ONH policy change recommendations resulting from Reg 14

OV1 Employment

3.12 As requested by WSCC, it is recommended that the supporting text of OV1 is amended to make reference to the allocated waste site at the Fuel Depot, Bognor Road and to Policy W10 of the WLP and that any proposals coming forward under OV1 should allow part of the site to be developed in line with the waste uses identified in Policy W10.

3.13 As suggested by CDC, it is recommended that the SG compares the current identified employment sites with CDC evidence published for the examination into the new Local Plan the Employment Land Audit March 2020.

3.16 CDC has suggested that the wording of Clause A II should be amended to improve clarity. It is therefore recommended that the SG discusses with ONH how they would like to proceed with this. There are options for incentivising low carbon building developments, but this will require some further thought as such policies are often challenged at the examination stage.

OV2 New Local Services

3.18 The policy currently requires proposals for new local services to meet the specification agreed by CDC and the Parish Council. An alternative is to agree a basis for 'the specification' with CDC and base the policy wording on this which would provide more early guidance for any such proposal. It is therefore recommended that this matter is discussed between the Parish Council/SG and CDC and the policy wording is updated to reflect the outcome of this.

OV7 Valued Landscapes

3.27 CDC has provided a number of comments on the HDA Landscape Gap Assessment and it is recommended these are passed onto HDA for consideration.

3.28 As suggested by CDC, it is recommended that the term 'Landscape Gaps' is used instead of 'Local Gap'.

3.29 It is considered that CDC's suggestion of creating a separate 'Important Views' policy is a matter of personal preference for the SG to consider as it will not have any impact on the application of the policy, or its capacity to meet the basic conditions. However, further evidence should be provided in relation to the important views. It is therefore recommended that a location, photo and description of the value of each important view is provided in an appendix.

OV4 Green Infrastructure Network

3.19 As highlighted by CDC and DWD, the Wildlife Corridor on the OV4 policies map does not match that on the main policies map. It is therefore recommended that the OV4 map is updated to reflect this.

3.20 The representations from CDC, WSCC and DWD draw attention to the fact that part of the site allocated in emerging Local Plan Policy A8 is identified within the Green Infrastructure Network and suggest this is amended. This policy is not seeking to stop development coming forward in a strategic allocation. It is simply identifying the current network and requiring development to 'create, maintain and improve' the network. The section of the network within the boundary of Policy A8 was derived from Natural England's Green Infrastructure Network

mapping as an area of woodland. The Network was identified using a combination of Natural England's Network, Priority Habitat data and additional areas of Green Infrastructure which were manually identified and verified by the Steering Group. It is therefore recommended that further explanation of this is added to the supporting text of the policy. Additionally, a conversation should be had with CDC to discuss what kind of evidence they would expect to support this policy and potentially how it could be modified to be more suitable with respect to Policy A8.

OV9 Active and Sustainable Travel Network

3.35 Both CDC and DWD object to the proposed footpath through the wildlife corridor. As this has already been rejected by CDC's ecology team, it is recommended the map is updated to remove this proposed route through the wildlife corridor.

June 13, 2025