

# **Henfield Neighbourhood Development Plan**

## **Addendum to SUSTAINABILITY APPRAISAL**

**INCORPORATING STRATEGIC ENVIRONMENTAL ASSESSMENT**

**22 October 2019**

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## 1.0 INTRODUCTION

- 1.1 SEA is a requirement of EC Directive 2001/42/EC on the assessment of the impacts of certain plans and programmes on the environment. It is implemented in England through the 'Environmental Assessment of Plans and Programmes Regulations 2004'.
- 1.2 The objective of the 'SEA Directive' is:  
  
*'To provide for a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of the plans...with a view to promoting sustainable development'* (Article 1, Appendix 1)
- 1.3 The requirement for an SEA emerges from Schedule 10, paragraph 8(2)(f) of the Localism Act which states that a draft Neighbourhood Development Order (or Plan) "meets the basic conditions if the making of the order does not breach, and is otherwise compatible with, EU obligations". In this case, the relevant EU obligations are represented by the SEA Directive.
- 1.4 Whilst an SA is not mandatory for a neighbourhood plan, it is very closely linked to the SEA. The 2004 Planning and Compulsory Purchase Act which sets out the detail of the SA requires the identification and assessment of economic and social issues. Because the two processes are so closely linked, it is possible to satisfy the requirements of both through a single appraisal process.
- 1.5 This SEA addendum is in accordance with Strategic Environmental Assessment (SEA) Regulations and is to be read in conjunction with the Sustainability Appraisal Report prepared by Enplan consultants in June 2019.

### Local Planning Policy

- 1.6 The Parish of Henfield is located towards the SE of Horsham District and part of it falls within the South Downs National Park. The parish therefore falls within two Local Planning Authorities, namely Horsham District Council (HDC) and the South Downs National Park Authority (SDNPA). Only a small part of the parish falls within the SDNP and therefore HDC is the primary planning authority.
- 1.7 On 27 November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF). With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in The Core Strategy and General Development Control Policies which were both adopted in 2007.
- 1.8 The South Downs Local Plan was adopted on the 2nd July 2019 and forms the development plan for the area located within the South Downs National Park.

- 1.9 As the vast majority of the parish is located outside of the National Park, the Horsham District Planning Framework is arguably more relevant to the wider sustainability objectives of the parish, The key elements of the Framework are:
- 1.10 Development should take place at Horsham first, followed by Southwater and then Billingshurst along with some development in other villages in accordance with Neighbourhood Plans, which are currently being produced by communities across the district.
- 1.11 The need to retain good employment sites to support the local economy and growth in the Gatwick Diamond area as a whole is justified and sound.
- 1.12 The housing requirement for the Plan period should be at least 16,000 dwellings at a rate of 800 dwellings per year.
- 1.13 Three strategic development areas should be brought forward for 'at least' 2,500 dwellings at North Horsham, around 600 dwellings west of Southwater and around 150 dwellings south of Billingshurst.
- 1.14 In order to ensure that the District can continue to deliver 800 homes per year across the plan period, the plan is subject to an early review which has already commenced. Land west of Southwater, land east of Billingshurst and land at Crawley were all identified as areas to be revisited through this process. The review will also need to consider whether the plan should be updated to take account of any national changes to planning policy.

## **2.0 SA/SEA OBJECTIVES**

- 2.1 SEA is a requirement of EC Directive 2001/42/EC on the assessment of the impacts of certain plans and programmes on the environment. It is implemented in England through the 'Environmental Assessment of Plans and Programmes Regulations 2004'. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues. Further information on the Sustainability Appraisal process and its legislative background can be found in the SA/SEA Report of the Henfield Neighbourhood Development Plan carried out by Enplan consultants to which this document is supplementary. The fuller report is available to view and download from the Council's website.
- 2.2 The Sustainability Appraisal process is used to consider how the proposed Henfield Neighbourhood Plan scores against the 12 Sustainability Objectives as set out overleaf. These objectives has been developed taking into consideration the sustainability objectives of the Horsham District Planning Framework Sustainability Appraisal (May 2014) and issues identified within it. As the neighbourhood plan must be in general conformity with the HDPF the sustainability objectives for the HDPF are a sound starting point. The intention has been to narrow down the objectives so that they only deal with sustainability issues that are within the plan's remit

**Table 1: SA Objectives used to assess emerging Henfield Neighbourhood Development Plan**

		Environmental	Social	Economic
No.	Objective			
1.	Ensure that future development strikes the correct balance between economic, social and environmental priorities that is supported by, and brings together, the local community.	✓	✓	✓
2.	To support a sustainable local economy that meets the needs of the people living and working within the parish.		✓	✓
3.	To sustain Henfield as a village hub, enhancing the range of services, facilities and public transport links available to everyone.	✓	✓	✓
4.	To provide an appropriate amount of housing, as agreed with Horsham District Council, to meet the needs of the parish and the wider district.		✓	
5.	To ensure new housing is appropriate for the needs of parish residents.		✓	
6.	To ensure new developments have appropriate infrastructure, services and facilities in place, or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations	✓	✓	
7.	To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure to meet the needs of the current and future population.		✓	
8.	To safeguard and enhance the character and built heritage within the parish.	✓	✓	
9.	To ensure that development avoids negative impacts on the countryside	✓	✓	
10.	To safeguard and enhance the environmental quality of the parish, and its surrounding area and minimise the impact on environmental quality including air, soil, and water quality.	✓		
11.	To reduce the risk of fluvial and surface water flooding within the parish and further downstream.	✓		
12.	To protect biodiversity, and green infrastructure with particular reference to designated areas and identified priority habitats within and near the plan area.	✓		

## 3.0 APPRAISAL OF ADDITIONAL SITES

- 3.1 The primary aim of the sustainability framework is to assess the reasonable alternatives to the Neighbourhood Plan in order to determine which option is the most appropriate (and therefore included within the plan).
- 3.2 A number of issues and the reasonable alternatives were considered by the Parish Council through the wider Sustainability Appraisal process and this information was used to inform the preferred approach to taken within the neighbourhood plan. A summary of these issues is included in the fuller SA/SEA Report available on the Council's website.
- 3.3 Part of the initial SA/SEA process included the assessment of potential development sites. The site constraints and matters for consideration were assessed in detail by the Parish Council and their consultant (Plan4Localism) and the full assessment can be found in the neighbourhood plan's supporting Evidence Base which includes a map showing the location of each site.
- 3.4 Sites considered not to be in conformity with the strategic policies of the development plan (specifically point 1 of Policy 4 which states *'the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.'*), as determined by Horsham District Council, were excluded from this assessment and these sites are identified below with a line through them:
- 3.5 The housing sites put forward are set out below. Some sites have not been assessed or were screened out by Horsham District Council. These have a line through them:

- ~~Site A (SHELAA Ref SA542) - Dears Farm Paddock West End Lane~~
- ~~Site B (SHELAA Ref SA496) - Land North/South West End Lane~~
- Site C (SHELAA Ref SA065) - WSCC land East of Wantley Hill
- Site D1 (Part of SHELAA Ref SA554) - HDC Public Conveniences
- Site D2 - Industrial Site Hollands Lane
- Site E (SHELAA Ref SA515) - The Old Steam Mill
- Site F - Land South of Chanctonbury View
- Site G (SHELAA Ref SA418) - SE Tyres High Street
- ~~Site H - Land off Sandy Lane Henfield~~
- Site I (SHELAA Ref 504) - Land South of Bowls Club/Daisycroft
- Site J - Land west of Shoreham Rd, Small Dole
- ~~Site K1 (Part of SHELAA Ref SA005) - Land North of Furners Lane~~
- Site K2 (Part of SHELAA Ref SA005) - Land North of Furners Lane
- Site L (SHELAA Ref SA011) - Land West of Backsettown
- Site M - Land North of Old Brickworks
- ~~Site N - The Old Brickworks~~
- Site O (SHELAA Ref SA423) - The Garage, Station Road Henfield
- Site P (SHELAA Ref SA423) - Hellier's Removals, Station Rd, Henfield

- Site Q - Sandgate Nurseries, West End Lane
- Site R - Knight's Field Sandy Lane Henfield
- Site S - High Down Nursery, Small Dole
- Site T - Southgrounds Shoreham Rd, Henfield
- Site U - Land South of Hollands Rd/West Downs Link
- Site V (SHELAA Ref SA446) - Vinalls/NR Motors
- Site W - The Paddocks Stonepit Lane Henfield
- Site X - Land at Parsonage Farm, Henfield
- ~~Site Y - Swains Farm, Henfield~~
- ~~Site Z - Longloys Shoreham Rd, Henfield~~
- Site AA - Brangwyn, Station Rd Henfield
- Site BB - Land to rear Post Office
- ~~Site DD - Land East of London Rd Henfield~~
- Site CC - Former Cattery and Kennels, Shoreham Road, Henfield

- 3.6 However following consultation on the Regulation 14 Submission Draft of the plan it was recommended that five of these sites be re-introduced into the assessment process as their boundaries now either abut sites which have planning permission or could be grouped into a wider cluster of sites that abut the built up area boundary meaning they could be in conformity with Policy 3 of the HDPF.
- 3.7 As a result Sites A, B, DD and K1 have been added back into the Sustainability Appraisal process and their assessments are included below.
- 3.8 Each of the above sites have been assessed against the Sustainability Objectives set out in Table 1. The following symbols have been used to record the impact of each site against the objectives (if it were to come forward for the promoted use) with no mitigation against identified impacts:

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

- 3.9 At this stage, significant impacts are not identified, as the assessment is an overview of the likely impacts on the sustainability objectives. This exercise acts as a guide to assist the selection of their reasonable alternatives. The assessments set out the effects of each alternative and any mitigation that may be required.
- 3.10 It should be noted that an '*Unknown Impact*' has been scored against Objective 1 as this seeks to ensure future development strikes the correct balance between economic, social and environmental priorities that is supported by, and brings together, the local community.' At this stage the author of this report is unable to make a judgement on this objective as public views towards each site is unknown.
- 3.11 A summary of each site assessment can be found in the following section, alongside an overarching score of how the site responds to the Sustainability Objectives.





3.12 This score is provided to act as a guide only and assumes that all objectives carry similar weight. This is applied using a traffic light system, as follows:

- **Green** = Overall the site could be considered to have a neutral or positive impact on the objectives.
- **Amber** = Overall the site may have slightly negative impacts on the objectives.
- **Red** = Overall the site is likely to have a negative impact on the objectives.

*N.B. this does not take into account any mitigation that could be required by the neighbourhood plan.*

### Additional Site Assessments

3.13 An assessment of each site is set out below:

Site A	Dears Farm Paddock West End Lane										Score:
<div></div>											
SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	?-	-	?-	-
Summary											
<p>The site has been put forward for residential development. It is a greenfield site located beyond the existing settlement boundary of Henfield to the south of West End Lane, west of the junction with Stonepit Lane and the new Barratts's site development.</p> <p>The provision of additional housing within Henfield also has a positive impact on objectives 3 and 4.</p> <p>The site's rural location gives rise to a number of negative impacts on the SEA Objectives including negative impacts on biodiversity and infrastructure provision, (there is no footway in parts along West End Lane).</p> <p>The site is adjacent to Camilla Cottage Listed Building to the north east of the site resulting in potential negative effects on Objective 8. Effects could be limited by restricting development in that area and using appropriate screening and landscape buffering.</p> <p>There is a potential negative impact on Objective 11 due to the area of surface water flooding in the north west corner of the site. This could be mitigated through the retention of the pond onsite to manage surface water flood risk.</p> <p>Habitats and protected species may be affected and mitigation should also be provided.</p>											

Site B (n)	Land North/ South of West End Lane	Score: <span style="background-color: red; color: black;"> </span>
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### SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	/	-	-	/	-

### Summary

The site has been put for housing development at a density of around 135 units at 30dph. The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on the SEA Objectives including negative impacts on biodiversity and infrastructure provision (there is no footway in part along West End Lane).

The provision of housing scores well against Objectives 2, 3 and 4.

The site is open countryside with only light boundary screening to the south giving rise to negative impacts on Objective 9.

Habitats and protected species may be affected and mitigation should be provided.

<b>Site B (s)</b>	<b>Land North/ South of West End Lane</b>	<b>Score:</b>	
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### SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	+	?+	-	/	/	-	-	/	-



### Summary

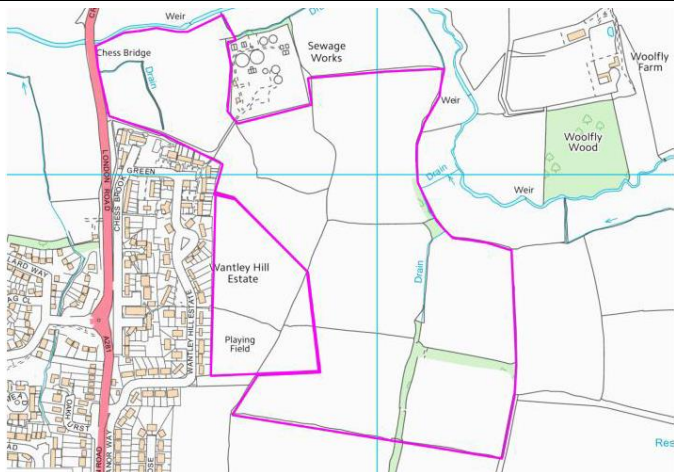
The site has been put for housing development at a density of around 30dph. The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on the SEA Objectives including negative impacts on biodiversity and infrastructure provision (there is no pavement along West End Lane).

The provision of housing scores well against Objectives 2, 3 and 4.

The site is open countryside with only light boundary screening to the south giving rise to negative impacts on Objective 9.

Surface water flood risk would need to be managed. Habitats and protected species may be affected and mitigation should be provided.

Site K1	Land North of Furners Lane:										Score:
											
SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	/	-	-	?-	-
Summary											
<p>The site has been proposed for residential development at around 30dpa.</p> <p>Positive impact on Objectives 2, 3 and 4 by the provision of housing within Henfield.</p> <p>The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including the environment, countryside and biodiversity.</p> <p>Mitigation in the form of screening and planting may be possible to reduce the impact of development on the countryside setting in the west of the site. However, development towards the east of the site is likely to have a significant impact on the countryside location and therefore Objective 9.</p> <p>High, medium and low risk areas of surface water flooding onsite. Effects could be mitigated using SuDS.</p> <p>Habitats and protected species may be affected and mitigation should be provided.</p>											

Site DD		Land to the East of London Road									Score:	
												
SA/SEA Objective												
1	2	3	4	5	6	7	8	9	10	11	12	
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure	
?	?+	+	+	?+	-	?+	/	-	-	?/-	-	
<h3>Summary</h3> <p>The site has been proposed for residential development of 600 homes.</p> <p>Positive impact on Objectives 2, 3 and 4 by the provision of housing within Henfield.</p> <p>The site is a greenfield site beyond the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including the environment, countryside and biodiversity. Mitigation could be provide to protect habitats.</p> <p>Potential for a positive impact on Objective 7 as areas of open space, allotments, landscaping and improvements to the existing public right of way network could be provided as part of the development</p> <p>The Henfield Wastewater Treatment Works is situated adjacent to the central portion of the northern boundary giving rise to potential impacts on objective 10.</p> <p>Potential negative impact on Objective 11 as the northern portion of the site together with the proposed access route is located within flood zone 2 and 3. Flooding in the southern portion of the site could be mitigated through the use of zoning and SuDS</p> <p>The site is in an area assessed as having low – moderate capacity for medium scale development and as such development is likely to have a negative impact on Objective 9</p> <p>Habitats and protected species may be affected and mitigation should be provided.</p>												

### Summary / Conclusion

- 3.14 The table below summarised the likely impacts of each development site on the Sustainability Objectives, assuming that the development proposed by the promoters was delivered on each site in isolation. The assessments are not taking into account any proposed mitigation.

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
Site A	?	?+	+	+	?+	-	/	-	?-	-	?-	-
Site B(n)	?	?+	+	+	?+	-	/	/	-	-	/	-
Site B(s)	?	?+	?+	+	?+	-	/	/	-	-	/	-
Site K1	?	?+	+	+	?+	-	/	/	-	-	?-	-
Site DD	?	?+	+	+	?+	-	?+	/	-	-	?/-	-



### **Additional Potential Strategic Site Options**

- 3.15 The following paragraphs set out a further five potential strategic site options that were identified as reasonable alternatives through the Regulation 14 consultation.

#### **Option 7**

- 3.16 Option 7 provides a single allocation on the north eastern side of Henfield (Site DD). The option would deliver 600 homes and playing fields on land to the east of London Road.



**Map of Option 7**

- 3.17 This option represents an eastern expansion of Henfield into open countryside. The Henfield Waste Water Treatment works is located in the northern portion of this site rendering development within the immediate vicinity in this area unfeasible due to odour issues. Access to the site would be via the A281 subject to approval from WSCC.
- 3.18 Option 7 is assessed against the sustainability objectives in the tables below:



### Option 7: SA/SEA Objectives

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	?+	/	-	-	?/-	-

### Summary

This option would more than meet Henfield's Housing Needs Requirement. As such it would score positively with objectives 2, 3, 4 and 5.

However, development in the southern portion of the site would be detached from the existing settlement and would extend development into the open countryside resulting in significant harmful impacts to Objective 9 and 12.

Whilst a potential access point exists into the site, it is located in Flood Zone 3 providing a significant constraint in terms of Objective 11. The wastewater treatment works located to the north of the site is likely to result in a significant negative impact on Objective 10.

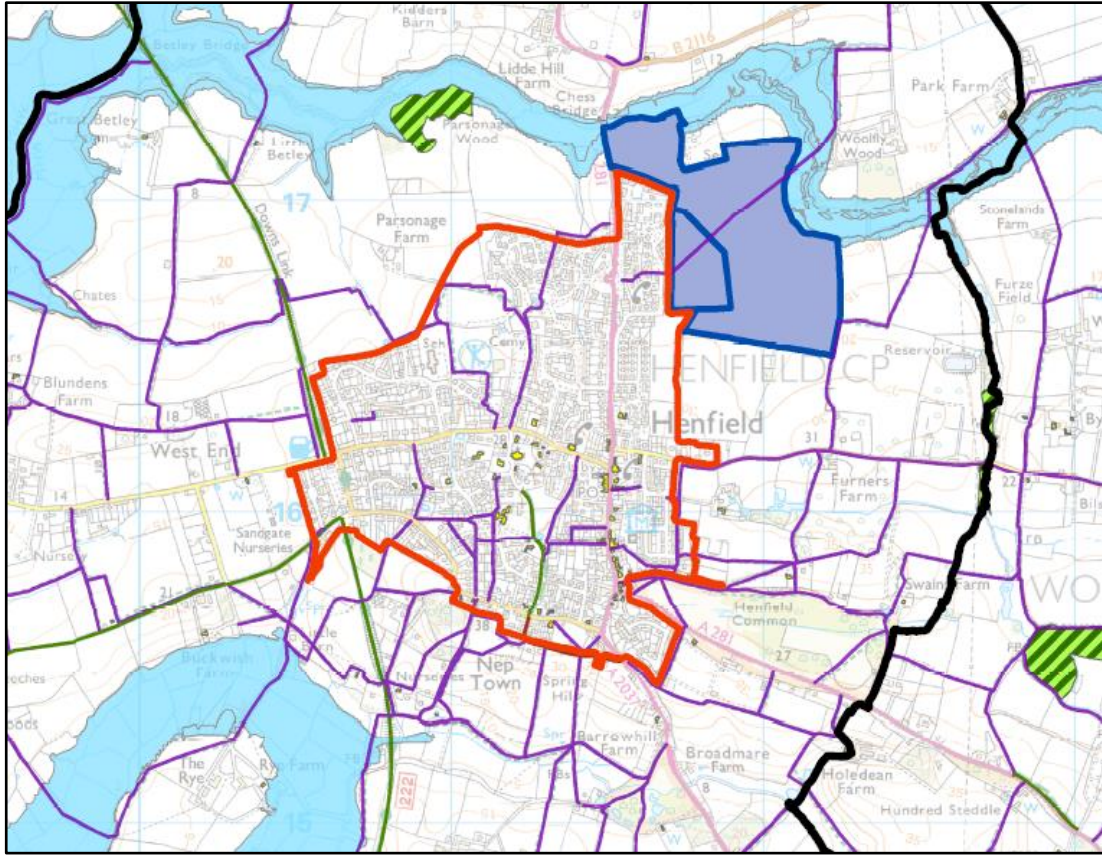
Overall, it is considered whilst this option would have a positive impact on the social and economic objectives, it has a negative impact on the environmental objectives.

### Possible Mitigation

Some significant site specific impacts would occur in relation to the wastewater treatment works and these may be hard to mitigate. Mitigation with regard to access into the site may be possible but would need to be negotiated with WSCC. If development were to take place it should be contained within the southern portion of the site away from the sewage treatment works.

### Option 7a

- 3.19 Option 7a provides a single allocation on the north eastern side of Henfield encompassing Sites C and DD and represents an eastern expansion of Henfield into open countryside.



Map of Option 7a

- 3.20 The option represents an eastern expansion of London Road and would result in more than the required number of homes coming forward for Henfield. This scores a strong positive effect on objectives 3 and 4 and is likely to have a positive impact on the economy and Objective 2.
- 3.21 The site also includes Site C which has been assessed as generally having a positive impact across the sustainability objectives as it would deliver much needed sports facilities on the eastern side of the village. However, the development of site C and DD in its entirety would have much more of an encroaching visual impact on the wider countryside.
- 3.22 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site Ref	No. of homes	Details / Comments
DD	600	600 homes with open space and potentially other facilities
C	25	25 homes together with sports facilities
<b>Total</b>	<b>625</b>	

3.23 Option 7a is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
<b>C</b>	?	/	+	+	?+	?-	?+	/	-	?-	?-	-
<b>DD</b>	?	?+	+	+	?+	-	?+	/	-	-	?-	-
<b>Combined</b>	?	?+	+	+	?+	-	?+	/	-	-	?-	-

#### Option 7a : SA/SEA Objectives

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green
?	?+	+	+	?+	-	?+	/	-	-	?-	-

#### Summary

This option would more than meet Henfield's Housing Needs Requirement. As such it would score positively with objectives 2, 3, 4 and 5.

The site could also deliver much needed sports facilities on the eastern side of the village meaning it scores positively against Objective 5.

However, development in the southern portion of the site would be detached from the existing settlement and would extend development into the open countryside resulting in significant harmful impacts to Objective 9 and 12.

Whilst a potential access point exists into the site, it is located in Flood Zone 3 providing a significant constraint in terms of Objective 11. The wastewater treatment works located to the north of the site is likely to result in a significant negative impact on Objective 10.

Overall, it is considered whilst this option would have a positive impact on the social and economic objectives, it has a negative impact on the environmental objectives.

#### Possible Mitigation

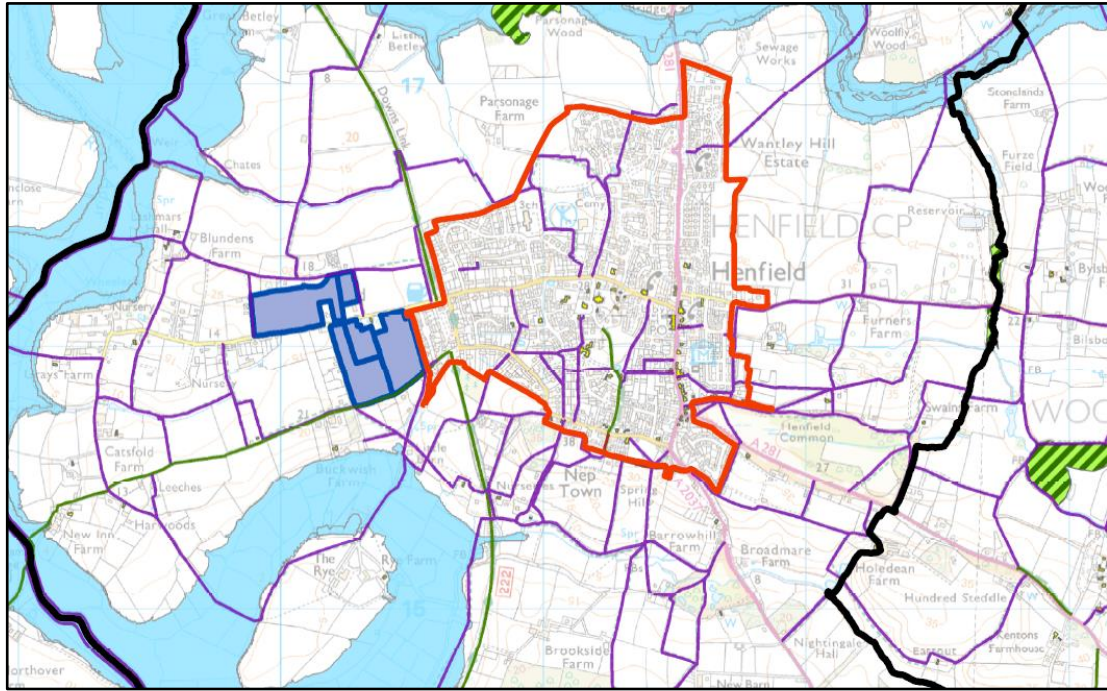
Some significant site specific impacts would occur in relation to the wastewater treatment works to the north of the site and access into the site via the floodplain and these may be hard to mitigate. Mitigation with regard to access would need to be discussed with WSCC.

Development should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge. Existing field boundaries should be retained and allow for a smooth transition from the urban to edge of settlement rural countryside.

Habitats and protected species may be affected and mitigation should be provided.

### Option 8

- 3.24 Option 8 provides a single allocation on the south western side of Henfield encompassing Sites A, B (north and south), Q and W. The option would deliver 308 homes with some affordable and open market dwellings together with open space within the site.



Map of Option 8

- 3.25 This option represents a western expansion of Henfield into open countryside. The site would include Camellia Cottage a Grade II Listed Building on the southern site of West End Lane. The impact on the setting of this listed building would need to be mitigated through additional planting to create a buffer of trees and shrubs between the building and the site. Such planting on the western side of the site could also help to provide a defensible boundary to the site.
- 3.26 Whilst the site could be considered to have defensible boundaries on the south of West End Lane, development to the north would result in a significant encroachment into the countryside and would be in conflict with Policy 4 of the HDPF. The site is therefore assessed as having a significant negative effect on Objective 9.
- 3.27 The provision of housing scores well against Objective 3 and 4. Surface water flood risk and the impact on habitat and protected species would need to be managed.
- 3.28 The table below provides a breakdown of the sites incorporated into this option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site Ref	No. of homes	Details / Comments
A	15	Affordable / self build
B north	147	
B south	81	
Q	51	51 homes with some open space within the site. The setting of the listed building may influence the quantum of development.
W	14	Affordable
<b>Total</b>	<b>308</b>	

3.29 Option 8 is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
A	?	?+	+	+	?+	-	/	-	?-	-	?-	-
B north	?	?+	+	+	?+	-	/	/	-	-	/	-
B south	?	?+	?+	+	?+	-	/	/	-	-	/	-
Q	?	?+	+	+	?+	-	/	-	-	?-	/	-
W	?	?+	+	+	?+	-	/	-	-	-	/	-
Combined	?	?+	+	+	?+	-	/	-	-	-	?-	-



### Option 8:SA/SEA Objectives

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	-	-	?-	-

### Summary

This option would meet Henfield's Housing Needs Requirement meaning it scores positively against objectives 2, 3, 4 and 5.

However, development into the open countryside would result in significant negative impacts on Objectives 9 and 12 and potentially Objective 8 due to the location of Camellia Cottage within the site.

Overall, it is considered that this option would have a positive impact on the social and economic objectives whilst having a negative impact on the environmental objectives.

### Possible Mitigation

The impact on the setting of the listed building would need to be mitigated with a buffer of trees and shrubs between the building and the site. Protection of the setting of heritage assets may inform the quantum of development to come forward.

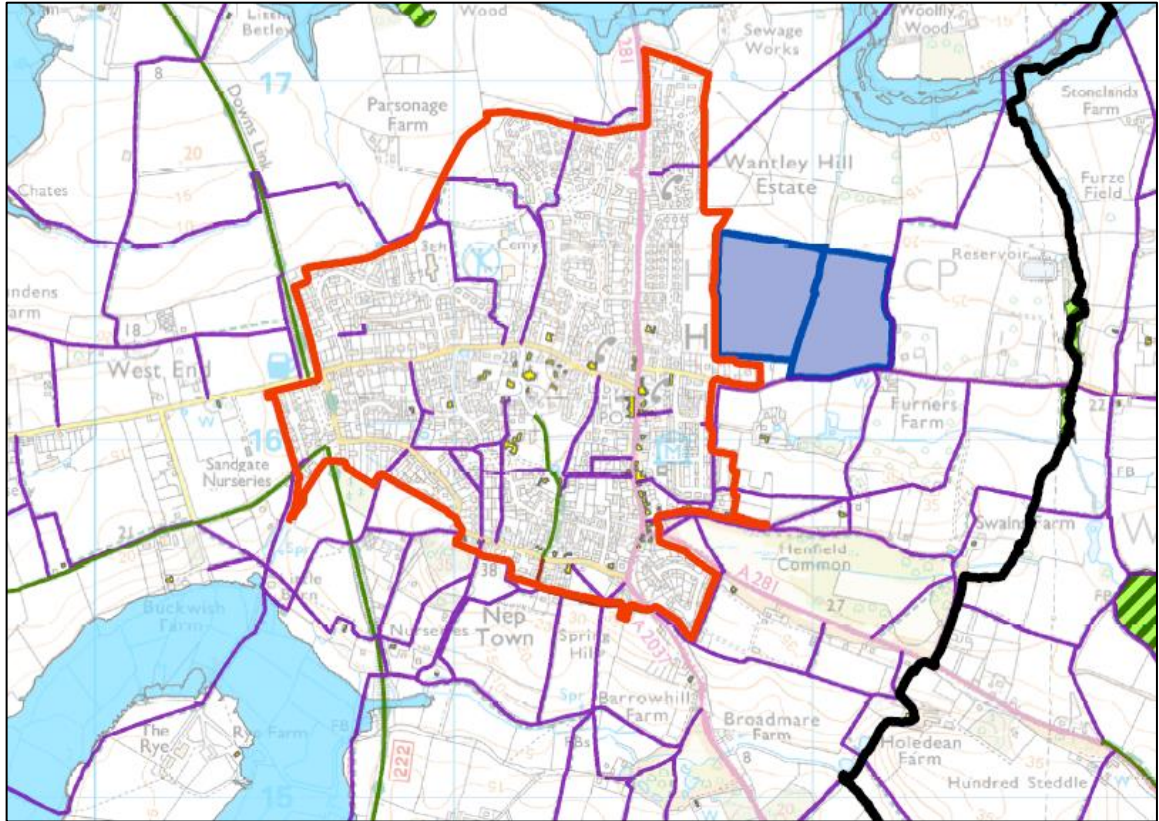
Existing boundaries around the boundary of Site B should be maintained and enhanced to ensure a new edge of the settlement is strengthened.

Connectivity to the main services in the village would need to be improved.

Habitats and protected species may be affected and mitigation should be provided.

### Option 9

- 3.30 Option 9 provides a single allocation on the eastern side of Henfield encompassing Sites K1 and K2. The option would deliver 465 homes with open space and potentially other facilities on land north of Furners Lane, Henfield.



Map of Option 9

- 3.31 This option represents an eastern expansion of Henfield into open countryside beyond the line of new development along Fillery Way. Development of the entirety of the site would result in a significant visual encroachment into the open countryside and have a negative impact on Objectives 6 and 12.
- 3.32 Development offers potential for the site to fund a safe pedestrian crossing over the A281 at Wantley Hill.
- 3.33 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high level overview of the potential development on each site:



Site Ref	No. of homes	Details / Comments
K1	225	Housing with open space
K2	240	Housing
<b>Total</b>	<b>465</b>	

3.34 Option 9 is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
K1	?	?+	+	+	?+	-	/	/	-	-	?-	-
K2	?	?+	+	+	?+	-	/	?-	-	-	/	-
<b>Combined</b>	?	?+	+	+	?+	-	/	?-	-	-	?-	-

#### Option 9: SA/SEA Objectives

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	?+	?-	-	-	?-	-

#### Summary

This option would more than meet Henfield's Housing Needs Requirement. As such it would score positively with objectives 2, 3, 4 and 5.

However, development into the open countryside would result in significant negative impacts on Objectives 9 and 12.

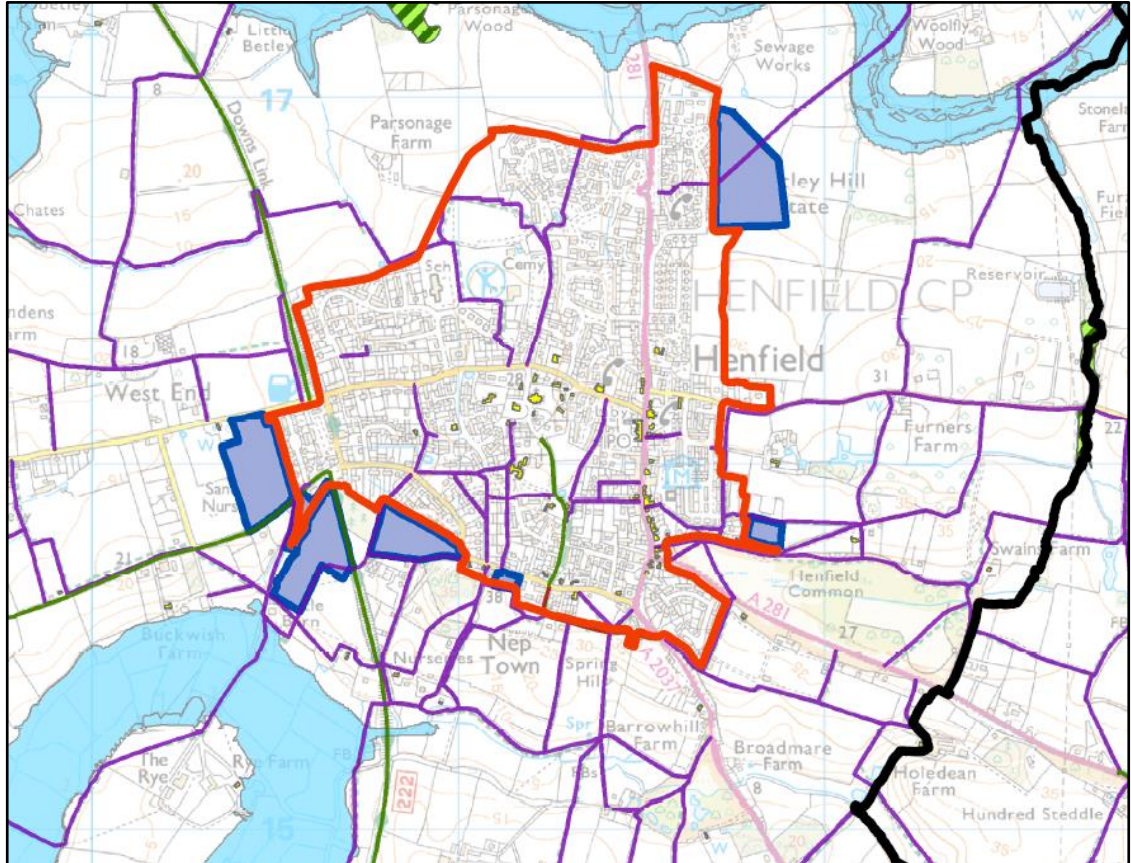
Overall there would be some positive impacts but these should be taken into account alongside the negative impact on objectives 6, 8, 9, 10, 11 and 12. In particular it is considered there would be strong negative impacts on objectives 6, 9, 10 and 12.

#### Possible Mitigation

Considerable planting should take place along the eastern boundary of Site K2 to ensure a new edge of the settlement is created and providing a smooth transition between the urban and rural environment. Connectivity to the main services in the village would need to be strengthened. Habitats and protected species may be affected and mitigation should be provided.

Option 10

- 3.35 Option 10 provides a single allocation on the south western boundary of Henfield. The option encompasses a number of smaller sites listed below and would deliver 276 homes together with sports facilities and public open space.



Map of Option 10

- 3.36 This option represents an expansion of Henfield along the southern boundary into open countryside. The site includes Site U which has long ranging views and is visible from the National Park which could impact the developable area.
- 3.37 Currently the site does not have direct access and this would need to be resolved before it could be considered for inclusion in the neighbourhood plan. It is understood site U would come forward along with D2 with no net loss of employment floorspace.
- 3.38 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site Ref	No. of homes	Details / Comments
U with D2	60	Housing and employment
C	25	25 homes together with sports facilities.
F	42	
I	10	10 single storey homes
J	40	40 new homes and public open space
La	25	25 bungalows with a green buffer between the new development and the heritage asset at Backsettown.
Q	51	51 homes with some open space within the site
S	11	
V	12	
<b>Total</b>	<b>276</b>	

- 3.39 Option 10 is assessed against the sustainability objectives in the tables below: Please note the sustainability assessments of the individual sites not included in this addendum can be found in the SA/SEA report carried out by Enplan.

## Option 10 SA/SEA Assessment

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
U with D2	?	?+	+	+	?+	-	/	-	-	-	/	-
C	?	/	+	+	?+	-	?+	/	-	?-	?-	-
F	?	?+	+	+	?+	-	/	-	-	?-	/	-
I	?	?+	+	+	?+	-	/	?-	?-	?-	/	-
J	?	?+	-	+	?+	-	?+	?-	-	-	/	-
La	?	?+	+	+	?+	-	/	?-	-	?-	/	-
Q	?	?+	+	+	?+	-	/	-	-	?-	/	-
S	?	?+	?-	+	?+	?+	/	/	?-	?-	/	?-
V	?	-	-	+	/	?-	/	?+	+	+	?+	?+
<b>Combined</b>	?	?+	+	+	?+	-	?+	?-	-	-	?-	-

SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	/	+	+	?+	-	?+	?-	-	-	?-	-

## Summary

This option would result in the required number of homes coming forward around Henfield which is in accordance with HDF settlement hierarchy and scores a strong positive effect with regard to objectives 4 and 5.

The inclusion of Site V within this option would result in the loss of employment floorspace in the village. As such the impact on this Objective is considered neutral.

However, the spread of impacts around the settlement give rise to possible/slight negative impacts on a number of objectives including heritage with negative impacts on the countryside. Site Q, F and I should all have regard to localised heritage assets in the vicinity.

Overall there would be some positive impacts but these should be taken into account alongside the negative impact on objectives 6, 8, 9, 10, 11 and 12. In particular it is considered there would be strong negative impacts on objectives 6, 9, 10 and 12.

## Possible Mitigation

A natural buffer/screen should be provided around any site on the edge of the settlement or in the open countryside to protect the character and visual impact of the countryside beyond.

Improve connectivity to main services in the village.

Development of new homes at Site C should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge.

Regard should be given to the setting of localized heritage assets which impact on a number of sites in this option. Protection of the setting of heritage assets may inform the quantum of development to come forward.

## 4.0 SUMMARY

- 4.1 Five additional options have been considered in this assessment and should be considered alongside those assessed in the wider SA/SEA Report prepared by Enplan, June 2019.

Option	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
1	?	?+	?+	+	?+	?-	?+	?-	?-	?-	?+	?-
2	?	?+	?+	+	?+	?+	?+	?-	?-	/	?+	?-
3	?	?+	+	+	?+	?+	?+	?-	-	/	?-	?-
4	?	?+	+	+	?+	-	?+	?-	-	-	?-	-
5	?	?+	+	+	?+	?-	?+	?-	-	?-	/	-
6	?	?+	+	+	?+	?-	?+	?-	-	?-	/	-
7	?	?+	+	+	?+	-	?+	/	-	-	?/-	-
7a	?	?+	+	+	?+	-	?+	/	-	-	?-	-
8	?	?+	+	+	?+	-	/	-	-	-	?-	-
9	?	?+	+	+	?+	-	?+	?-	-	-	?-	-
10	?	/	+	+	?+	-	?+	?-	-	-	?-	-

- 4.2 Of the additional five options considered, none have been found to be more sustainable than those assessed in the original SA/SEA report carried out by Enplan. Option 5 remains the most appropriate option to take forward. Of the additional options considered three of these additional options (7, 7a and 9) would deliver a far greater quantum of development than required to meet the identified housing need. This amount represent an inappropriate scale and function for the size of settlement it joins.
- 4.3 Possible mitigation has been identified for all options that would go some way to reducing the negative impacts further and as a result all options are ones which could be considered. However, it is noted that a three pronged approach should be adopted when considering harmful impacts (avoid, reduce, then offset) and therefore negative impacts should be avoided in the first instance if at all possible.