to root systems and takes account of expected future growth; and where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;
- has appropriate protection measures throughout the development process;
- secures appropriate long-term management arrangements;
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

**Works to trees**

Proposals for works to trees, including felling, will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

Inappropriate or excessive works to trees that will damage their health and/or amenity value will be resisted.

Proposals for works to trees, including felling, may be refused if sufficient information is not provided to justify why works are necessary.

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Policy	Summary
	<p>The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.</p> <p><b>Use of buffer zones</b></p> <p>Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary. A buffer will also be required for ancient, aged and veteran trees and should be at least 15 times larger than the diameter of the tree or 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. The size of a required buffer zone may vary according to the nature of the site and the proposed development, and if there are other impacts likely to extend beyond the minimum buffer zone distance. Buffer zones should contribute to green infrastructure and wider ecological networks and consist of a semi-natural habitat with appropriate planting. These requirements for an ancient woodland or tree buffer will apply unless superseded by a more environmentally favourable national standard set out in legislation or guidance.</p>
<p><b>DPN5 – Historic Parks and Gardens</b></p>	<p>The policy states that the character, appearance and setting of a registered park or garden, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park or garden, or park or garden of special local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.</p>
<p><b>DPN6 – Pollution</b></p>	<p>The policy states that development should not result in pollution or hazards, including air, noise, vibration, light, water, soil, odour, dust or other pollutants, which significantly adversely impact on people, including health and quality of life, and the natural environment, including nature conservation sites.</p> <p>Mitigation measures may need to be implemented for development that is likely to increase levels of pollution, taking into account any cumulative impacts.</p>

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**Policy****Summary**

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Development proposals will need to take into account the Council's published guidance.

Detailed policy requirements are set out in Policies:

- DPN7: Noise Impacts;
- DPN8: Light Impacts and Dark Skies;
- DPN9: Air Quality; and
- DPN10: Land Stability and Contaminated Land

**DPN7 – Noise Impacts**

The policy states that the natural environment and people's health and quality of life will be protected from unacceptable levels of noise.

Areas valued for tranquillity for recreation and amenity reasons, including protected landscapes and their setting and nature conservation sites, will be protected from unacceptable levels of noise.

Development will only be permitted where it:

- avoids significant adverse impacts on health and quality of life; and
- mitigates and minimises adverse impacts on health and quality of life; and
- where possible, contributes to the improvement of health and quality of life.

Development will be expected to be located, designed and controlled to avoid or minimise any potential significant adverse impacts from noise. Development should have good acoustic design including orientating or organising buildings (including consideration of the internal layout of buildings) to locate more noise sensitive

Policy	Summary
	<p>areas, such as the principal habitable rooms, away from potential sources of noise. Parking arrangements should be carefully considered to avoid noise and headlight nuisance.</p> <p>Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise, or other sources of high levels of noise such as commercial/ industrial sites or transport sources, unless adequate sound insulation measures, as supported by a noise assessment, are incorporated within the development. Noise generating development will be permitted where it can be demonstrated that nearby noise sensitive uses (existing or planned) will not be exposed to noise impact that will significantly adversely affect the amenity of existing and future users.</p> <p>If required by the local planning authority, the applicant will be required to provide:</p> <ul style="list-style-type: none"> <li>• an assessment of the impact of noise generated by a proposed development; or</li> <li>• an assessment of the effect of noise by an existing noise source upon a proposed development.</li> </ul> <p>Development proposals will need to take into account the Council's noise guidance.</p>
<p><b>DPN8 – Light Impacts and Dark Skies</b></p>	<p>The policy states that the natural environment and people's health and quality of life will be protected from unacceptable levels of light pollution.</p> <p>Development proposals must demonstrate that all opportunities to reduce light pollution (including sky glow, glare and light spillage) have been taken including minimising impacts on local amenity, intrinsically dark landscapes including protected landscapes and areas important for nature conservation and nature recovery.</p> <p>Artificial lighting proposals (including outdoor lighting, floodlighting and new street lighting) should be minimised in terms of intensity and number of fittings. The applicant should demonstrate that:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>the minimum amount of lighting necessary to achieve its purpose is specified or otherwise justified on safety or security grounds; and</li> <li>the design and specification of the lighting would minimise sky glow, glare and light spillage in relation to the visibility of the night sky, local amenity and local character; and</li> <li>the means of lighting would be unobtrusively sited and well-screened by landscaping; and</li> <li>low energy lighting is used; and</li> <li>there would not be an adverse impact on wildlife such as through consideration of the appropriate colour and temperature of lighting.</li> </ul> <p>Where lighting of a landmark or heritage feature is proposed, the level and type of illumination used would enhance the feature itself.</p> <p>Development proposals will need to take into account the Institute of Lighting Professionals guidance and other relevant guidance.</p>
<b>DPC1 – Protection and Enhancement of the Countryside</b>	<p>This Policy states that the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:</p> <ul style="list-style-type: none"> <li>it is necessary for the purposes of agriculture; or</li> <li>it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.</li> </ul>

Policy	Summary
<b>DPC4 – High Weald Area of Outstanding Natural Beauty</b>	<p>The best and most versatile agricultural land (Grades 1, 2 and 3a) will be protected from non-agricultural development proposals and will be protected from being covered by artificial surfaces that will prevent future use of the soils. Where significant development of any grade of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.</p> <p>Development proposals should demonstrate they are informed by landscape character. The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans)</p> <p>The policy states that development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves and enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;</p> <ul style="list-style-type: none"> <li>• the identified landscape features or components of natural beauty and to their setting;</li> <li>• the traditional interaction of people with the landscape and nature, and appropriate land management;</li> <li>• the historic landscape, character and local distinctiveness, historic settlement pattern, sense of place and setting of the AONB; and</li> <li>• the conservation of wildlife and cultural heritage.</li> </ul> <p>Development should demonstrate a positive contribution to the objectives of the High Weald AONB Management Plan and take account of the High Weald Housing Design Guide including applying a landscape-led design approach that reflects High Weald character; using high quality architecture; responding to the historic pattern and character of settlements; and protecting dark skies.</p>



Policy	Summary
<b>DPC5 – Setting of the South Downs National Park</b>	<p>Proposals which support the land-based economy and social well-being of local communities within the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the landscape character and views into and out of the AONB by virtue of its location or design.</p> <p>The policy states that development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.</p> <p>Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and South Downs Local Plan and other adopted planning documents and strategies.</p>
<b>DPB1: Character and Design</b>	<p>The policy states that all new development should be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings, alterations to existing buildings and the design of surrounding spaces.</p> <p>All applicants will be required to demonstrate that development takes the following into account:</p> <p><b>Understanding the Context</b></p> <ol style="list-style-type: none"> <li>i. reflects the distinctive character of the towns and villages and protects their separate identity and valued townscapes;</li> <li>ii. is sensitive to the countryside including the topography;</li> </ol>

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**Policy****Summary**

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**Layout, Streets and Spaces**

- iii. includes appropriate landscaping and greenspace;
- iv. contributes positively to, and clearly defines, public and private realms and designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- v. incorporates a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees (i.e. in parks and community orchards), including delivering treelined streets and protects open spaces and gardens that contribute to the character of the area;
- vi. vi. Incorporates well integrated parking and servicing areas that do not dominate the street environment, particularly where high density housing is proposed;

**Establishing the Structure**

- vii. is organised around green transport principles and creates a pedestrian and cyclist-friendly layout that is safe, well connected, legible and accessible;
- viii. optimises the potential of the site to accommodate development especially on brownfield sites and in locations close to facilities or with good public transport links.
- ix. take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (500+ dwellings) schemes will also normally be expected to incorporate a mixed use element;

**High Quality Building Design**

- x. creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme's design, layout, size, scale, massing and views;
  - xi. incorporates sustainable construction principles and is designed for adaptation and future weather events; and
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**Policy****Summary**

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**Residential Amenity**

- xii. does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policies DPN6, DPN7, DPN8 and DPN9).

Further information and guidance on supporting the delivery of high-quality new development, including design principles, can be found in the Mid Sussex Design Guide SPD.

**DPB2 – Listed Buildings and Other Heritage Assets****Listed Buildings**

The policy states that development will be required to preserve or enhance listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building; and
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Policy	Summary
	<p><b>Other Heritage Assets</b></p> <p>Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.</p> <p>The Council will seek to preserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.</p> <p>Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.</p>
<p><b>DPT2 – Rights of Way and Other Recreational Routes</b></p>	<p>The policy states that Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.</p> <p>Access to the countryside will be encouraged by:</p> <ul style="list-style-type: none"> <li>• Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;</li> <li>• Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible; and</li> <li>• Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: ‘multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).</li> </ul>

Policy	Summary
<b>DPI2 – Planning Obligations</b>	<p>The Policy states that where required, the Council will use planning obligations to address the impacts of development in line with the legal tests set out in the Community Infrastructure Levy Regulations 2010 (as amended).</p> <p>Other planning obligations may be sought to secure policy requirements set out in this plan and to mitigate the specific impacts of development in line with the legal tests set out in the Community Infrastructure Levy Regulations 2010 (as amended).</p> <p>Appendix 3 sets out the infrastructure quantity and accessibility standards and formulae used to calculate contributions. The infrastructure standards may be reviewed and will be set following assessments of need and viability. Contributions will be subject to inflation reviews to ensure the necessary infrastructure can be delivered.</p> <p>Where a planning obligation (which may also be known as a Section 106 Agreement or Unilateral Undertaking) is entered into, the Council and the County Council will secure fees associated with the monitoring of any planning obligations in addition to the Council's legal costs in drafting and completing the agreement. The current applicable fees to be levied will be shown on the Council's website.</p>
<b>DPI3 – Major Infrastructure Projects</b>	<p>The Policy states that the Council will consider applications against the relevant national planning policy and the strategy and relevant policies of the development plan. The objective from the Council's perspective is that such proposals should, where possible, contribute positively to the implementation of the spatial strategy and meet the underlying objectives of the plan. However, the Council will seek to adopt an approach which is consistent with relevant NPS and take into account operational requirements of the MIP.</p> <p>For a NSIP the Council will take into account through the preparation of a Local Impact report, how proposals through their formulation and implementation, avoid or minimise adverse impacts or harm to local places, communities and businesses and maximise local benefits wherever possible. Where the Council is the decision maker, these matters will be taken into account through the planning application process. In all cases the Council will also assess where appropriate how the consideration of alternatives has informed the proposals.</p>

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**Policy****Summary**

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The Council will consider the benefits and impacts of a proposal having regard to direct, indirect secondary and cumulative benefits and impacts, and benefits and impact interactions. This assessment will include the construction, operation and decommissioning (including restoration) stages of the project. It will also have regard to reasonably foreseeable development proposals in the local area, including other infrastructure projects and employment and residential development.

Depending upon the scale and nature of the proposals, in order to present sufficient information for the Council to undertake the assessment, it may request the preparation of Delivery Plans.

Delivery Plans will identify measures to be taken to maximise benefits, to avoid and minimise impacts, and to mitigate and compensate for impacts, with respect to matters such as the economy, climate change, sustainability, the environment, biodiversity net gain, transport and movement, housing, local communities (including safety, health, leisure and general well-being) council services, and education where this is justified by reference to national policy.

The Management or Delivery plans should identify the systems and resources that will be used to implement the proposed measures.

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**Table B-6 Summary of relevant South Downs Local Plan (2014 – 2033) Policies**

Policy	Summary
<b>Policy SD1: Sustainable Development</b>	<p>This policy states that when considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.</p> <p>The policy also states that the National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.</p> <p>The policy highlights that when determining any planning application, the Authority will consider the cumulative impacts of development.</p> <p>The policy concludes that planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:</p> <ol style="list-style-type: none"> <li>a. The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and</li> <li>b. There is substantial compliance with other relevant policies in the development plan.</li> </ol>
<b>Policy SD2: Ecosystem Services</b>	<p>This policy states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high-quality design, and by delivering all opportunities to:</p>

Policy	Summary
<b>Policy SD3: Major Development</b>	<ul style="list-style-type: none"> <li>a. Sustainably manage land and water environments;</li> <li>b. Protect and provide more, better and joined up natural habitats;</li> <li>c. Conserve water resources and improve water quality;</li> <li>d. Manage and mitigate the risk of flooding;</li> <li>e. Improve the National Park’s resilience to, and mitigation of, climate change;</li> <li>f. Increase the ability to store carbon through new planting or other means;</li> <li>g. Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;</li> <li>h. Support the sustainable production and use of food, forestry and raw materials;</li> <li>i. Reduce levels of pollution;</li> <li>j. Improve opportunities for peoples’ health and wellbeing; and</li> <li>k. Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.</li> </ul> <p>The policy also states that development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.</p> <p>This policy states that in determining what constitutes major development the National Park Authority will consider whether the development, including temporary events should they be deemed to constitute development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. The potential for significant adverse impact on the National Park will include the consideration of both the impact of cumulative development and the individual characteristics of each proposal and its context.</p> <p>The policy also states that planning permission will be refused for major developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:</p>



Policy	Summary
	<ul style="list-style-type: none"> <li>a. The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</li> <li>b. The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and</li> <li>c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</li> </ul> <p>The policy highlights that if it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities should be sought. Development proposals should be sustainable as measured against the following factors:</p> <ul style="list-style-type: none"> <li>a. Zero Carbon</li> <li>b. Zero Waste</li> <li>c. Sustainable Transport</li> <li>d. Sustainable Materials</li> <li>e. Sustainable Water</li> <li>f. Land Use and Wildlife</li> <li>g. Culture and Community</li> <li>h. Health and Wellbeing</li> </ul>
<p><b>Policy SD4: Landscape Character</b></p>	<p>This policy states that development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:</p> <ul style="list-style-type: none"> <li>a. They are informed by landscape character, reflecting the context and type of landscape in which the development is located;</li> <li>b. The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;</li> <li>c. They will safeguard the experiential and amenity qualities of the landscape; and</li> </ul>

Policy	Summary
	<p>d. Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.</p> <p>Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.</p> <p>The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.</p> <p>Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.</p> <p>The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.</p>
<p><b>Policy SD5: Design</b></p>	<p>This policy states that development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:</p> <ol style="list-style-type: none"> <li>a. Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;</li> <li>b. Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;</li> <li>c. Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;</li> <li>d. Create high-quality, clearly defined public and private spaces within the public realm;</li> </ol>

Policy	Summary
	<ul style="list-style-type: none"> <li>e. Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;</li> <li>f. Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;</li> <li>g. Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;</li> <li>h. Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;</li> <li>i. Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;</li> <li>j. Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and</li> <li>k. Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.</li> </ul>
<p><b>Policy SD6: Safeguarding Views</b></p>	<p>This policy states that development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.</p> <p>The policy also states that development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation &amp; Analysis Study:</p> <ul style="list-style-type: none"> <li>a. Landmark views to and from viewpoints and tourism and recreational destinations;</li> <li>b. Views from publicly accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;</li> <li>c. Views from public rights of way, open access land and other publicly accessible areas; and</li> <li>d. Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation &amp; Analysis Study, heritage assets (either in view or the view from) and biodiversity features.</li> </ul>

Policy	Summary
<b>Policy SD7: Relative Tranquillity</b>	<p>The policy concludes by stating that development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views</p> <p>This policy states that development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:</p> <ol style="list-style-type: none"> <li>a. Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;</li> <li>b. Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and</li> <li>c. Experience of users of the PRow network and other publicly accessible locations.</li> </ol> <p>The policy also states that development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.</p> <p>The policy highlights that development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.</p>
<b>Policy SD8: Dark Night Skies</b>	<p>This policy states that development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.</p> <p>The policy also states that development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:</p> <ol style="list-style-type: none"> <li>a. The installation of lighting is avoided; and</li> <li>b. If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:</li> </ol>

Policy	Summary
<b>Policy SD9: Biodiversity and Geodiversity</b>	<ul style="list-style-type: none"> <li>i. Any adverse impacts are avoided; or</li> <li>ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.</li> </ul> <p>The policy concludes that lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.</p> <p>This policy states that development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:</p> <ul style="list-style-type: none"> <li>a. Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;</li> <li>b. Identify and incorporate opportunities for net gains in biodiversity;</li> <li>c. Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;</li> <li>d. Protect and support recovery of rare, notable and priority species;</li> <li>e. Seek to eradicate or control any invasive non-native species present on site;</li> <li>f. Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA); and</li> <li>g. Comply with the mitigation hierarchy as set out in national policy.</li> </ul> <p>The policy highlights that the following hierarchy of site designation will apply in the consideration of development proposals:</p>

**Policy****Summary**

- a. **Internationally Protected Sites**, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations):
  - i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment
  - ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured
- b. **Nationally Protected Sites SSSI, NNRs, MCZ** as shown on the Policies Map:
  - i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an EIA
  - ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites
- c. **Irreplaceable Habitats** (including ancient woodland as shown on the Policies Map, and veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists
- d. **Locally Protected Sites** (Sites of Nature Conservation Importance (SNCI)/Local Wildlife Sites (LWS)/Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:

Policy	Summary
	<ul style="list-style-type: none"> <li>i. Development proposals considered likely to have a significant effect on local sites will be required to assess the impact by means of an Ecological Impact Assessment (EclA)</li> <li>ii. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated</li> </ul> <p><b>e. Outside of designated sites</b></p> <ul style="list-style-type: none"> <li>i. Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies where possible.</li> </ul>
<p><b>Policy SD10: International Sites The Mens SAC, Ebernoe Common SAC and Singleton &amp; Cocking Tunnels SAC</b></p>	<p>This policy states that development proposals on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including mature vegetative linear features such as woodlands, hedgerows riverine and wetland habitats) within the following ranges as shown on the Policies Map, should have due regard to the possibility that Barbastelle and Bechstein’s Bats will be utilising the site. Such proposals will be required to incorporate necessary surveys and ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance.</p> <ul style="list-style-type: none"> <li>a. 6.5km: Key conservation area – all impacts to bats must be considered given that habitats within this zone are considered critical for sustaining the populations of bats within the SACs; and</li> <li>b. 12km: Wider conservation area – significant impacts or severance to flightlines to be considered.</li> </ul> <p>Proposed use or development of the tunnels comprising the Singleton &amp; Cocking Tunnels SAC will be required to demonstrate that there is no adverse effect on the interest features, including hibernation habitat for Barbastelle and Bechstein’s Bats, or on the integrity of the site.</p> <p><b>Arun Valley SPA</b></p>

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Policy	Summary
	<p>Development proposals on greenfield sites within 5km of the Arun Valley SPA, as shown on the Policies Map, will undertake an appraisal as to whether the land is suitable for wintering Bewick Swan. If it is suitable then surveys will be undertaken to determine whether the fields are of importance to the swan population. If so, appropriate alternative habitat would be required before development could proceed.</p> <p><b>Wealden Heaths Phase II SPA</b></p> <p>Development proposals resulting in a net increase in residential units within 400m of the boundary of the Wealden Heaths Phase II SPA, as shown on the Policies Map, will be required to demonstrate that the need for development cannot be solely met outside of the 400m zone, and undertake a project specific HRA.</p> <p>Development proposals resulting in a net increase in residential units within 5km of the boundary of the Wealden Heaths Phase II SPA will be required to submit a screening opinion to the Authority for a project-specific HRA which, in consultation with Natural England, will determine whether a likely significant effect on the integrity of the site will result. Likely significant effects will be assessed through the HRA and any requirement for mitigation identified.</p> <p>To help protect the Wealden Heaths Phase II SPA, the National Park Authority will work with relevant authorities and Natural England as part of a working group with regard to monitoring, assessment and measures which may be required. Planning permission will only be granted for development that responds to the emerging evidence from the working group, the published recommendations, and future related research.</p> <p><b>Solent Coast SPAs</b></p> <p>Development proposals resulting in a net increase in residential units, within the Solent Coast SPAs (Chichester &amp; Langstone Harbours SPA, Portsmouth Harbour SPA and Solent &amp; Southampton Water SPA) zone of influence shown on the Policies Map, defined as 5.6km from the boundary of these sites, may be permitted where ‘in combination’ effects of recreation on the Solent Coastal SPAs are satisfactorily mitigated through the provision of an appropriate financial contribution to the delivery of strategic mitigation. In the absence of a financial contribution toward mitigation, an appropriate assessment may be required to</p>

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Policy	Summary
<b>Policy SD11: Trees, Woodland and Hedgerows</b>	<p>demonstrate that any 'in combination' impacts which are likely to have a significant adverse effect can be avoided or can be satisfactorily mitigated through a developer-provided package of measures.</p> <p>The policy states that development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.</p> <p>The policy also states that development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.</p> <p>The policy highlights that removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.</p> <p>The policy instructs that development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.</p> <p>The policy states that a proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.</p> <p>The policy concludes that development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the</p>

Policy	Summary
	site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.
<b>Policy SD12: Historic Environment</b>	<p>The policy states that development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.</p> <p>The policy instructs that applicants will be required to provide a Heritage Statement sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).</p> <ol style="list-style-type: none"> <li>1. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including the long-term conservation and enhancement of that asset.</li> <li>2. Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.</li> <li>3. Development proposals which appropriately re-use redundant or under-used heritage assets with the optimal viable use, which secures their long-term conservation and enhancement, including of their setting, will be supported.</li> <li>4. Development proposals for enabling development that would otherwise conflict with other planning policies but which would secure the future conservation of a heritage asset will be permitted provided:             <ol style="list-style-type: none"> <li>a. The proposals will not materially harm the heritage values of the asset or its setting;</li> <li>b. It can be demonstrated that alternative solutions have failed;</li> <li>c. The proposed development is the minimum necessary to protect the significance of the heritage asset;</li> <li>d. It meets the tests and criteria set out in Historic England guidance Enabling Development and the Conservation of Significant Places;</li> <li>e. It is subject to a legal agreement to secure the restoration of the asset; and</li> <li>f. It enables public appreciation of the saved heritage asset.</li> </ol> </li> </ol>

Policy	Summary
<b>Policy SD13: Listed Buildings</b>	<p>This policy states that development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where:</p> <ol style="list-style-type: none"> <li>a. They preserve and enhance the significance of the listed building and its setting by demonstrating that loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or</li> <li>b. Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.</li> </ol> <p>The policy also states that development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.</p>
<b>Policy SD14: Climate Change Mitigation and Adaptation of Historic Buildings</b>	<p>This policy states that development proposals will be permitted, and where relevant listed building consent granted, for works to heritage assets to adapt to, or mitigate the effects of, climate change where it can be clearly demonstrated that this is consistent with all of the following:</p> <ol style="list-style-type: none"> <li>a. The preservation and enhancement of the heritage asset's significance, character and appearance;</li> <li>b. The preservation and enhancement of the heritage asset's special architectural or historic interest;</li> <li>c. The long-term preservation of the historic built fabric; and</li> <li>d. The setting of the heritage asset.</li> </ol>
<b>Policy SD15: Conservation Areas</b>	<p>This policy states that development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided on the following matters:</p> <ol style="list-style-type: none"> <li>a. The relevant conservation area appraisal and management plan;</li> <li>b. Overall settlement layout and relationship to established landscape setting;</li> </ol>

Policy	Summary
	<ul style="list-style-type: none"> <li>c. Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;</li> <li>d. Distinctive character zones within the settlement;</li> <li>e. Mix of building types and uses, if significant to the historic evolution of the settlement;</li> <li>f. Use of locally distinctive building materials, styles or techniques;</li> <li>g. Historic elevation features including fenestration, or shop fronts, where applicable;</li> <li>h. Significant trees, landscape features, boundary treatments, open space, and focal points; and</li> <li>i. Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area.</li> </ul> <p>Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:</p> <ul style="list-style-type: none"> <li>a. The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and</li> <li>b. The replacement would make an equal or greater contribution to the character and appearance of the conservation area.</li> </ul>
<p><b>Policy SD16: Archaeology</b></p>	<p>This policy states that development proposals will be permitted where they do not cause harm to archaeological heritage assets and/or their setting. Sufficient information in a Heritage Statement is required to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.</p> <p>The policy highlights that there will be a presumption in favour of preservation in-situ for Scheduled Monuments and other archaeological heritage assets of equivalent significance.</p> <p>The policy also states that development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset's significance, will only be permitted where there is a clear justification in terms</p>

Policy	Summary
	<p>of public benefits arising from the development which outweigh that harm and, in the case of substantial harm/ loss, also meet the following requirements:</p> <ol style="list-style-type: none"> <li>a. There is no less harmful viable option; and</li> <li>b. The amount of harm has been reduced to the minimum possible.</li> </ol> <p>In these cases, preservation by record secured through an agreed Written Scheme of Archaeological Investigation will be required.</p>
<p><b>Policy SD17: Protection of the Water Environment</b></p>	<p>This policy states that development proposals that affect groundwater, surface water features, and watercourse corridors will not be permitted unless they conserve and enhance the following:</p> <ol style="list-style-type: none"> <li>a. Water quality and quantity, and help achieve requirements of the European Water Framework Directive, or its replacement;</li> <li>b. Ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal; and</li> <li>c. Specifically for surface water features and watercourse corridors:             <ol style="list-style-type: none"> <li>i. Biodiversity;</li> <li>ii. Historic significance;</li> <li>iii. Character, appearance, and setting;</li> <li>iv. Public access to and along the waterway for recreational opportunities; and</li> <li>v. Ability for maintenance of the watercourse, including for flood risk management purposes.</li> </ol> </li> </ol> <p>The policy also states that development within Groundwater Source Protection Zones (SPZs) will only be permitted provided that there is no adverse impact on the quality of the groundwater source, and provided there is no risk to its ability to maintain a water supply.</p>

Policy	Summary
	<p>The policy highlights that development proposals must incorporate measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status.</p> <p>The policy concludes that development proposals for the provision of agricultural reservoirs that aid demand management, water efficiency and water storage will be permitted where they are compatible with the National Park purposes.</p>
<p><b>Policy SD29: Rural Exception Sites</b></p>	<p>This policy states that proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:</p> <ol style="list-style-type: none"> <li>Affordable housing is provided in perpetuity;</li> <li>The site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall sustainability has been chosen;</li> <li>The scale and location relates well to the existing settlement and landscape character; and</li> <li>It is shown that effective community engagement has fed into the design, layout and types of dwellings proposed.</li> </ol> <p>The policy also states that the size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people’s housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community need.</p> <p>The policy highlights that occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community led and legally constituted organisations or CLTs where applicable.</p>
<p><b>Policy SD34: Sustaining the Local Economy</b></p>	<p>This policy states that development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>a. Promote and protect businesses linked to the National Park’s key sectors of farming, forestry and tourism;</li> <li>b. Promote and protect green businesses linked to ecosystem services;</li> <li>c. Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses;</li> <li>d. Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses;</li> <li>e. Provide flexibility for established businesses to secure future resilience and protect local jobs;</li> <li>f. Intensify the commercial use of an employment site and make a more efficient use of brownfield land; and</li> <li>g. Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.</li> </ul>
<p><b>Policy SD35: Employment Land</b></p>	<p>The policy states that the SDNPA will make overall provision for the following amounts of new employment land between 2014 and 2033:</p> <ul style="list-style-type: none"> <li>a. Office (B1a/b): approximately 5.3 hectares</li> <li>b. Industrial (B1c/B2): 1.8 hectares</li> <li>c. Small-scale warehousing (B8): 3.2 hectares</li> </ul> <p>The policy also states that development proposals for the change of use of redundant B2 premises and land to accommodate the need for new offices and/or warehousing will be permitted provided that there would not be a potentially adverse impact on the landscape and other special qualities of the National Park including by reason of traffic, noise or pollution.</p> <p>The policy indicates that the Authority will safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses. Change of use applications that would result in a loss of employment land will only be permitted provided that evidence of a robust marketing</p>

Policy	Summary
	<p>campaign of at least 12 months clearly demonstrates that there is no market demand for the business premises.</p> <p>The policy concludes that the principal and local employment sites are shown on the Policies Map, to which further protection applies as follows:</p> <ol style="list-style-type: none"> <li>a. On principal employment sites: B Class employment uses will be safeguarded from development proposals for Non-B Class Uses and evidence of a robust marketing campaign of at least 18 months will be required.</li> <li>b. On local employment sites: commercial uses will be safeguarded from development proposals for non-commercial uses and evidence of a robust marketing campaign of at least 18 months will be required.</li> </ol> <p>Details of marketing requirements are set out in Appendix 3.</p>
<b>Policy SD36: Town and Village Centres</b>	<p>The policy states that development proposals for town centre development will be permitted where they promote or protect the following hierarchy of identified centres as defined on the Policies Map:</p> <ol style="list-style-type: none"> <li>a. Market Town Centres: Petersfield, Midhurst, Petworth and Lewes</li> <li>b. Larger Village Centre: Liss</li> <li>c. Smaller Village Centres: Alfriston, Ditchling, Fernhurst and Findon</li> </ol>
<b>Policy SD37: Development in Town and Village Centres</b>	<p>The policy states that within the town and larger village centres as shown on the Policies Map, development proposals for main town centre uses, in particular those that promote or protect local markets and retailers linked to supply chains across the National Park will be permitted providing they do not harm the retail function of the centre, and are compatible with its scale and historic nature.</p> <p>The policy indicates that within the defined primary shopping frontages as shown on the Policies Map, the loss of units in Use Class A will not be permitted.</p>



Policy	Summary
	<p>The policy also highlights that planning permission will be granted for retail uses and for non-retail main town centre uses within the secondary shopping frontage as shown on the Policies Map.</p> <p>The policy states that development that supports the evening economy within the defined town and larger village centre, particularly for visitors/tourists, will be permitted provided the use would not result in adverse impacts on the amenity of residents and businesses.</p> <p>The policy also states that within the smaller village centres, development proposals for retail purposes will be permitted where they are compatible with its historic nature and of a scale appropriate to the community they sit within. Such development should be well related to any existing shops and services within the village unless it can be demonstrated that this is not feasible or practicable.</p> <p>The policy concludes that the loss of units in Use Class A that are fit for purpose will not be permitted within smaller village centres unless evidence of a marketing campaign of at least 24 months demonstrates that there is no market demand for the premises, and that its continued use for retail purposes is not viable. Details of marketing requirements are set out in Appendix 3.</p>
<p><b>Policy SD38: Shops Outside Centres</b></p>	<p>The policy states that development proposals for small convenience stores will be permitted where they:</p> <ol style="list-style-type: none"> <li>a. Have a net sales area less than 150m<sup>2</sup>; and</li> <li>b. Are to meet the everyday shopping needs of the local community.</li> </ol> <p>The policy also states that the loss of units in Use Class A that are fit for purpose will not be permitted unless evidence of a marketing campaign for at least 18 months demonstrates that there is no market demand for the premises, and that its continued use for retail purposes is not viable. Details of marketing requirements are set out in Appendix 3.</p>

**Policy****Summary**

The policy highlights that the development proposals for new farm shops or extensions to existing farm shops will be permitted provided that:

- a. The scale and scope would not harm the retail offer in the immediate area. Such shops should aim to sell:
  - i. At least 40 per cent of goods that are own produce plus local foods;
  - ii. 40 per cent of goods that are regional; and
  - iii. 20 per cent are from elsewhere.
- b. The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible.

The policy also states that development proposals for new garden centres, or extensions to existing garden centres, will be permitted where:

- a. It is demonstrated that the primary use of the centre is, and will remain, the sale of plants and horticultural products;
- b. The scale of operations is appropriate to the location;
- c. It is demonstrated that the use proposed is directly related to the supply chain of local horticultural businesses; and
- d. The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible, in which case it should be related physically and functionally to existing buildings associated with the business.

The policy indicates that a retail impact assessment will be required for retail development outside of the defined Market Town and Larger Village Centre boundaries but within the settlement policy boundaries, where the proposal exceeds the following thresholds for retail floorspace:

- a. Market Town: 750 m<sup>2</sup>
- b. Larger Village: 500 m<sup>2</sup>

Policy	Summary
	<p>The policy also highlights that a retail impact assessment will be required for retail development outside of Market Town and Larger Village settlement policy boundaries where the proposal exceeds 150m<sup>2</sup>.</p> <p>The policy concludes that all retail development outside centres should consider and take opportunities to increase people's awareness, understanding and enjoyment of the special qualities of the National Park.</p>
<p><b>Policy SD39: Agriculture and Forestry</b></p>	<p>The policy states that development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted where:</p> <ol style="list-style-type: none"> <li>a. There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need;</li> <li>b. The development occupies the site best suited to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Wherever possible, development should re-use or be on the footprint of an existing agricultural building, otherwise it should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for a more isolated location;</li> <li>c. The buildings are in keeping with local character and of a design that reflects the proposed agricultural or forestry use;</li> <li>d. The proposals include structure planting to integrate the development into the existing local landscape framework;</li> <li>e. A building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the need of the development proposed; and</li> <li>f. Existing redundant buildings within the application site which have a negative impact on landscape character are removed where appropriate.</li> </ol> <p>The policy also states that development proposals for new or improved access tracks for forestry or agriculture will be permitted where:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>a. The proposal is essential for the sustainable management of the land;</li> <li>b. It has been demonstrated that it is not feasible to accommodate the proposed traffic using existing accesses;</li> <li>c. The layout and design conserves and enhances local landscape character and the special qualities; and</li> <li>d. Where appropriate, the track is opened as a path for permissive public usage.</li> </ul>
<b>Policy SD40: Farm and Forestry Diversification</b>	<p>The policy states that development proposals relating to farm and forestry diversification will be permitted where:</p> <ul style="list-style-type: none"> <li>a. A diversification plan is submitted, which demonstrates that: <ul style="list-style-type: none"> <li>i. The proposed development(s) would contribute to the first purpose of the National Park by providing long-term benefit to the farming or forestry business as an agricultural/forestry operation;</li> <li>ii. Diversification activities remain subsidiary to the agricultural or forestry operation, in terms of physical scale and environmental impact; and</li> <li>iii. The proposed development does not cause severance or disruption to the agricultural holding.</li> </ul> </li> </ul> <p>And</p> <ul style="list-style-type: none"> <li>b. The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings, be of an appropriate scale, and retain agricultural character; and</li> <li>c. Any outdoor storage is provided as a minor ancillary element of other uses.</li> </ul>
<b>Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings</b>	<p>The policy states that the conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:</p> <ul style="list-style-type: none"> <li>a. The location is sufficiently well related to existing infrastructure, amenities and services;</li> <li>b. The existing vehicular access is suitable in landscape terms for the use proposed;</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>c. The original building is worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings;</li> <li>d. Conversion will not result in the need for another agricultural or forestry building on the holding;</li> <li>e. If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being reused in the first instance;</li> <li>f. There is no adverse impact on the character of the building and its setting, in particular its agricultural/forestry character, and</li> <li>g. The building is converted to the most appropriate viable use according to the following cascade:               <ul style="list-style-type: none"> <li>i. Firstly, housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers</li> <li>ii. Farm/forestry diversification for employment use</li> <li>iii. Affordable housing</li> <li>iv. Farm/forestry diversification for visitor accommodation or facilities</li> <li>v. Open market housing</li> </ul> </li> </ul> <p>The policy also highlights that the conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries identified as heritage assets will be permitted where:</p> <ul style="list-style-type: none"> <li>a. Part 1 of this policy is complied with;</li> <li>b. The optimal viable use is proposed to conserve and enhance the architectural and historic significance and setting of the heritage asset;</li> <li>c. Essential utilities and other functional requirements do not harm significant internal or external fabric; and</li> <li>d. Existing historic fabric and features of architectural or historic significance are retained and respected.</li> </ul>
<b>Policy SD42: Infrastructure</b>	<p>The policy states that development proposals for new, improved or supporting infrastructure will only be permitted where:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>a. It represents the least environmentally harmful option reasonably available, also having regard to the operational requirements and technical limitations of the proposed infrastructure; and</li> <li>b. The design minimises the impact on the natural beauty, wildlife and cultural heritage of the National Park and the general amenity of local communities.</li> </ul> <p>The policy also states that development proposals will only be permitted where appropriate, necessary and reasonable infrastructure investment has been secured either in the form of suitable on-site or off-site works, and/or financial contributions to mitigate its impact.</p> <p>The policy concludes that infrastructure delivery should be integrated with development phasing to ensure timely provision. Financial contributions towards future infrastructure maintenance will, where necessary, be secured by means of a legal agreement.</p>
<p><b>Policy SD44: Telecommunications and Utilities Infrastructure</b></p>	<p>This policy states that development proposals for new telecommunications and/or utilities infrastructure will be permitted where:</p> <ul style="list-style-type: none"> <li>a. The identified need cannot be met using existing infrastructure or other appropriate structures;</li> <li>b. They are of an appropriate design that would not have an adverse impact on the special qualities;</li> <li>c. They make use of all available technologies and suitable mitigation designed to minimise the impact on the landscape and general amenity;</li> <li>d. They minimise other relevant environmental impacts; and</li> <li>e. They remove, reduce in prominence, or move underground related existing infrastructure, where feasible.</li> </ul> <p>The policy also states that all new residential dwellings should be served by a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. All other non-residential buildings proposed to be regularly occupied must also be provided with this standard of connection when available, unless it can be demonstrated through consultation with relevant service providers that this would not be deliverable.</p>

Policy	Summary
<b>Policy SD45: Green Infrastructure</b>	<p>This policy states that development proposals will be permitted where they demonstrate that they:</p> <ul style="list-style-type: none"> <li>a. Maintain or enhance GI assets, GI links and the overall GI network; and</li> <li>b. Provide new GI, or improvements to existing green assets and green linkages, which are integrated into the development design, that meets the needs of communities both within and beyond the site's boundaries.</li> </ul> <p>The policy also states that GI proposals must contribute to multifunctional landscapes which:</p> <ul style="list-style-type: none"> <li>a. Strengthen connectivity and resilience of ecological networks;</li> <li>b. Incorporate GI measures that are appropriate to the type and context of the development proposal as part of an overall landscape design;</li> <li>c. Maximise opportunities to mitigate, adapt and improve resilience to climate change;</li> <li>d. Maximise opportunities for cycling and walking, including multi user routes and, where possible, facilitate circular routes; and</li> <li>e. Support health and wellbeing and improve opportunities for understanding and enjoyment of the National Park and its special qualities.</li> </ul> <p>The policy concludes by stating that development proposals that will harm the GI network must incorporate measures that sufficiently mitigate or offset their effects. 4. Where appropriate, the Authority will seek to secure via planning condition or legal agreement provision for the future management and/or maintenance of GI.</p>
<b>Policy SD48: Climate Change and Sustainable Use of Resources</b>	<p>This policy states that the Authority will encourage all new development to incorporate sustainable design features, as appropriate to the scale and type of development.</p> <p>The policy also states that all development proposals will be required to achieve the minimum standards as set out below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:</p>

Policy	Summary
	<p><b>Residential:</b></p> <ul style="list-style-type: none"> <li>i. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013) through the energy efficiency of the building and;</li> <li>ii. Water: Total mains consumption of no more than 110 litres per person per day.</li> </ul> <p><b>Non-residential and Multi-residential:</b></p> <ul style="list-style-type: none"> <li>i. Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent</li> </ul> <p>The policy highlights that all development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials.</p> <p>The policy concludes by stating that major development proposals should also include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.</p>
<p><b>Policy SD51: Renewable Energy</b></p>	<p>This policy states that development proposals for renewable energy schemes, except those specifically addressed in Criterion 2, that contribute towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be permitted where it is demonstrated through suitable site specific analysis that the proposal:</p> <ul style="list-style-type: none"> <li>a. Makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational;</li> <li>b. Ensures existing public access is not impeded; and</li> <li>c. Does not result in the loss in use of Grades 1, 2 or 3a agricultural land.</li> </ul>



Policy	Summary
	<p>The policy also states that development proposals for small-scale individual wind turbines and freestanding solar arrays serving individual properties or small groups of properties will be permitted where:</p> <ol style="list-style-type: none"> <li>a. They are suitably sited and screened and clearly associated with the buildings or properties that they are intended to serve;</li> <li>b. They are appropriate in scale to the property being served; and</li> <li>c. There is no unacceptable adverse impact on local amenity or conflict with public safety.</li> </ol>
<p><b>Policy SD54: Pollution and Air Quality</b></p>	<p>This policy states that development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation.</p> <p>The policy highlights that development proposals that by virtue of their location, nature or scale could impact on an existing AQMA, as shown on the Policies Map, will be required to:</p> <ol style="list-style-type: none"> <li>a. Have regard to any relevant Air Quality Action Plan (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP; and</li> <li>b. Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.</li> </ol> <p>The policy also state that development proposals will be required to provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA. The policy concludes by saying that development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.</p>

**Table B-7 Summary of relevant West Sussex Waste Local Plan Local Plan Policies**

Policy	Summary
<b>Policy W2: Safeguarding Waste Management Sites and Infrastructure</b>	<p>This policy states that development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless:</p> <ol style="list-style-type: none"> <li>the current use is temporary and the site or infrastructure is unsuitable for continued waste use;</li> <li>continued use of the site or infrastructure for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment;</li> <li>redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for waste use; or</li> <li>a suitable replacement site or infrastructure has been identified and permitted.</li> </ol>
<b>Policy W10: Strategic Waste Allocations</b>	<p>This policy states that the following sites are allocated to meet identified shortfalls in transfer, recycling and recovery capacity. Accordingly, they are acceptable, in principle, for the development of waste management facilities for the transfer, recycling, and/or recovery of waste (including the recycling of inert waste):</p> <ol style="list-style-type: none"> <li>Site north of Wastewater Treatment Works, Ford (Policy Map 1);</li> <li>Hobbs Barn, near Climping (Policy Map 2);</li> <li>Fuel Depot, Bognor Road, Chichester (Policy Map 3);</li> <li>Brookhurst Wood, near Horsham (Policy Map 4); and</li> <li>Land west of Wastewater Treatment Works, Goddards Green (Policy Map 5).</li> </ol> <p>The policy highlights that the following site is allocated to meet an identified shortfall in noninert landfill capacity. Accordingly, it is acceptable, in principle, for that purpose:</p> <ol style="list-style-type: none"> <li>Extension to Brookhurst Wood Landfill Site, near Horsham (Policy Map 4).</li> </ol>

Policy	Summary
	<p>The policy also states that the development of a site allocated under (a)-(b) must take place in accordance with the policies of this Plan and satisfactorily address the 'development principles' for that site identified in the supporting text to this policy.</p> <p>The policy concludes that the sites allocated under (a)-(b) will be safeguarded from any development either on or adjoining the sites that would prevent or prejudice their development (in w</p>

**Table B-8 Summary of relevant West Sussex Joint Minerals Local Plan Policies**

Policy	Summary
<b>Policy M9: Safeguarding Minerals</b>	<p>The policy states that the existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.</p> <p>The policy concludes that soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless:</p> <ol style="list-style-type: none"> <li>i. Mineral sterilisation will not occur; or</li> <li>ii. it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or</li> <li>iii. the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.</li> </ol>
<b>Policy M10: Safeguarding</b>	<p>The policy states that development on, or near to, sites hosting permanent minerals infrastructure, that would prevent or prejudice its operation will not be permitted unless:</p>

Policy	Summary
<b>Minerals Infrastructure</b>	<ul style="list-style-type: none"> <li>i. the site or infrastructure is no longer suitable for continued minerals use; or</li> <li>ii. redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for minerals use; and,</li> <li>iii. a suitable replacement site or infrastructure has been identified and is available.</li> </ul> <p>The policy highlights that where safeguarded infrastructure is situated within a host quarry, wharf, or rail depot facility, it is safeguarded for the life of the host site.</p> <p>The policy also states that the following permanent wharves and railheads are safeguarded for the purposes of mineral transportation:</p> <ul style="list-style-type: none"> <li>i. ARC Wharf, Shoreham (Policies Map 2)</li> <li>ii. Turberville and Penneys Wharf, Shoreham (Policies Map 2)</li> <li>iii. Halls Wharf, Shoreham (Policies Map 2)</li> <li>iv. Rombus Wharf, Shoreham (Policies Map 2)</li> <li>v. Railway Wharf, Littlehampton (Policies Map 4)</li> <li>vi. Chichester Railway Sidings (Policies Map 5)</li> <li>vii. Ardingly Rail Depot (Policies Map 6)</li> <li>viii. Tinsley Goods Yard, Crawley (Policies Map 7)</li> <li>ix. Crawley Goods Yard (Policies Map 7)</li> <li>x. Crawley Goods Yard (Policies Map 7)</li> </ul> <p>The policy indicates that development on, or near to, sites hosting temporary minerals infrastructure, that would prevent or prejudice its operation, will not be permitted, for the duration of the temporary permission, unless:</p> <ul style="list-style-type: none"> <li>i. the site or infrastructure is no longer in, or suitable for, continued minerals use; or</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>ii. redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for minerals use;</li> </ul> <p>The policy concludes that the following temporary wharves are safeguarded for the purpose of mineral transportation:</p> <ul style="list-style-type: none"> <li>i. Kingston Railway Wharf (Policies Map 3)</li> <li>ii. New Wharf (Policies Map 3)</li> </ul>

## Neighbourhood Plan Policies

### Arun District Council area

**Table B-9 Summary of relevant Angmering Neighbourhood Plan (Made 2015) Policies**

Policy	Summary
<b>Policy TM1: Local Highways</b>	<p>This policy states that proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion.</p> <ul style="list-style-type: none"> <li>a. New developments which seek to provide an access road from Roundstone Lane onto the A280 by-pass to reduce through traffic in the Conservation Area will be considered favourably.</li> <li>b. Proposals for development that generate traffic are required to demonstrate that the level of traffic which has to travel through the village conservation area, is minimised through the provision, where possible, of</li> </ul>

Policy	Summary
	improved vehicular and pedestrian access to key locations in the village, particularly the schools and the railway station.
<b>Policy TM2: Cycling Walking &amp; Equestrian</b>	<p>This policy states that support will be given to proposals which increase or improve the network of cycle ways, footways and footpaths.</p> <ul style="list-style-type: none"> <li>a. Proposals which harm the following characteristics of public rights of way will be resisted: <ul style="list-style-type: none"> <li>i. Safety.</li> <li>ii. Directness.</li> <li>iii. Access and Connections.</li> <li>iv. Attractiveness.</li> <li>v. Convenience.</li> <li>vi. Features such as trees and hedgerows.</li> </ul> </li> <li>b. Proposals should seek, where possible, to create cycle paths so as to provide safe and effective routes across the Neighbourhood Area, and where possible join up with National Cycle Ways.</li> </ul> <p>Developer or CIL contributions will be sought from all new developments to fund improvements to the existing cycle and footpath networks as well as supporting the provision of new connections, where these have been identified and can be delivered.</p>
<b>Policy: EH2: Protect the Landscape setting of the South Downs National Park</b>	This policy states that new development within land adjoining the SDNP, or that contributes to the setting of the Park, will be supported. It should not adversely affect the views into and out of the Park by virtue of its location or design.
<b>Policy EH3: Flood Prevention</b>	Angmering is categorised as at a medium to high risk of flooding from rainfall runoff from the land and is also a groundwater emergence zone and for these two criteria have been assigned the highest risk categories.

Policy	Summary
	<ul style="list-style-type: none"> <li>a. Any new development must ensure that the prospect of flooding within the development boundaries is mitigated.</li> <li>b. Any new development must ensure that it does not increase the flooding impact it may have on surrounding properties and areas.</li> <li>c. Development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate.</li> </ul>

**Table B-10 Summary of relevant Climping Neighbourhood Plan (Made 2016) Policies**

Policy	Summary
<b>Policy CPN 2: Designation and protection of Local Green Spaces</b>	<p>This policy states that the Plan designates the following locations (see map) as Local Green Spaces.</p> <ul style="list-style-type: none"> <li>a. Clymping Village Hall Playing Field</li> <li>b. St Mary's Church Green</li> <li>c. Horsemere Green Lane – Pond area</li> </ul> <p>Development that does not enhance their value as Local Green Space will not normally be permitted unless very special circumstances apply, including to meet utility infrastructure needs where there is no viable alternative.</p>
<b>Policy CPN 7: Protection of Open Views</b>	<p>This policy states that all development will be considered with regard to the need to protect the open landscape character of the countryside and beach. The Clymping Character Assessment will be used as a reference to assess the impact of proposals.</p>
<b>Policy CPN 8: Protection of Trees and Hedgerows</b>	<p>This policy states that development requiring planning permission that damages or results in the loss of trees or hedgerows of arboricultural and amenity value will not be permitted unless the benefits of the proposed development outweigh the amenity value of the protected trees.</p>

Policy	Summary
	<p>The policy also states that development proposals must be designed to retain trees or hedgerows of good arboricultural and amenity value. Trees, woodlands and hedgerows which are important to the generally open rural environment of the Parish are identified in the Clymping Character Assessment.</p> <p>The policy concludes by stating that development proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.</p>
<p><b>Policy CPN 9: Protection of Natural Habitats</b></p>	<p>This policy states that development that results in harm to existing national and locally protected habitats will not normally be permitted. In some circumstances development proposals may be acceptable if accompanied by:</p> <ul style="list-style-type: none"> <li>a. An independent assessment of the overall net environmental impact, and</li> <li>b. Acceptable proposals to mitigate harm, or</li> <li>c. Acceptable proposals for the provision of equivalent alternative habitats</li> </ul>
<p><b>Policy CPN 10: Protection of high grade Agricultural Land</b></p>	<p>This policy states that development will not be permitted on the best and most versatile agricultural land, defined for the purposes of this policy as land graded 1, 2 or 3A in the national farmland grading scheme unless special circumstances can be demonstrated which may include</p> <ul style="list-style-type: none"> <li>a. there is an overriding need for the development in the proposed location and development on the site is demonstrated as the most sustainable option</li> <li>b. the development conforms to other statutory national and local planning policies</li> </ul>
<p><b>Policy CPN 11: Quality of Design</b></p>	<p>This policy states that new development, including, rebuilding or alterations, must be of a high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment.</p> <p>Good design in Clymping means:</p>



Policy	Summary
	<ul style="list-style-type: none"> <li>a. responding to and integrating with the local built environment and landscape context as described in the Clymping Character Assessment; and</li> <li>b. respecting established building set back, using boundary treatments that reflect local context, and arrangements of front gardens, walls or trees and hedges; and</li> <li>c. using good quality materials that complement the existing palette of materials used within Clymping; and</li> <li>d. maintaining the visual importance and setting of landmark buildings as designated in the Clymping Character Assessment; and</li> <li>e. adopting the principles of sustainable urban drainage; and</li> <li>f. taking into account the requirements of 'Secure by Design'4 to minimise the likelihood and fear of crime;</li> <li>g. using innovation to achieve low carbon sustainable design; and</li> <li>h. providing for:               <ul style="list-style-type: none"> <li>i. sufficient external amenity space,</li> <li>ii. refuse and recycling storage</li> <li>iii. car and bicycle parking</li> <li>iv. child and disabled facilities where appropriate</li> <li>v. the Integration of meter boxes, lighting, flues and ventilation ducts, gutters and pipes, satellite dishes, aerials and telephone lines</li> </ul> </li> </ul> <p>Development proposals of poor design that fail to take the opportunities available for improving local character and quality of an area and the way it functions will not be permitted.</p>
<p><b>Policy CPN 12: Reducing the risk of flooding</b></p>	<p>This policy states that all developments in flood sensitive areas, including new green spaces, will be designed and constructed to reduce the level of flood risk.</p> <p>Proposals for flood prevention works, including that for coast protection and sea flooding defence, will be supported provided that every attempt is made to reflect the visual character of the area, maintain the attractiveness and access to the beach.</p>

Policy	Summary
	<p>Where there is potential for harm to existing coastal and inland habitats as part of any flood defence, an assessment of the environmental impact and proposed mitigation measures must be submitted and will be considered by taking into account the environmental benefits of the protection measures.</p>
<p><b>Policy CPN 13: Retain buildings or structures of character</b></p>	<p>This policy states that as well as nationally listed buildings, locally listed buildings identified by Arun District Council and scheduled ancient monuments, other key buildings or structures which are of significant local architectural and historic interest and contribute to Clymping’s distinctiveness are set out in the Clymping Character Assessment and listed in section 4.14 in this Plan.</p> <p>Development proposals will be expected to retain and enhance the local distinctiveness of the identified buildings and structures and their setting.</p>
<p><b>Policy CPN 14: Traffic and the Environment</b></p>	<p>Development which will have a detrimental impact on highway safety and the living conditions of residents will be resisted. Consideration will be given towards securing planning obligations which meet the national policy guidance in NPPF paragraph 204, in relation to increasing highway capacity, traffic management and traffic calming measures which will make the development acceptable.</p> <p>Wherever possible, the mitigation measure should be put in place before the development itself is permitted to be used.</p> <p>Priorities for Clymping are:</p> <ol style="list-style-type: none"> <li>a. Increasing and enhancing pedestrian and cycle networks</li> <li>b. Safe crossing points for pedestrians, cyclists and equestrians to reduce the severance effect of the A259, traffic calming measures on local roads whilst retaining their essentially rural character</li> <li>c. Measures that reduce the impact of heavy goods vehicles on local roads such as:             <ol style="list-style-type: none"> <li>i. restrict commercial traffic to designated routes;</li> <li>ii. provide a signing strategy to ensure that only the most appropriate roads are used and unsuitable traffic is kept away from residential areas;</li> </ol> </li> </ol>

Policy	Summary
	iii. control traffics speeds to improve road safety and reduce environmental impact.

**Table B-11 Summary of relevant Littlehampton Neighbourhood Plan (Made 2014) Policies**

Policy	Summary
<b>Policy 1: The Presumption in Favour of Sustainable Development</b>	<p>This policy states that planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:</p> <ol style="list-style-type: none"> <li>other relevant policies in the Development Plan for Arun indicate otherwise;</li> <li>or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework (March 2012) taken as a whole;</li> <li>or specific policies in the Framework or other material considerations indicate that development should be restricted.</li> </ol> <p>Littlehampton Town Council will take a positive approach to its consideration of development. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.</p>
<b>Policy 16: Open Spaces</b>	<p>There will be a general presumption against development proposals on any accessible public open space in the town as listed and mapped in Appendix 2.</p> <p>Existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on except in very special circumstances unless:</p> <ul style="list-style-type: none"> <li>• An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> </ul>

Policy	Summary
	<ul style="list-style-type: none"> <li>• The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>• The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss</li> <li>• The development is ancillary to the use of that land as recreational/open space.</li> </ul>
<b>Policy 20: Arundel Chord Rail Improvement Scheme</b>	<p>This policy states that the Neighbourhood Plan supports the implementation of the Arundel Chord Rail Improvement Scheme at the Arundel Junction in the plan area, provided its design incorporates flood risk mitigation measures.</p>
<b>Policy 22: Design of New Development</b>	<p>This policy states that the Neighbourhood Plan encourages all planning applications submitted for major development proposals to be considered by a Littlehampton Design Assessment Panel as part of the pre-application consultations.</p> <p>The Panel will be encouraged to consider emerging proposals and planning applications against the design criteria established in the development plan.</p> <p>The Neighbourhood Plan will support proposals for the housing developments, provided they can clearly demonstrate that, in responding to the adopted West Sussex ‘Guidance for Parking in New Residential Developments, September 2010’ Supplementary Planning Document:</p> <ol style="list-style-type: none"> <li>the scheme layout and building plot configurations are able to properly accommodate the forecast requirement for off-street and on-street car parking, and</li> <li>it is possible to effectively manage the consequence of under provision of car parking spaces once the scheme is fully occupied</li> <li>the carriageway widths of roads that may support (existing and future) local bus routes, are capable of doing so.</li> </ol>

## Horsham District Council

**Table B-12 Summary of relevant Storrington & Sullington and Washington Neighbourhood Plan (Made 2019) Policies**

Policy	Summary
<b>Policy 1: A Spatial Plan for the Parishes</b>	<p>This policy states that the Neighbourhood Plan defines the Built-Up Area Boundaries of Storrington, Sullington and Washington, as shown on the Policies Map. Development proposals located inside the boundaries will be supported provided they accord with other provisions of the Development Plan.</p> <p>Development proposals outside the Built up Area of Washington will be supported on any allocated site(s) and within the area within and around Montpelier Gardens / Luckings Yard as shown on Inset Plan 4 or if it results in the reuse of previously developed land on land outside the South Downs National Park provided the proposal accords with other policies in the Development Plan.</p> <p>Development proposals outside of these definitions will be require to conform to Development Plan policies in respect of the management of development in the countryside.</p> <p>The Built-Up Area Boundary and all the policies in this Neighbourhood Plan that affect housing supply, including allocations and the BUAB (but excluding Local Green Space), will need to be reviewed once the Horsham Local Plan has been adopted, if not earlier, to avoid the policies becoming out of date.</p>
<b>Policy 15: Green Infrastructure &amp; Biodiversity</b>	<p>This policy states that development proposals must ensure the green infrastructure assets of the Parishes are protected and maintained, and wherever possible, enhanced.</p> <p>Development proposals will be supported, provided their layout and landscape schemes have regard to the following principles as appropriate:</p>

Policy	Summary
	<ul style="list-style-type: none"> <li>i. Existing hedgerows, trees, banks, ponds, watercourses and other important landscape and natural features must be retained wherever possible to encourage wildlife and for visual reasons; any hedgerow replacement must be with indigenous species, e.g. avoiding the use of coniferous plants;</li> <li>ii. Development proposals should demonstrate that appropriate consideration has been given to providing for wildlife and that, wherever possible, sustainable proposals to protect wildlife interests have been incorporated into the design;</li> <li>iii. All trees are important to the setting of the parishes and to wildlife and so regard must be had to their retention or replacement with indigenous species to retain that setting;</li> <li>iv. Schemes must retain existing green corridors, ponds and other important wildlife habitats and the opportunity for a landscape scheme to provide a new green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised where it is practical.</li> <li>v. Landscape schemes should provide for the effective screening of new developments, including providing for their ongoing maintenance;</li> <li>vi. Landscape design proposals should seek to create multifunctional networks of spaces and features which connect with surrounding and existing biodiversity corridors;</li> <li>vii. New development should minimise the need to travel and through good design and site layouts prioritise the needs of pedestrians and cyclists, minimising the distance to local transport modes and maximising opportunities to connect with existing pedestrian and cycle networks;</li> <li>viii. Sustainable urban drainage measures should be integrated within the landscape design as part of a multifunctional layout. Where possible this should incorporate appropriate surface water features.</li> </ul>
<b>Policy 16: Local Green Spaces</b>	<p>This policy states that the Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:</p> <ul style="list-style-type: none"> <li>1. The Mill Pond</li> <li>2. Meadowside</li> <li>3. The Hormare Field</li> <li>4. Storrington Memorial Pond, Pulborough Road</li> </ul>

Policy	Summary
	<ol style="list-style-type: none"> <li>5. Windmill Copse</li> <li>6. Sullington Recreation Ground</li> <li>7. Matt's Meadow</li> <li>8. Fryern Dell</li> <li>9. The Glade</li> <li>10. Washington Recreation Ground</li> <li>11. Storrington Recreation Grounds</li> <li>12. The Triangle</li> <li>13. Jockey's meadow</li> <li>14. Vera's Shelter and Green (Heath Common)</li> <li>15. 1st extension graveyard</li> <li>16. Milford Grange Country Park</li> <li>17. The Glebe Field</li> <li>18. Riverside Walk</li> <li>19. Sandgate Park</li> </ol> <p>Proposals for development in a Local Green Space will be resisted other than in very special circumstances, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose. (e.g. Small areas of car parking).</p>
<b>Policy 17: Traffic &amp; Transport</b>	<p>This policy states that development proposals will be supported provided they can demonstrate that their residual traffic impacts on the local road network are not severe.</p>

**Table B-13 Summary of relevant West Grinstead Parish Neighbourhood Plan (Made 2021) Policies**

Policy	Summary
<b>Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife</b>	<p>This policy states that as appropriate to their scale and nature, development proposals will be supported which:</p> <ol style="list-style-type: none"> <li>1. Seek to promote the use of traditional native species in landscaping and hedges where appropriate;</li> <li>2. Seek to promote landscape buffers to complement green infrastructure and biodiversity;</li> <li>3. Conserve and enhance wildlife habitats including grassland and woodlands and where practicable, connect habitat and wildlife populations;</li> <li>4. Provide for a net increase in biodiversity gain; and</li> <li>5. Seek to protect and develop Public Rights of Way and where practicable, provide attractive and accessible links to the existing network.</li> </ol>
<b>Aim 7: Footpaths, Bridleways, and Cycleways</b>	<p>This aim states that the Parish Council will support proposals which:</p> <ol style="list-style-type: none"> <li>1. Include safe access and routes for cyclists to promote this mode of transport and reduce reliance on private cars.</li> <li>2. Maintain and enhance the connectivity of the footpath and bridleway network in the Parish, particularly having regard to the interests of horse riders, and promote sustainable modes of transport.</li> <li>3. Keep footpaths clear and well sign-posted.</li> <li>4. Protect and enhance the Downs Link.</li> <li>5. Enhance, protect and maintain the environment surrounding the Downs Link in order to sustain the current landscape and to ensure the natural beauty of the countryside continues to be accessible to and appreciated by all users.</li> <li>6. Seek to establish a cycle/bridleway route from the Downs Link at Partridge Green to Shermanbury.</li> <li>7. Provide a new pedestrian/cycleway (and possibly bridleway) to enable a safer link-up of the Downs Link through Partridge Green where it currently follows the B2135.</li> </ol>



**Table B-14 Summary of relevant Wineham and Shermanbury Plan (Made 2017) Policies**

<b>Policy</b>	<b>Summary</b>
<b>Policy 1: Flood Risk</b>	<p>This policy states that new development should not increase the risk of run off from flooding either on site or elsewhere.</p> <p>Residential development within areas of high flood risk as defined on the Environment Agency Flood Maps will not be permitted unless justified by the Sequential and Exception Test.</p> <p>All housing developments should provide for adequate surface water and foul drainage capacity including the provision of sustainable urban drainage systems.</p>
<b>Policy 2: Protect and Enhance Biodiversity</b>	<p>This policy states that development proposals should:</p> <ol style="list-style-type: none"> <li>1. Allow for the retention of existing mature trees and hedges;</li> <li>2. Provide bird and bat nesting boxes;</li> <li>3. Protect Biodiversity Action Plan (BAP) Habitats; and</li> <li>4. Include hedgerows of native species for screening purposes.</li> </ol>
<b>Policy 3: Heritage Assets</b>	<p>This policy states that development should protect and not adversely affect the Parish's heritage assets or their settings.</p> <p>Development in the area around the Saxon Church of St. Giles (Grade II*), Ewhurst Manor (Grade II with a Grade I listed gatehouse and moat) and Shermanbury Place (Grade II), shall not be harmful to the heritage assets or their settings.</p>
<b>Policy 4: Location and Setting</b>	<p>This policy states that development should:</p> <ol style="list-style-type: none"> <li>1. Be designed to a high quality which positively responds to the heritage, tranquility and distinctive rural character and respects the identity of the local context, by way of; height, scale, spacing, layout, orientation, design and materials of buildings;</li> </ol>

Policy	Summary
	<ol style="list-style-type: none"> <li>2. Respect the natural contours of a site and protect and sensitively incorporate natural features such as trees, hedges, watercourses and ponds within the site;</li> <li>3. Create safe, accessible environments;</li> <li>4. Enable non car modes of travel that meet the needs of users;</li> <li>5. Not result in unacceptable levels of light, noise, air or water pollution;</li> <li>6. Protect and enhance wildlife habitats and biodiversity; and</li> <li>7. Provide sufficient sensitively sited storage space for refuse collection.</li> </ol>
<b>Policy 5: Design</b>	<p>This policy states that development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.</p>
<b>Aim 2: Footpaths and Bridleways</b>	<p>This aim states that landowners will be encouraged to maintain and/or enhance bridleways and footpaths within the Parish, including between Shermanbury and Wineham. New routes which enhance the off-road network to benefit Parish residents will be supported. Support will be offered to encourage bridleway links;</p> <ol style="list-style-type: none"> <li>1. From the A281 west to the Downs Link.</li> <li>2. Between Fryland Lane with existing bridleway 2393.</li> <li>3. Between bridleway 1785 and bridleway 1730.</li> </ol>
<b>Aim 8: Road Safety</b>	<p>This will enable cross-Parish connectivity thereby encouraging non-car travel across the Parish and allowing recreation benefits to be enjoyed.</p> <p>This aim states that the Parish Council will seek to support development which;</p> <ol style="list-style-type: none"> <li>1. Does not adversely affect road safety;</li> <li>2. Promotes safer and more sustainable journeys; and</li> <li>3. Ensures sight lines for traffic egress and ingress are appropriate.</li> </ol>

## Mid Sussex Council Area

**Table B-15 Summary of relevant Bolney Neighbourhood Plan (Made 2016) Policies**

Policy	Summary
<b>Policy BOLE1 – Protect and Enhance Biodiversity</b>	<p>This policy states that development proposals should protect and, where possible, enhance biodiversity by:</p> <ol style="list-style-type: none"> <li>1. ensuring they do not have an unacceptable impact on sites of environmental importance; and</li> <li>2. ensuring they do not result in loss of or unacceptable harm to protected species or their habitats and ancient or species-rich hedgerows, grasslands and woodlands; and in the case of loss or deterioration of irreplaceable habitats permission will be refused unless the need for, and the benefits of, the development in that location clearly outweigh the loss; and</li> <li>3. preserving ecological networks such as colonies of native flora, migration and transit routes of fauna across roads and between green spaces, feeding and breeding grounds; and</li> <li>4. protecting ancient trees or trees of arboricultural value; and</li> <li>5. adopting best practice in Sustainable Urban Drainage Systems (SUDS); and</li> <li>6. where possible, planting screening and amenity hedges and trees consistent with native species in the area, paying heed to eventual height, spread and shadow.</li> </ol>
<b>Policy BOLE2 – Protect and Enhance the Countryside</b>	<p>This policy states that Outside the Built-up Area Boundary, development must demonstrate that it does not have an unacceptable impact on the landscape. In particular, development proposals must demonstrate how they have addressed the requirements of BOLD1 of the Neighbourhood Plan.</p> <p>Major development which has an unacceptable impact on the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty shall be refused, unless it can be demonstrated that there are exceptional circumstances and that it is in the public interest.</p>
<b>Policy BOLD1 – Design of New</b>	<p>Planning permission for new development will ordinarily be permitted subject to the following criteria:</p>

Policy	Summary
<b>Development and Conservation</b>	<ol style="list-style-type: none"> <li>1. It is designed to a high quality which reflects Bolney’s rural nature and responds to the heritage and distinctive character by way of;</li> <li>2. height, scale, spacing, layout, orientation, design and materials of buildings, and the scale, design and materials of the public realm (highways, footways, open space and landscape); and</li> <li>3. It does not have an unacceptable impact on the setting of any heritage asset; and</li> <li>4. It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and</li> <li>5. It creates a safe, accessible and well-connected environment that meets the needs of its users; and</li> <li>6. It will not result in unacceptable levels of light, noise, air or water pollution, and</li> <li>7. Where possible, it provides lock-up facilities for storage of bicycles, children’s pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility.</li> </ol>
<b>Policy BOLA4 – Securing Infrastructure</b>	<p>This policy states that any development permitted will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development.</p> <p>Development which is otherwise acceptable that provides contributions to the Bolney Neighbourhood Plan infrastructure projects listed in paragraph 4.87 will be strongly supported.</p>
<b>Policy BOLT1 – Transport Impact of Development</b>	<p>This policy states that planning permission will be granted for development proposals where they meet the following criteria, subject to compliance with the other policies:</p> <ol style="list-style-type: none"> <li>a. That any additional traffic generated by the proposal has an acceptable impact on the Parish’s pedestrians, cyclists, road safety and will not lead to increased congestion; and</li> <li>b. Vehicular, cyclist and pedestrian access into, within and exiting any development is safe and has adequate visibility; and</li> <li>c. Any available opportunities are taken to provide safe pedestrian or cycle routes from the development to key facilities in Bolney village.</li> </ol>

**Table B-16 Summary of relevant Twineham Neighbourhood Plan (Made 2016) Policies**

Policy	Summary
<b>Policy TNP 2: Design</b>	<p>This policy states that all development should be of good design consisting of the best practice standards for well-designed new homes and neighbourhoods in force at the time, contemporary and innovative design is encouraged where appropriate. This means development should:</p> <ol style="list-style-type: none"> <li>a. Include energy and water efficiency measures</li> <li>b. Use quality materials, these should be sustainably and locally sourced where feasible.</li> <li>c. Apply space standards taking into account the user, circulation space and the need for storage</li> <li>d. Contribute positively to the local character and rural setting</li> <li>e. Recognise that architectural integrity is of paramount importance and respond in a coherent way</li> <li>f. Not be dominated by parking and hard surfacing</li> <li>g. Utilise appropriate landscaping</li> </ol>
<b>Policy TNP4: Landscape and Environment</b>	<p>This policy states that new development will be supported which is in accordance with other policies of the plan and:</p> <ol style="list-style-type: none"> <li>1. Respects local landscape quality ensuring that views and vistas are maintained wherever possible.</li> <li>2. Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and sources of renewable energy.</li> <li>3. All development schemes submitted must be accompanied by a landscaping scheme which aims to retain amenity and historic trees and hedges. New tree and hedge planting of native species will be encouraged throughout Twineham Parish.</li> </ol>

## Supplementary Planning Documents (SPD)

**Table B-17 Summary of relevant Arun SPD**

Policy	Summary
<b>Arun District Design Guide SPD (Adopted January 2021)</b>	<p>The Arun District Design Guide provides detailed guidance that will raise design standards across the District, ensuring that only the highest quality development is delivered. The Guide aims to:</p> <ol style="list-style-type: none"> <li>1. address past and current challenges, providing for future needs;</li> <li>2. improve and enhance the distinctive character and qualities of Arun;</li> <li>3. create design principles and criteria that applications should meet and are easy to follow;</li> <li>4. set out the design process that should be followed in order to achieve high quality design, educating readers on best practice, design principles and terminology;</li> <li>5. provide an effective tool that can be used by a variety of people regardless of their familiarity with the application, masterplanning and design processes; guiding applicants through a step-by-step process to ease assessment of proposed development; and</li> <li>6. set out ADC's expectations for future development, safeguarding the District's identity while shaping the future.</li> </ol> <p>The Design Guide will promote good design for all development types across the District, based upon a set of key overarching design objectives (Section A.06) which provide the basis for a number of masterplanning principles, as well as step-by-step guidance on how these can be applied to specific interventions and development types.</p> <p>The guidance responds to the opportunities presented by Arun District by seeking to ensure that all development, particularly the significant growth in housing numbers contained in the Arun Local Plan, will address the needs of an ageing population, ensure balanced and inclusive communities, respect and enhance the distinctive and varied historic and landscape character of the District, respond to future environmental challenges and create a place where people would like to live, work, visit and interact.</p>

Policy	Summary
<b>Arun District Public Open Space, Playing Pitches and Built Facilities SPD (Adopted January 2020)</b>	<p>This Supplementary Planning Document sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Indoor and Built Sport Facilities, in terms of quantity of land and or financial contributions (including maintenance) and thresholds for on-site and off-site provision. The calculator is held directly by the Local Planning Authority. Best practice and worked examples are set out in the appendices. The key steps are summarised as follows: -</p> <p><b><u>OPEN SPACE (AND PLAY SPACE AND ALLOTMENTS):-</u></b></p> <p>Step 1. Calculate population generated by housing development  Step 2. Calculate open space requirement generated by housing development  Step 3. Determine if provision should be on-site or off-site  Step 4. Calculate the financial off-site contribution  Step 5. Calculate the contribution for maintenance sums  Step 6. Identify which sites could benefit from an off-site contribution</p> <p><b><u>PLAYING PITCHES SPORT</u></b></p> <p>Step 1. Determine the playing pitch requirement resulting from the development  Step 2. Determine whether new provision is required and whether this should be on or off-site  Step 3a. Determine how best to satisfy demand through new on-site provision  Step 3b. Determine how best to satisfy demand through new off-site provision  Step 4. Consider design principles for new provision  Step 5. Calculate the financial contribution required</p> <p><b><u>BUILT SPORT FACILITIES</u></b></p> <p>Step 1. Determine the key indoor and built sports facility requirement resulting from the development  Step 2. Determine the other indoor sports and community facilities required as a result of the development  Step 3. Demonstrate an understanding of what else the development generates demand for  Step 4. Financial contributions to deliver strategic provision</p>

**Table B-18 Summary of relevant Horsham SPD**

<b>Policy</b>	<b>Summary</b>
<b>Storrington &amp; Sullington Parish Design Statement (Adopted 2010).</b>	The Village Design Statement sets out clear and simple guidance for the design of all development within the village, based on its character, and is produced incorporating the village community's knowledge. The Statement has been produced to influence how any new building will fit into the village. Village Design Statements are intended to influence the operation of the statutory planning system, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment. The Design Statement should be used to guide developers, planners and architects on the unique design qualities of the parish when submitting planning applications for new development or extensions to existing buildings. It will help District and Parish Councillors in judging these.

**Table B-19 Summary of relevant Mid Sussex SPD**

<b>Policy</b>	<b>Summary</b>
<b>Design Guide SPD (Adopted 2020)</b>	<p>The Mid Sussex Design Guide provides clear design principles that aim to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process. These principles are based on the policy framework provided by District Plan Policy DP26: Character and Design.</p> <p>The Design Guide is intended to inform and guide the quality of design for all development across the District. Its main focus is larger schemes (urban extensions or proposals on brownfield sites), however it is also relevant for proposals for a single house, for a household extension or building conversion.</p> <p>The Guide puts forward principles and standards for new development that aim to create safe and attractive places that are sensitive to Mid Sussex's special character while also allowing creative and innovative design solutions.</p>



Policy	Summary
<p><b>Development Infrastructure and Contributions SPD (Adopted 2018);</b></p>	<p>High quality design is essential to optimise the development potential of sites and to deliver the kind of places that will provide economic and environmental well-being and quality of life for the District’s residents both now and into the future.</p> <p>The Design Guide has been adopted as Supplementary Planning Document (SPD) and provides further detail to District Plan Policy DP26: Character and Design. As an SPD it is a material consideration in the determination of planning applications.</p> <p>This SPD sets out the likely scope and scale of planning obligations applicable to different types of development and outlines the District Council’s general approach to securing them. It should be viewed as a general guide as development proposals will continue to be assessed on a case-by-case basis.</p> <p>This SPD is intended to provide guidance about how the District Council will secure infrastructure provision including contributions and affordable housing to support proposed development and help deliver sustainable communities. The SPD includes:</p> <ol style="list-style-type: none"> <li>1. Explanation of planning conditions and planning obligations used to secure contributions for infrastructure and guidance on the circumstances when contributions or works may be secured through these;</li> <li>2. Explanation of procedure when negotiating and securing planning obligations;</li> <li>3. Guidance to the process of and material that should be submitted by applicants with planning applications;</li> <li>4. Information on and the use of the Mid Sussex Infrastructure Delivery Plan;</li> <li>5. An outline to how the District Council will assess development viability including viability review mechanisms on applications that do not meet policy requirements in full.</li> </ol> <p>This SPD should be read alongside the Mid Sussex Affordable Housing SPD and the Mid Sussex Development Viability SPD.</p>

**Table B-20 Summary of relevant West Sussex County Council Guidance**

Policy	Summary
<b>Minerals and Waste Safeguarding Guidance</b>  <b>March 2020</b>	<p>Minerals and Waste Safeguarding Guidance provides guidance on how the safeguarding of minerals resources and infrastructure associated with minerals supply (e.g. wharves, railheads, processing plants) and waste management will take place in West Sussex. It explains how the safeguarding policies in the West Sussex Joint Minerals Local Plan 2018 (JMLP) and the West Sussex Waste Local Plan 2014 (WLP) will be implemented in practice.</p> <p>Policy M9 of JMPL is a tool to protect the resource from potential sterilisation from non-mineral development.</p> <p>Policy M10 of JMPL will protect new and existing minerals infrastructure from inappropriate neighbouring developments that may prejudice their continuing efficient operation.</p> <p>Policy W2 of WLP will protect waste management sites and infrastructure, it will also look to protect wastewater treatment works and pumping stations.</p> <p>The Guidance also explains:</p> <ul style="list-style-type: none"> <li>• when, and how, district and borough councils are expected to consult the Mineral and Waste Planning Authority (MPA/WPA), i.e. West Sussex County Council (WSCC), in areas defined as Mineral Consultation Areas (MCA) and Waste Consultation Areas (WCA);</li> </ul> <p><b>Note:</b> For applications that are determined by WSCC and the South Downs National Park Authority (SDNPA), safeguarding will automatically be taken into consideration when making decisions on planning applications.</p> <ul style="list-style-type: none"> <li>• when to hold pre-application discussions;</li> <li>• the information to be provided where minerals and waste safeguarding is a consideration and consultation with the MPA/WPA is necessary;</li> <li>• the criteria for mineral extraction prior to the main development;</li> </ul>

Policy	Summary
<b>Planning Noise Advice Document</b>  <b>September 2021</b>	<ul style="list-style-type: none"> <li>• matters that should be addressed when considering the impact of a proposed development on minerals and waste infrastructure;</li> <li>• when, and how, the MPA/WPA should be consulted on proposed allocations for new development in Local Plans and Neighbourhood Plans.</li> </ul> <p>The Planning Noise Advice Document aims to provide advice for developers and their consultants to assist in making a planning application in East and West Sussex having regard to noise. The term noise includes sound and vibration. The document seeks to complement the Noise Policy Aims set out in the Noise Policy Statement for England (2010) (NPSE). The NPSE aims are to:</p> <ul style="list-style-type: none"> <li>• avoid significant adverse impacts on health and quality of life;</li> <li>• mitigate and minimise adverse impacts on health and quality of life; and</li> <li>• where possible, contribute to the improvement of health and quality of life.</li> </ul> <p>In particular, the document seeks to:</p> <ol style="list-style-type: none"> <li>1. Offer clear and consistent guidance to developers on the level of information that will be required to be submitted with planning applications for noise generating developments or noise sensitive developments, including guidance on when it is appropriate to submit a noise report and the expected contents of such a report.</li> <li>2. Ensure better regulation by setting out existing standards that should be referred to in undertaking noise assessments, and applying these existing standards consistently in planning decisions.</li> <li>3. Highlight the points that need to be considered and addressed prior to making a planning application and therefore minimise any potential delays to the decision making process.</li> </ol> <p>This document cannot cover all circumstances. Therefore, following advice from the National Planning Policy Framework 2021, it is expected that the applicant or their representative will have a pre-application discussion with the Local Planning Authority (LPA) specifically for noise and vibration.</p>

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