

**2014 - 2031**

**Slinfold Neighbourhood Plan**

**Sustainability Appraisal (incorporating  
Strategic Environmental Assessment)**



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## Appendix 1 - Slinfold Neighbourhood Plan Policy Options and Policy Appraisals

## 1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report was first prepared by Dowsettmayhew Planning Partnership to support the Regulation 16 Submission Version of the Slinfold Neighbourhood Plan (SNP).
- 1.2. Horsham District Council received the Examiner's report relating to the SNDP on the 29 January 2018, and in response to this report published its decision statement on the 5 March 2018. The Council had a differing view on a small number of the recommendations put forward by the Examiner, and therefore held a further consultation on a number of proposed amendments to the plan where those differed from the Examiner. This consultation was held between **16 March 2018** and concluded on **the 4 May 2018**.
- 1.3. As part of this consultation, further evidence was provided to Horsham District Council particularly on Land relating to West Way. This site had been proposed for allocation by Slinfold Parish Council, but the Examiner had recommended that this site be removed. The Examiner was not presented with the information which has now been provided to Horsham District Council. This new evidence proposes a smaller housing scheme, together with provision of land for a new Scout Hut facility. Other sites may have greater capacity for development that was allocated in the plan.
- 1.4. In order to ensure that this new evidence has been given due consideration, Horsham District Council has updated the Sustainability Appraisal. This has therefore allowed the Council to come to a further judgement in its updated decision statement.

### **Parish and Legislative Context**

- 1.5. The Parish is located within the Horsham District Council area (HDC). Slinfold Parish is located west of both Horsham and Broadbridge Heath. It is to the north of Five Oaks and south-east of Rudgwick and Bucks Green. It is a predominantly rural parish that in total extends to some 16.95sq kms (6.54sq miles).
- 1.6. The primary settlement of the parish is Slinfold, located broadly centrally within the wider parish area. This includes a historic village centre, with more modern residential development primarily to the south. To the southwest of the village are two employment areas. A former railway line, now in use as a Public Right of Way (PRoW), known as the Downs Link, runs through the Parish. The A29 runs through the Parish in a broadly southwest-northeast direction, from Billingshurst to the south, to connect to the A281 toward the northern end of the parish. The A281 runs through the northern end of the parish in a broadly east-west direction, which connects Horsham and Broadbridge Heath with Guildford. The A264 runs north-east from Five Oaks to Broadbridge Heath and defines the south-east

boundary of the parish. The A24 lies a short way to the east of the Parish boundary, and runs from Worthing to the west of Horsham, to connect to Dorking and Leatherhead.

- 1.7. Neighbourhood planning is a relatively new way for communities to decide the future of the places in which they live and work. The SNP has been driven and prepared by Slinfold Parish Council (SPC), with input from local residents, community groups and other stakeholders. Throughout this process there has been extensive public consultation and feedback forums.
- 1.8. The SNP is an important planning document for the future of the Parish. If successfully supported at a public referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.9. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which includes the Horsham District Planning Framework (HDPF).
- 1.10. The obligation to undertake an SA is set out in Section 39 of the Planning and Compulsory Purchase Act 2004. This requires Local Development Plan Documents (DPDs) to be prepared with a view to contributing to the achievement of sustainable development. The process involves examining the likely effects of the Plan and considering how they contribute to social, environmental and economic well-being.
- 1.11. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of the plan or programme. The requirement for SEA is set out in the European Directive 2001/42/ EC adopted in UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 1.12. The SEA process is very similar to the SA process, with more prescriptive guidance that needs to be followed in order to meet the SEA Directive’s requirements. Government guidance (in a Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)) suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental effects considered through the SEA. This approach has been followed. For simplification, this report is referred to as a SA, although it incorporates the SEA.
- 1.13. The purpose of this SA is to assess whether the SNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact. The SA has been carried out by independent consultants. As set out in paragraphs 1.1 to 1.4 this assessment has been reviewed by Horsham District Council in the light of new evidence which has been submitted to the Council, and has been updated where necessary.
- 1.14. Much of the data used in the preparation of the SA comprises ‘baseline information’ which is contained and presented in a Scoping Report prepared in the early stages of this SA process. The Scoping Report collated baseline data on broad areas of economic, social and environmental issues. It analysed a range of environmental protection objectives established at International, European, national or local level which were relevant to the SNP. It considered the implications of other plans

and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.

- 1.15. The Scoping Report and baseline data was the subject of public consultation with statutory bodies (Historic England, Natural England, the Environment Agency) in February 2015. A copy of the Scoping Report was also shared with HDC. The information in this report was updated to ensure that any new plans or documents released whilst the SNP has been prepared, have been assessed. This information is set out later in this Environmental Report.
- 1.16. This report is structured as follows:
- Section 2 - details the SA (including the SEA) appraisal methodology;
  - Section 3 - summarises the baseline collection work, identification of the plans, policies and programmes that have an impact on the SNP, with updates on these in light of feedback on the Scoping Report. It also includes a summary of the challenges for the future of the Parish;
  - Section 4 - sets out the objectives and indicators (collectively known as the Sustainability Framework), which will be used to appraise the various policy options. The SNP objectives have been tested against the Sustainability Objectives for compatibility;
  - Section 5 - contains the individual policy appraisals, testing realistic options against the Sustainability Framework.
  - Section 6 - sets out the conclusions and next steps.
- 1.17. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the SNP. It has ensured consideration of a range of potential social, economic and environmental effects. This has enabled the most sustainable policy options to be identified for inclusion within the SNP and for mitigation measures to offset any negative impacts to be suggested where appropriate.

## 2. APPRAISAL METHODOLOGY

- 2.1. This SA has been prepared in accordance with the following Government guidance:
- Sustainability Appraisal guidance within the CLG Plan Making Manual
  - SEA guidance from the ODPM “A Practical Guide to the Strategic Environmental Assessment directive” 2005
- 2.2. Based on this guidance, a five stage approach has been undertaken in preparing this SA:

Stages in the SA process	
Stages	Tasks
<b>Stage A</b> - Setting the context and objectives, establishing the baseline and deciding on the scope	Identify other relevant plans and programmes. Collect baseline information.  Identify problems.  Develop objectives and the Sustainability Framework.
<b>Stage B</b> - Developing and refining alternatives and assessing effects.	Test the Plan objectives against SA objectives.  Develop alternative options.  Assess the effects of policy options against the SA objectives.  Consider mitigation.
<b>Stage C</b> - Preparing the Sustainability Appraisal.	Present the predicted effects of the Plan, including alternatives.
<b>Stage D</b> - Consult on the SNP and SA.	Give the public and consultation bodies opportunity to comment on the SA  Assess significant changes to the SNP.
<b>Stage E</b> : Monitoring the effects of implementing the SNP.	To monitor the effectiveness of the SNP.

**Figure 1:** Stages in the SA process



23. Stage A and the associated tasks were undertaken as part of the preparation of the Scoping Report. This was published for formal consultation in February 2015. The feedback from this consultation and the consequential changes to the baseline data and sustainability framework are detailed below in this report.
24. Stage B is the main focus of this report. It involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Pre-Submission (Regulation 14) SNP consultation.
25. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the Slinfold Neighbourhood Plan against this framework. Section 5 sets out the policy appraisal. This highlights the different advantages and disadvantages of each option, showing the preferred policy is the most sustainable option, given reasonable alternatives. The following symbols and colours have been used to record this:

✓✓	Significant positive impact on the sustainability objective
✓	Positive impact on the sustainability objective
?✓	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
?✗	Possible negative or slight negative impact on the sustainability objective
✗	Negative impact on the sustainability objective
✗✗	Significant negative impact on the sustainability objective

**Figure 2:** Symbols in the SA process

26. This scoring system is comparable with the SA undertaken by HDC in connection with the production of the HDPF. The appraisal tables provide a summary explanation outlining the predicted effects of the policy options will have on the objectives.
27. The results of Stage B are comprised in this report, which collectively comprises Stage C.
28. In accordance with Stage D, this report is to be the subject of public consultation alongside the Submission (Regulation 16) SNP. Stage E will not take place until the Slinfold Neighbourhood Plan is made and the effects monitored, as detailed in Section 6 of this report.

### 3. BASELINE INFORMATION

31. As part of Stage A of this SA process, a review of other plans, programmes, policies, strategies and initiatives that may influence the content of the SNP was undertaken, together with the collation of extensive baseline data for the Parish. This was presented in the Scoping Report.
32. The Baseline Data (as initially outlined in the Scoping Report) is presented below. Where this data has been updated either due to the availability of more recent baseline data or in response to consultation advice received in response to consultation on the Scoping Report and Pre-submission Plan this is set out below under each topic.

#### General Parish Characteristics

33. Slinfold Parish is located west of both Horsham and Broadbridge Heath. It is to the north of Five Oaks and south-east of Rudgwick and Bucks Green. The A29 runs through the parish in a broadly southwest-northeast direction, from Billingshurst to the south, to connect to the A281 toward the northern end of the parish. The A281 runs through the northern end of the parish in a broadly east-west direction, which connects Horsham and Broadbridge Heath with Guildford. The A264 runs north-east from Five Oaks to Broadbridge Heath and defines the south-east boundary of the parish. The A24 lies a short way to the east of the parish boundary, and runs from Worthing to the west of Horsham, to connect to Dorking and Leatherhead.
34. The primary settlement of the parish is Slinfold, located broadly centrally within the parish area. This village has a historic village centre, with more modern residential development located primarily to the south. To the southwest of the village are two employment areas. A former railway line, now in use as a Public Right of Way, known as the Downs Link, runs through the parish in a broadly east-west direction, a short way to the south of the village centre. This route connects the village to Guildford in the north and Shoreham-by-Sea on the south coast.
35. Slinfold is a predominantly rural parish that in total extends to some 16.95sq kms (6.54sq miles). It is bordered to the west and northwest by Rudgwick Parish, to the northeast by Warnham Parish, to the east by Broadbridge Heath Parish, to the southeast by Itchingfield Parish, and to the southwest by Billingshurst Parish.

#### Social Characteristics - Population

36. The census data from 2011 shows that the total population for the parish was 2,055. This was a rise of 408 people from 2001 (24.77%). A total of 48.2% (990) were male, whilst 51.81% (1,065) were female. The total population represents a density of some 1.2 persons per hectare. The majority of the population is however located in Slinfold village where the population density is significantly higher than this average.

37. The age structure comprises:
- 414 persons aged between 0-17;
  - 605 persons aged between 18-44;
  - 647 persons aged between 45-64; and
  - 389 persons aged 65 and over.
38. At the time of the census, there were a total of 789 households (at least 1 person occupying at the time of the census). This comprised a mix of:
- 224 x 1-person households;
  - 287 x 2-person households;
  - 116 x 3-person households;
  - 118 x 4-person households;
  - 34 x 5-person households;
  - 9 x 6-person households;
  - 0 x 7-person households; and
  - 1 x 8+ person households.
39. A total of 1,851 persons lived in households providing an average household size in the parish of 2.35 persons.

#### Social Characteristics - Housing

310. There were a total of 819 dwellings, of which 789 were occupied. This comprised:
- Detached dwellings - 418;
  - Semi-Detached - 153;
  - Terraced - 86
  - Flat/Maisonette - 110
  - Flat/Maisonette in converted or shared house - 26;
  - Flat/Maisonette in commercial building - 11; and
  - Caravan/mobile home - 15.
311. Of the 789 occupied households, 274 were owned outright; 248 were owned with a mortgage; 10 were in shared ownership, 147 were socially rented; 61 were privately rented; 30 were privately rented through other means; and 19 were rent free.

3.12. The number of properties with the following number of habitable rooms were:

- 10 - 1 room
- 37 - 2 rooms;
- 70 - 3 rooms;
- 102 - 4 rooms;
- 104 - 5 rooms;
- 109 - 6 rooms;
- 86 - 7 rooms;
- 71 - 8 rooms; and
- 200 - 9+ rooms.

3.13. The number of properties against the number of bedrooms was as follows:

- 0 bedrooms - 4;
- 1 bedroom - 115;
- 2 bedrooms - 154;
- 3 bedrooms - 227;
- 4 bedrooms - 155; and
- 5+ bedrooms - 134.

3.14. Having regard to the comparative value of the properties, the number of properties in each Council Tax band was as follows (806 total):

- Council Tax Band A - 57;
- Council Tax Band B - 108;
- Council Tax Band C - 76;
- Council Tax Band D - 106;
- Council Tax Band E - 95;
- Council Tax Band F - 96;
- Council Tax Band G - 212; and
- Council Tax Band H - 56.

- 3.15. The census indicated there were a total of 1,428 cars owned by residents within the parish. Ownership per household was as follows:
- Houses with no cars -77
  - Houses with 1 car -250;
  - Houses with 2 cars -307;
  - Houses with 3 cars -98;
  - Houses with 4+ cars -57.
- 3.16. Since the publication of the Scoping Report, the Office of National Statistics released “Annual Mid-year Population Estimates for the UK 2014” in June 2015. The official 2014 mid-year estimates, built on the mid-2013 estimate. Results showed a national increase of 491,000 (0.77%) people resident in the UK at 30 June 2014, with Horsham District showing an increase of 1280 (0.96%) people. No updates were made available for the parish level.

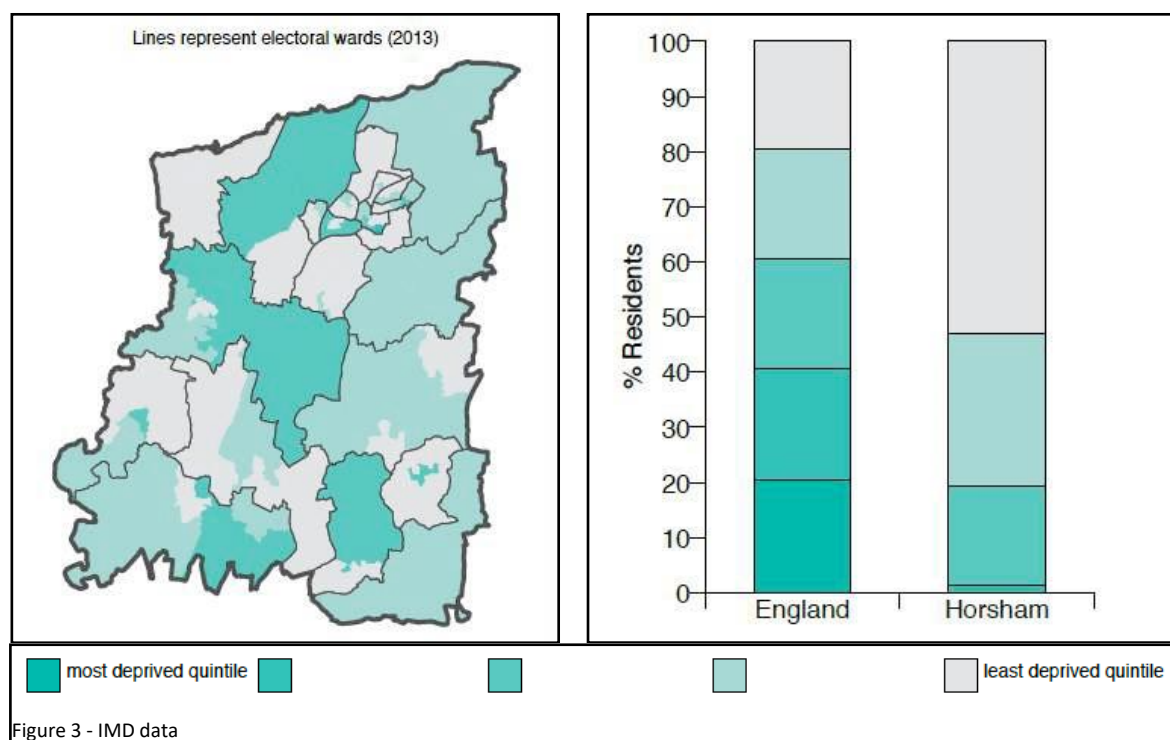
#### Social Characteristics - Human Health

- 3.17. Health characteristics are available at district level. These show that overall, the health of the population of people living in Horsham District for both men and women is better than the England average. However there is disparity across the district, with life expectancy 5.5 years lower for men and 7.1 years lower for women in the most deprived areas of Horsham than in the least deprived areas.
- 3.18. In terms of life expectancy and causes of death, all indices are significantly better than the England average, with the exception of infant mortality, which is not significantly different from the England average; and those killed and seriously injured on roads and excess winter deaths, which are significantly worse than the England average.
- 3.19. In terms of disease and poor health, all indices are better than the England average, with the exception of malignant melanoma, which is not significantly different from the England average.
- 3.20. In terms of adults’ health and lifestyle, all indices are significantly better than the England average, with the exception of excess weight in adults, which is not significantly different from the England average.
- 3.21. In terms of children and young peoples’ health, all indices are significantly better than the England average, with the exception of alcohol-specific hospital stays for under-18s, which is not significantly different from the England average.

## Social Characteristics - Deprivation

322. The Index of Multiple Deprivation (IMD) is a composite indicator used to compare deprivation by reference to a wide number of factors, including employment, income, health, education/training, barriers to housing, crime and living environment. The IMD is expressed as a comparison to the rest of England, and also as a comparison to the rest of Horsham district. IMDs are subdivided into Lower Super Output Areas (LSOAs) and based on a range of indicators which reveal if an LSOA suffers from “multiple” deprivation issues.
323. If an area has low overall deprivation, this does not suggest it has no deprivation issues but that broadly there is not a multiple range of deprivation issues. It is not a measure of wealth, but a measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, whilst conversely an area of higher deprivation will not necessarily be a poor area. The LSOAs are not of uniform size and they cover an area of population, not geographic size.
324. There were 32,482 LSOAs in England in 2010, with 1 being the most deprived and 32,482 being the least deprived. LSOAs have an approximate population of 1,500 people.
325. The South East of England contains the second lowest number of the most deprived LSOAs and the highest number of the least deprived LSOAs. West Sussex is one of the least deprived higher level Authorities, being ranked 132<sup>nd</sup> out of 152 upper tier Authorities. Horsham District is one of the least deprived districts in England, being the 24<sup>th</sup> least deprived Local Authority. It contains no LSOAs in the most deprived 30%. Conversely, it contains 44 that are in the least deprived 20%. Of this figure, 17 are in the least deprived 5%.
326. Slinfold Parish is covered by a single LSOA that follows the parish boundary. It has an overall ranking of 17,336, making it in the least deprived 50%.
327. The assessment of deprivation for an LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. Those relating to the LSOA covering Slinfold Parish has the following rankings:
- Income - 18,636 (least deprived 45%);
  - Employment - 13,884 (most deprived 40%);
  - Health - 22,432 (least deprived 35%);
  - Education and training - 28,053 (least deprived 15%);
  - Barriers to housing/services - 2,370 (most deprived 10%);
  - Crime - 28,274 (least deprived 15%)
  - Living environment - 14,421 (most deprived 40%).

328. In addition to the above categories that are used to comprise the “overall” ranking there are a further 2 categories that relate to elderly and child deprivation that do not contribute towards the ranking calculation. These are:
- Elderly deprivation - 20372 (least deprived 40%);
  - Child deprivation - 19599 (least deprived 40%).
329. Many Local Authorities consider the lower 30% of rankings indicate an appreciable issue with deprivation. For Slinfold Parish, the one measure that scores particularly poorly is the barrier to housing services. This falls within the most deprived 8% of England. This is a significant problem, but not uncommon for rural areas. It is likely to be as a result of the reasonably isolated geography and limited size of the parish.
330. Two other measures are within the bottom half of LSOA rankings. They are employment, and living environment. The employment measures relate to those in work, ability to find work, quality of work and access to work. The living environment measures relate to the quality of dwellings, lack of central heating, air quality and traffic accidents.
331. On all other measures, Slinfold ranks above average to high with education and training, and low crime levels, ranking particularly highly.
332. Aside from barriers to housing services, Slinfold does not show any significant signs of deprivation. Comparative to the remainder of Horsham district, the LSOA for the parish ranks low, with only 8 LSOAs in Horsham district being ranked below this. These include Horsham Town (4 LSOAs), North Billingshurst and Five Oaks rural hinterland, north of Pulborough, East Storrington/ West Upper Beeding and Central Upper Beeding, and rural hinterland. Comparatively therefore, the Slinfold LSOA is more deprived than some other parts of Horsham district. However, it should be noted that Horsham is one of the least deprived Local Authorities in the country.
333. The IMD data for the parish, relative to the district and England, is shown below on Figure 3.



- 3.34. The Indices of Multiple Deprivation (IMD) update of 30 September 2015 outlined that there were no boundary changes to the LSOA which covers Slinfold. The Parish is now comparatively more deprived than in 2010. It is now in the most deprived 4th decile and is the third most deprived area within the Horsham District. Only the Chantry Ward (East Storrington/Washing/Rural South) and Horsham Park, have LSOA's which are comparatively more deprived.

### Environmental Characteristics - Biodiversity, Flora and Fauna

- 3.35. The Parish supports a wide variety of plant and animal life and habitats including arable, woodland, hedgerows, grassland, as well as rivers and associated environments. Buildings within the parish are also capable of providing a habitat to the wide variety of wildlife.
- 3.36. There is 1 Site of Special Scientific Interest (SSSI) within the parish, located a short way to the northeast of the village. This is known as the Slinfold Stream and Quarry SSSI. As identified by Natural England in their response to the Scoping Report, this area is of importance for geodiversity which will need to be preserved.
- 3.37. There are numerous pockets of defined Ancient and Semi-Natural Woodland within the parish. These include Town House Copse within the north of the parish; Theale Copse, Birch Copse, Rogerspool Copse, Timehill Copse, Garden Copse and Millmead Copse to the northeast of the parish; Eastedfield



Wood and Chafers Copse and Hayeshill Copse to the south; parts of Tittlesfold Copse to the west; and parts of Whales Copse and Pondtail Copse to the northwest.

#### Environmental Characteristics - Landscape, Soil And Geology

- 3.38. The District Council commissioned a Landscape Character Assessment, published in October 2003. This identified 32 separate landscape characters across the district. A total of 6 cover the parish of Slinfold. The 3 main areas are G3 - Slinfold and Five Oaks Wooded Farmlands, G2 - Itchingfield and Barn Green Wooded Farmland; and P1 - Upper Arun Valley. The three smaller character areas comprise I1 - Rowhook and Rudgwick Wooded Ridge; K2 - Warnham and Faygate Vale; and H1 - Southwater and Christ's Hospital.
- 3.39. The Slinfold and Five Oaks Wooded Farmlands cover the western part of the parish. It is an area that lies on the Weald clay and is dominated by the enclosing presence of woodlands around small irregular pastures. Gentle undulations are created by small streams cutting through the clay. Many small historic farmsteads are dispersed along winding lanes and tracks and moated farmsteads are an occasional distinctive feature. Much of the area has a strongly rural character, although around the A29 road corridor, there are some suburban influences. Overall, the landscape condition is considered to be good with an overall high sensitivity to change, due to its many landscape qualities, and rural character. Key sensitivities are defined as further expansion of horse paddocks, large scale housing/commercial development, increase in flights from Gatwick and cumulative impact of small scale change.

340. The Itchingfield and Barn Green Wooded Farmlands cover the south central part of the parish. It is a relatively hilly, Low Weald landform, underlain by Weald clay. It comprises a series of low ridges aligned north to south, cut through by small streams that drain to the Adur and Arun. The linear field patterns and woodland blocks in the valleys are particularly distinctive. There is a strong sense of enclosure in the landscape, although occasional long views open up southwards towards the scarp of the Downs. Modern suburban influences are noticeable in the north. Overall, the landscape condition is considered to be declining with moderate sensitivity to change due to the moderate intrinsic landscape qualities and the extent of change that has already affected the area. Key sensitivities are defined as large scale developments, and further small scale incremental erosion of character (e.g. introduction of suburban features).
341. The Upper Arun Valley runs along the northern fringes of the parish before splitting to head northeast and then southeast, incorporating the area around the eastern part of the parish adjoining Broadbridge Heath. The character area includes the upper reaches of the Arun from Pulborough northwards and its main tributaries of North River and Boldings Brook. It notes that throughout they meander through relatively narrow valley with gently to strongly undulating valley sides. Occasional curving strips of woodland are a feature of the valley sides while seasonally flooded wet pastures occur on the valley floor. It notes there is very little settlement apart from small scattered farmhouses, except in the north around Rookwood Park and Tower Hill. There are few roads that cross the rivers, although those that do are busy in nature. As a result, the area has a mostly unspoilt rural character with only limited visual and noise intrusion around Horsham. The overall landscape condition is good, with some local areas of decline and unspoilt character in the Horsham area, with an overall high sensitivity to change, reflecting the many landscape qualities of the area, visual prominence and some valley sides. Key sensitivities are defined as any development that would damage the integrity of the valley floors, any large scale development on valley sides, unsympathetic flood defences, change in agricultural practices, such as pasture improvement and land drainage, and localised increases in horse paddocks.
342. The Rowhook and Rudgwick Wooded Ridge is predominantly located to the north of the parish but includes a small area of the parish at its north end, bounded to either side by the River Arun and its tributary, North River. Overall, the area has a very strong structure of large woodlands, hedgerows and shaws, which wrap over the undulating ridges of Weald clay. It notes that pastures are sometimes entirely enclosed by woodland and shaws, with very sinuous boundaries. Other areas are hedged with standard oaks. It notes that much of the landscape has a parkland and estate farmland character and there is a general lack of settlement, apart from a few ridge-top valleys and hamlets linked by narrow lanes. Overall, the landscape condition is good, albeit there are some local areas of decline, for example the mineral extraction and undistinguished modern housing near Rudgwick. The area overall has a high sensitivity to change, reflecting its many intrinsic qualities. Key sensitivities

are loss of parkland features, such as parkland specimen trees and tree belts, and cumulative impact of small scale change.

343. The Warnham and Faygate Vale is predominantly located to the northeast of the parish but includes a small area of the parish at its northeastern corner, broadly northwest of Broadbridge Heath. It is bordered to the north, west and south by the River Arun and its tributary, North River. Overall, the area comprises a narrow vale of Weald clay, with medium to large scale field pattern of mainly arable farmland. The traditional hedgerow field pattern has become fragmented or lost, and only small isolated patches of woodland occur. Much of the area retains a low density settlement pattern, with a few scattered farmsteads and small hamlets. It notes in the south, significant large scale urban development around Broadbridge Heath has eroded the character. Major road and rail routes truncate the area and there is localised intrusion from sand and gravel works. It notes the large areas of historic parkland at Warnham, with its prominent tree clumps and grassland, extensive boundary tree belts and avenue tree features provide a distinct contrast to the west of the character area. Overall the landscape condition is considered to be declining, locally poor, due to intensive arable agriculture, visual and noise intrusion of major traffic routes and the visual impact of industrial/retail areas in the Broadbridge Heath area. Overall the area has a moderate sensitivity to change, reflecting its mostly moderate inter-visibility and only moderate intrinsic landscape qualities. Key sensitivities are large scale commercial development, minor and major road improvements and any change that would result in the loss of existing woodlands, hedgerow and hedgerow trees, or historic parkland.
344. The Southwater and Christ's Hospital area is predominantly located to the southeast of the parish. It incorporates a small area in the southeast part of the parish and is bordered to the northeast by the watercourse of the River Arun, and to the north and west by the Itchingfield and Barn Green Wooded Farmlands character area. The overall character of the area comprises a low ridge and plateau, overlaying Weald clay and Horsham stone, with the prominent knoll of Sharpenhurst Hill. It notes that in contrast to other areas of wooded farmlands around it, the area has a relatively open character. Extensive views across are possible in the north, where many hedgerows and woodlands have been lost, and Christ's Hospital is an important landmark and a dominating visual presence set in attractive grounds. Overall, the landscape condition is declining due to loss of woodlands and hedgerows and the overall sensitivity to change is moderate, reflecting moderate intrinsic landscape qualities and moderate inter-visibility. Key sensitivities are defined as small scale incremental change and further decline in traditional land management.
345. More recently, the District Council has commissioned a Landscape Capacity Assessment. The final report of this was published in April 2014. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As noted in paragraph 1.6 of the final report, the key objectives are to provide an assessment of the landscape capacity of the land around existing settlements, to accommodate housing and employment development, and identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.

346. It is pertinent to note that, as such, this assessment had regard only to land immediately around the periphery of the settlement of Slinfold.
347. Paragraph 1.7 of the report sought to emphasise that the scope of the study was to assess landscape capacity only and that the overall suitability of the site for development would depend on a range of other considerations, noted as including access, infrastructure, constraints, other environmental considerations including flood risk, ecology, heritage and archaeology and air quality.
348. The study considered that the landscape around the village is characterised by an undulating landscape of fields and woodland. It noted that the overall assessment area covered land mainly within the approximate Zone of Visual Influence of the village, although land to the east was included in the study, and the hedgerow/shaw on the east of the village is a more limited physical barrier to development than is present around other settlements in the study. It noted land at Maydwell Avenue Industrial Estate/Business Park had been excluded as the land was developed and operational. It noted that there were 6 distinctive landscape study areas identified. The extent and boundaries of these are detailed on the plan at Figure 4.
349. Landscape Study Area SF2 relates to land on the northwestern periphery of the village, and to the east of Stane Street. The report notes that some landscape features and qualities are sensitive to housing development and the moderate/high visual sensitivity, together with the rural character of the area, and its proximity to the Conservation Area, given the area a low-moderate capacity for small scale housing development.
350. Landscape Study Area SF3 relates to land to the north of the existing built-up edge of the village. The report notes there are some landscape features and qualities of this area that are sensitive to housing development and the high visual sensitivity of the area, attractive views and proximity to the Conservation Area mean it has a no/low capacity for small scale housing development.
351. Landscape Study Area SF4 relates to land to the north and northeast of the recreation ground. The report notes the fairly high visual sensitivity of the landscape area, together with its partial contribution to settlement setting results in a low-moderate assessment of capacity for small scale housing development.
352. Landscape Study Area SF5 relates to 2 land parcels either side of the Downs Link. The northern parcel is located north of Downs Link and south of the residential development on Six Acres. The southern parcel is located south of Downs Link and to the east of Hayes Lane. The report notes that the many landscape features and qualities of the area are sensitive to housing development and the moderate-

high landscape sensitivity and visual sensitivity and the proximity of the Downs Link means there is a low-moderate assessment of capacity for small scale development. It notes that development close to the Downs Link could potentially erode its amenity value as a long distance countryside route. Natural England advised the section on Environmental Characteristics should note that Landscape Study Area SF5 contains a traditional orchard.

- 3.53. Landscape Study Area SF6 relates to land on the eastern fringes of the village, to the north of the Downslink and south of Lyons Road. The report notes only a few landscape features and qualities in this area are sensitive to development, and as a result the low-moderate landscape character sensitivity and low-moderate landscape value, means it is considered the area has a moderate- high capacity for small scale housing development.

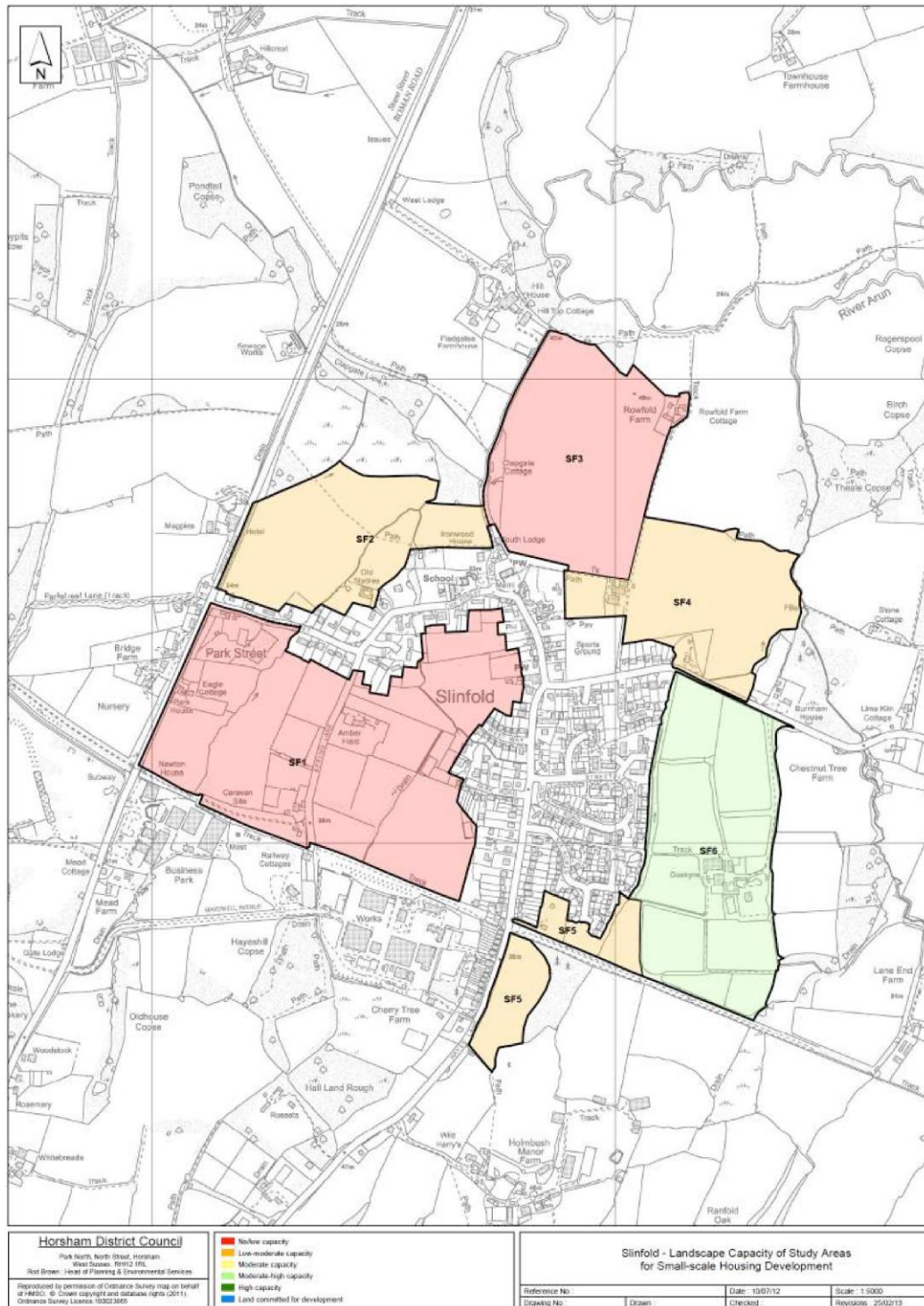


Figure 4 - Extract of HDC Landscape Capacity Assessment (April 2014)

The report nonetheless notes that it would breach a well-established existing wooded boundary to the village and the risk of an impression of an incursion into open countryside. As a result, it would

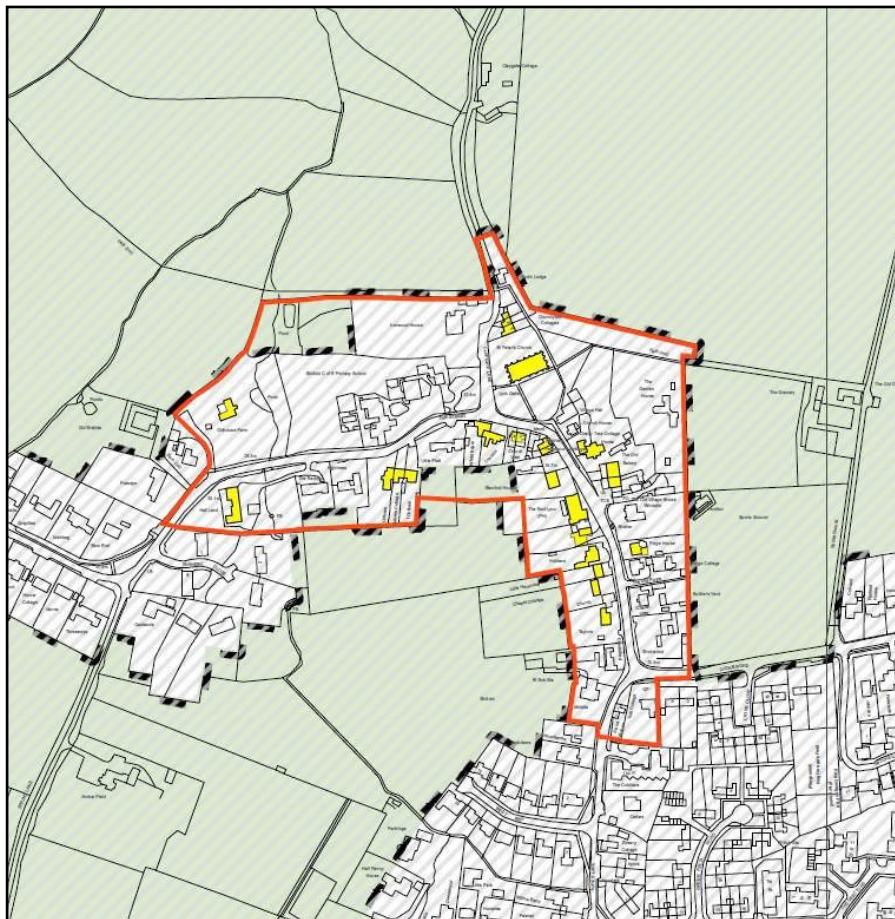
be essential for a substantial new wooded boundary to be established on the eastern boundary of any new development.



354. The Parish includes land of “Good to Moderate” and “Poor” agricultural land as classified on Natural England’s Agricultural Land Classification Map. The Parish does not include any agricultural land classified as “excellent” and/or “very good”.

#### Environmental Characteristics - Heritage Assets

355. There are a total of 59 Listed Buildings within the parish of Slinfold, all of which are Grade II Listed. The highest concentration of these is within the historic core of the village focused on The Street. This includes the Parish Church of St. Peter.
356. The historic core of the village is also a designated Conservation Area (see Figure 5). Beyond this, there are a group of 3 listed buildings at Slinfold Manor, which includes the main property, the gates, gate piers linking the balustrading and ramped wall to the southwest of the manor, and the gazebo to the southeast of the main building.



357. Historic England advised a Historic Environment Record (HER) for the Parish was obtained from West Sussex County Council (WSCC). Historic England also advised the current indicators identified for heritage would be insufficient to assess the potential significant impacts of the plan on the historic environment.
358. In light of this feedback, A HER was subsequently obtained from WSCC. Additional indicators have been added to ensure the impact of the SNP on the historic environment can be measured.

#### Environmental Characteristics - Air Quality

359. Air quality within the parish is generally very good, reflecting its relatively low population and rural nature. There are no Air Quality Management Areas (AQMA) within the parish. There are 2 known AQMAs within the wider district; the first at the A272, High Street at Cowfold, some way to the southeast of the parish; and the second at the A283, High Street/Manleys Hill in Storrington (some way to the south).
360. The climate of the parish is generally temperate. Average temperatures in January vary from an average low of 2 degrees Centigrade to an average high of 8 degrees, which increases to a peak in July and August, where the average low is 12 degrees and the average high is 23 degrees. Rainfall is relatively consistent throughout the year, with circa 10 average rain days per month. Peak rainfall is in November and January, at circa 65mm for the month, with a low in May of circa 20mm.

#### Environmental Characteristics - Water & Flooding

361. There are a number of watercourses that run through the parish. These are principally the upper reaches of the River Arun and its associated tributaries, including North River. The upper reaches of the Arun flow into the parish from the east, immediately south of Broadbridge Heath, and travel in a broadly north-westerly direction. The North River enters the parish from the north and flows broadly south-westerly before joining the Arun. The river then flows in a westerly direction, through the northern edge of the parish.
362. The Environment Agency indicative Flood Map and the District Council's Strategic Flood Risk Assessment identify these two watercourses and their margins as within Flood Zones 2 and 3. They also identify a pocket of land a short way to the east of the built-up area of Slinfold, either side of Lyons Road, as falling within Flood Zones 2 and 3. This area extends in a narrow corridor north, to connect into the main water course of the upper reaches of the Arun (see Figure 6).

2 Data taken from the year 2000-2012

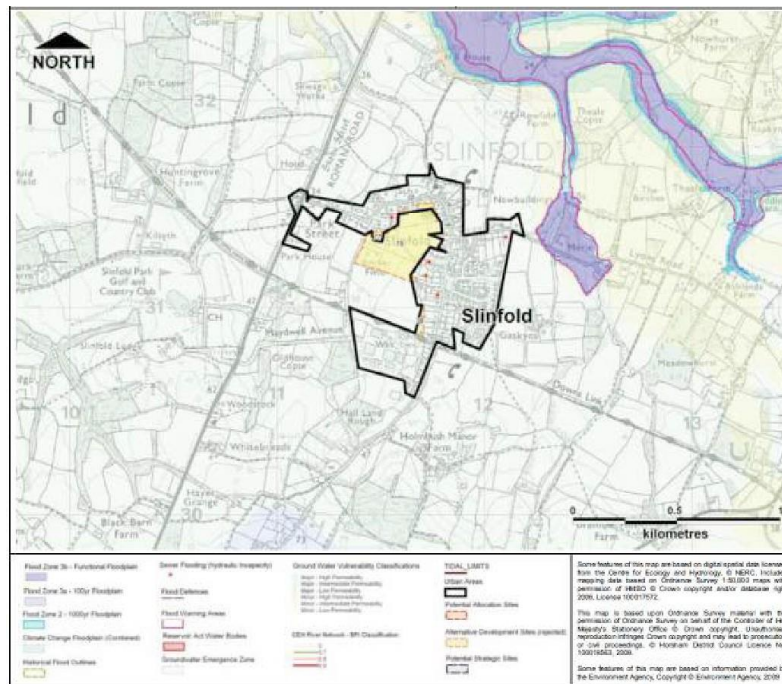


Figure 6 Extract HDC - Level 1 Strategic Flood Risk - February 2010

## Economic Characteristics - Employment

363. The 2011 Census reveals that the number of residents of working age (16-74) was 1,512. Of this figure, 983 (65.01%) were economically active, and 529 (34.99%) were economically inactive.
364. Of those that were economically active, the split in roles is as follows:
  - 194 - employed part time;
  - 517 - employed full time;
  - 212 – self- employed;
  - 36 - unemployed; and
  - 24 - economically active full time students.
365. Of those who were economically active, they indicated their jobs were as follows:
  - Managers, Directors, senior officials - 147;
  - Professional occupations - 159;
  - Associate professional and technical occupations - 147;
  - Admin and Secretarial occupations - 87;
  - Skilled traders - 128;

- Caring, Leisure and Service - 119;
  - Sales and Customer Service - 42;
  - Process, Plant and Machine Operatives - 47; and
  - Elementary occupations - 68.
366. Those who were economically inactive indicated they were:
- Retired - 229;
  - Looked after the family/home - 80;
  - Long term sick/disabled - 120;
  - Economically inactive full time students - 68; and
  - Economically inactive for other reasons - 32.
367. A total of 1,689 residents were aged 16 and over and indicated their qualifications were as follows:
- No qualifications - 369;
  - Highest qualification Level 1 (CSE/O Level/GCSE) - 200;
  - Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 257;
  - Highest qualification Apprenticeship -39;
  - Highest qualification Level 3 and 4 (2+ A Levels/Degree/Masters/Top NVQ Grade/ Top Diplomas/BTEC National/Professional Qualifications) - 763; and
  - Other qualifications - 61.
368. The parish has 2 main employment centres, both located on the southern fringes of Slinfold. These are the Spring Copse Business Park, located and immediately south of the Downs Link and east of Stane Street (A29) and the Maydwell Avenue Business Park, located south of the Downs Link and west of the houses fronting Hayes Lane, but accessed via Maydwell Avenue and its junction onto Stane Street (A29).
369. In addition to this, the Lyons Farm Industrial Estate is located on the eastern fringes of the parish, close to the junction of Lyons Road with Five Oaks Road (A264). The Bramble Hill Farm complex is also located on the south-eastern edge of the parish, on the north side of the A264, a short way southwest of its junction with Bashurst Hill. Collectively these provide significant floor space and job opportunities and a range of employment types.
370. In addition to those employed on the business complexes within Slinfold Parish, other economically active residents either commute out of the parish, work from home, have a land use based profession within the immediate locality, or work from other individual business premises.

### Economic Characteristics - Material Assets

371. Whilst the parish is rural, it nonetheless benefits from a range of material assets. Slinfold Village benefits from a primary school, village hall, village shop (incorporating a post office), Church of England

Church and United Reform Chapel, Public House, together with recreation ground incorporating cricket pitch, pavilion, scout hut, equipped children's play space and tennis courts. It has however been recognised locally that the Scout Hut is in poor condition, and desire to replace the facility has been expressed by the local community.

- 3.72. The Downs Link runs through the parish in a broadly east-west direction, passing along the southern edge of the main built-up area of the village, and immediately to the north of the two main industrial areas. This is a Public Right of Way constructed on a former railway line that links to the wider Public Right of Way network and links to Guilford in the north and Shoreham-by-Sea on the south coast. A short way to the west of the village and on the west side of Stane Street (A29) is the Slinfold Golf and Country Club.
- 3.73. In addition to this, the parish benefits from a wide range of sports and leisure clubs and societies. These include (but are not limited to) football, cricket, tennis and short mat bowls. Youth groups include Beavers, Cubs Scouts, Junior Tennis, Junior Cricket and Parish Council funded Youth Scheme. There are church-related organisations such as Mothers Union and Bell-Ringers, and other leisure clubs/ societies such as Sunday school, computer, dance/drama group, Sheltered Housing, Parish Cottages, Neighbourhood Watch, Horticultural Society, Horse Group, Royal British Legion, Concert Band, Village Minibus, Nursing Association, Pre-School Welcomers and Womens Institute.

#### Updated Review Of Other Plans, Programmes, Policies, Strategies And Initiatives That May Influence The Content Of The SNP

- 3.74. In response to the consultation on the Scoping Report additional documents have been added to the list of Background Documents that have influenced the content of the SNP.
- 3.75. Following the consultation on the Scoping Report, when the HDPF was still at Examination, the Inspector's report was received and the HDPF was adopted in November 2015. The plan sets an overall requirement of 800 dwellings per annum, of which at least 1500 are to be delivered through Neighbourhood plans. The document does not provide allocations for each parish to provide in their neighbourhood plans.
- 3.76. The plan also requires that a proportion of affordable housing that is provided is affordable in nature. Recent government guidance including the Written Ministerial Statement are a material consideration on the level of affordable housing which could potentially be sought on smaller scale housing, but the starting point for considering affordable housing contributions remains policy 16 of the HDPF.

#### Challenges Facing Slinfold Parish

- 3.77. The baseline information and plans, programmes, policies, strategies, guidance and initiatives help to determine the sustainability issues and challenges facing the Parish. Whilst the parish generally offers

a high quality of life, the parish will need to manage a number of issues over the lifetime of the Neighbourhood Plan in order to ensure the area continues to be successful and the negative impacts of development are properly mitigated. These challenges include:

- Preserving the rural character of the parish.
- Protecting the Parish's heritage assets.
- Preventing coalescence between Slinfold and Broadbridge Heath.
- Flood risk.
- Retaining and supporting local businesses.
- Ensuring community services and facilities can remain viable in the short and longer term.

#### 4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS

- 4.1. This SA seeks to test the contribution the SNP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to judge the sustainability impacts of the policies within the plan.
- 4.2. The objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each objective. The Sustainability Framework has emerged through careful appraisal of relevant International, National, Regional, District and Local Plans and Programmes, the collection of baseline data, local knowledge of sustainability challenges faced in the Parish and a SWOT analysis.
- 4.3. The Sustainability Framework was the subject of consultation at the Scoping Report stage. The sustainability objectives and their corresponding indicators are set out below. Colour coding of the objectives is provided to indicate which relate to environmental; social or economic.

<b>Environmental Objective</b>
<b>Social Objective</b>
<b>Economic Objective</b>

<b>Environmental - Objective 1 - Countryside: To conserve and enhance the rural character of the Parish</b>
<ul style="list-style-type: none"><li>• Number of new residential dwellings approved within the Parish beyond the defined settlement boundaries and areas allocated for development.</li><li>• Quantum of new employment floor space approved within the Parish beyond defined settlement</li></ul>



**Environmental - Objective 2 - Ecology: To protect and enhance the biodiversity of the Parish.**

- Condition of the Parish's Site of Special Scientific Interest.
- Extent of the Ancient and Semi-Natural Woodland within the Parish.

**Environmental - Objective 3 - Heritage Assets: To protect and enhance the heritage assets of the Parish.**

- Number and condition of Listed Buildings;
- Number of heritage assets and their setting protected as part of development.
- Number of buildings on the "at risk" register.
- Number and condition of Scheduled Ancient Monuments;

**Environmental - Objective 4 - Water & Flooding: To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.**

- Number of properties at risk of flooding, as defined by the Environment Agency.
- Number of green energy development and installation in the Parish.
- Number of developments built to exceed standard Building Regulation requirements.
- Number of developments which impact on air quality levels in the Parish.

**Environmental - Objective 5 - Climate Change: To reduce the Parish's impact on climate change and prepare the community and environment for its impacts.**

- Number of green energy developments and installations approved in the Parish.
- Number of developments built to exceed standard Building Regulation requirements.
- Number of households within a 10 minute walk of a bus stop with a service of a frequency of 1 hour or more during the working day.

**Social - Objective 6 - Transport: Improve highway safety.**

- Police accident data;
- Number of highway safety schemes delivered within the Parish.

**Social - Objective 7 - Housing: To enable those with identified local housing needs to have the opportunity to live in an affordable home.**

- Number of new home completions;
- Number of affordable dwelling completions;
- Number registered on the Council's housing waiting list wishing to live in the Parish.

**Social - Objective 8 - Crime: To ensure residents live in a safe environment.**

- Overall crime rates.
- Number of domestic burglaries.

**Social - Objective 9 - Sustainable Transport Patterns: To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.**

- Quantum of money spent in the parish on cycle, footway and public transport network;
- Number of new sustainable and public transport facilities provided in the Parish, such as bus shelters, cycle lanes, pedestrian crossings, etc.
- Bus service provision.
- Number of households within a 10 minute walk of (approximately 800m) a bus stop with a frequency of more than 1 per hour during the working day.
- Impact on highway safety and congestion (increased sustainable transport should minimise congestion and reduce additional highway safety impacts)

**Social - Objective 10 - Community Infrastructure: To maintain and enhance the community infrastructure within the Parish.**

- Extent and condition of community infrastructure facilities in the Parish.
- Quantum of Section 106/Community Infrastructure Levy (CIL) monies secured to contribute to community infrastructure provision in the Parish.
- Number of households within a 10 minute walk (approximately 800 m) of public recreational space.
- Quantum of Section 106/ Community Infrastructure Levy (CIL) monies secured to contribute to community infrastructure provision in the Parish.

**Economic - Objective 11 - Economy: To maintain and enhance employment opportunity and provision within the Parish.**

- Levels of unemployment within the parish.
- Total amount of employment floor space created in the parish.
- Amount of employment floor space lost to other uses in the parish.

**Economic - Objective 12 - Wealth: To ensure high and stable levels of employment and address disparities in employment opportunities in the Parish so residents can benefit from economic growth.**

- Indices of Multiple Deprivation;
- Percentage of residents who are unemployed.
- Percentage of residents who are economically active.

44. The SNP sets out 15 strategic objectives. These are important as they state what the Neighbourhood Plan is aiming to achieve through its overall strategy and accompanying policies. The strategic policies have been chosen in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system.
45. The 8 strategic objectives below summarise and reflect the 15 Strategic Objectives identified in the SNP.

Strategic Objectives of the Slinfold Neighbourhood Plan
Preserve the rural character, heritage assets and biodiversity of the Parish.
Protect the identity of the Parish; and prevent coalescence with Broadbridge Heath.
Avoid development in areas at risk of flooding.
Meet identified housing needs.
Promote safer and more sustainable journeys, including by improving non car modes of travel.
Foster community cohesion.
Support and sustain economic development.
Support retention of local services.

Figure 7: Strategic Objectives of the SNP

- 4.6. The 8 Strategic Objectives have been assessed for compatibility with the 12 Sustainability Objectives, as detailed below:

		Slinfold Neighbourhood Plan Objectives							
		1	2	3	4	5	6	7	8
Sustainability Objectives	1	✓	✓	✓	✗	0	0	✗	0
	2	✓	✓	✓	✗	0	0	✗	0
	3	✓	✓	0	0	0	0	✗	0
	4	✓	✓	✓	✗	0	0	✗	0
	5	0	0	✓	✗	✓	0	0	✓
	6	0	0	0	0	✓	0	0	0
	7	✗	✗	0	✓	0	✓	✓	✓
	8	0	0	0	0	0	✓	0	0
	9	0	0	0	0	✓	✓	0	✓
	10	0	0	0	0	0	✓	0	✓
	11	✗	✗	✗	0	0	0	✓	✓
	12	✗	✗	✗	0	0	✓	✓	✓

KEY	
✓	Compatible
✗	Incompatible
0	No link/ Neutral

Figure 8: Compatibility of the SNP Objectives with the Sustainability Objectives

- 4.7. The table demonstrates that most of the Neighbourhood Plan Objectives and Sustainability Objectives are broadly compatible, or have a neutral impact. This indicates that the SNP is being prepared positively with the aim of solving some of the sustainability issues identified and that the Sustainability Objectives are an appropriate means to measure the extent of impacts upon sustainable development.
- 4.8. The areas of incompatibility are generally where the SNP Objectives to conserve and enhance the rural character of the Parish conflict with the Objectives to deliver housing and employment. Conversely the Objectives to support economic development and meet identified housing need conflict with the sustainability objectives to conserve and enhance the rural character of the area.
- 4.9. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below. Where policies are not compatible, this is where the need for

development are set against those that are focussed on conserving and enhancing the environment. In such situations, the SA identifies the most suitable option, having regard to all of the sustainability objectives. In recommending the preferred policy option, weight is placed on the sustainability objectives most closely linked with the specific policy being appraised. The aim of the sustainability appraisal is also to suggest mitigation or other measures to offset any negative impacts of these policies.

✓	Compatible
✗	Incompatible
0	No link/ neutral

2	✓																	
3	0	✓																
4	✓	✓	✓															
5	✓	✓	✓	✓														
6	✓	✓	✓	0	0													
7	0	0	0	0	0	0												
8	0	0	✗	✗	✗	0	0											
9	0	✗	✗	0	✗	0	0	0										
10	0	0	0	✗	✗	0	0	0	0									
11	0	✗	0	✗	✗	0	0	0	0	0								
12	0	0	0	✗	✗	0	0	0	0	0	0							
13	0	0	0	0	✗	0	0	0	0	0	0	0						
14	0	✗	0	0	0	0	0	0	0	0	0	0	0					
15	✗	0	0	✗	0	0	0	0	0	✓	0	0	0	0				
16	✗	✗	✗	✗	✗	0	0	0	0	✓	0	0	0	0	✓			
17	0	✗	0	0	0	0	0	0	0	0	✓	0	0	0	0	✓		
18	0	0	✓	✓	0	0	0	0	0	0	0	0	0	0	0	✗	✓	
19	0	✗	0	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	0
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

Figure 9: Comparative Assessment

## 5. APPRAISAL OF THE SLINFOLD POLICY OPTIONS AGAINST THE SUSTAINABILITY FRAMEWORK

### Assessment of Alternative Plan Options

- 5.1. A key requirement of the SEA regulations is that options that are a number of 'reasonable alternatives' are considered when determining the approach for the Slinfold Neighbourhood Plan a range of policy areas have been considered and a range of options for each policy have been identified. These have been prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, the extensive baseline data for the Parish, and the overarching strategic objectives of the SNP.
- 5.2. A key requirement for Neighbourhood Plans to meet the 'basic conditions' test which is placed upon them is that they are in general conformity with the National Planning Policy Framework and the Local Plan (in this case the Horsham District Planning Framework or HDPF). A number of options are therefore precluded from inclusion in the Neighbourhood Plan as they would not be compliant with the national or local approach and could not be considered to be 'reasonable' options in this respect. This for example includes allocations for development on sites in rural locations which do not adjoin existing settlement boundaries. Such development would not be in accordance with HDPF policy 4. As a consequence proposed allocations such as Bridge House Equestrian centre was removed from the Submission Plan. Other larger strategic scale sites that would provide local and district wide employment have also been discounted from any assessment as they would be brought forward through the Local Plan process. It should be noted that the Nowhurst Business Park which was identified in the Regulation 14 plan was considered strategic in nature, but has in any event now been considered through the development management process.
- 5.3. A number of different policy options have been appraised, to assess the impact on the 12 sustainability objectives set out in the Sustainability Framework. These appraisals are set out in the tables attached at Appendix 1. The overall appraisal helped to ensure that the policies selected and taken forward in the SNP are the most sustainable, given reasonable alternatives. It also allows the identification of possible mitigation measures that may need to be considered at the policy development stage.
- 5.4. Given the nature of neighbourhood planning, where the type and nature of policies which can be developed are strongly influenced by higher level plans and policies, the process of appraising policy options and the policies themselves have in the majority of cases been combined as the outcome of the assessment of the option and a policy are generally not sufficiently different to warrant a new appraisal. This is considered to be a proportionate approach to the level of the plan.

55. The Sustainability Appraisal process has been an iterative one, and was updated following Regulation 14 consultation, taking into account comments made in response to the public consultation including those made by key statutory bodies.
56. This process has continued following receipt of the Examiner's report in January 2018, a number of changes were recommended by the Examiner to ensure that the plan meets the basic conditions. This includes the proposed removal of housing numbers on sites allocated in the plan to ensure that sufficient levels of affordable housing can be delivered. Horsham District Council have, in consultation with the Parish Council consulted on the option of retaining housing numbers on allocations within the plan, but expressed as a minimum. This option has therefore been given specific consideration through the SA process to assist the Council in reaching its final decision.
57. Where other policy changes have been suggested by the Examiner, the policy options and assessments have been given further consideration by HDC where appropriate to determine that outcomes were considered to be sustainable or whether any mitigation measures or changes to the plan are required in order to meet the basic conditions. Additional commentary or updates to the assessment has been added by HDC where appropriate. This has included the assessment of new evidence which has been put forward to the Council as a result of the consultation process.
58. In updating the assessment, Horsham District Council has sought to ensure that the assessment of impacts considered impacts (where relevant) over the short, medium and longer term, and whether impacts would be temporary or permanent. The cumulative, synergistic of the policies has also been considered and is recorded in the updated assessment or in the additional commentary below as appropriate.

#### Summary of Assessment outcomes

59. The detailed outcome of the assessment of policies and their alternatives is set out in Appendix 1. Overall the assessment shows that a great many of the policies in the Slinfold NP provide additional local detail or criteria which build on the policies of the HDPF. In most instances this was found to be a more sustainable approach than relying solely on the HDPF, which being a district wide policies do not necessarily identify locally specific issues. In light of the Examiner's recommendation to delete the settlement coalescence policy and, this policy was reappraised by the Council. The findings of the SA support the outcome that an additional policy would not provide additional benefit over the existing protections in this instance. For other policies, it is considered that the wording changes suggested by the Examiner to ensure consistency with the HDPF and enable flexibility do provide additional mitigation against some of the sustainability objectives.

- 5.10. The main focus of the Sustainability Appraisal process has been the assessment of the level of housing and potential development locations in the parish. Overall, the sustainability process found that the Parish should seek to provide sufficient housing to meet its identified needs – development at a significantly greater or smaller level would either have adverse environmental impacts, or would not meet local housing needs. The most sustainable approach was found to be allocating sufficient housing to bring forward between 60 and 100 homes which balances environmental impacts against the provision of the housing needs for Slinfold Parish.
- 5.11. Taking account of the Examiner’s recommendation to remove housing targets on each site, the outcome of this assessment found that setting site specific targets would have a greater positive impacts against the environmental objectives. This is because an indication of housing numbers would prevent very high numbers coming forward on a site which could have adverse impacts on local landscape or biodiversity features. Conversely however, this approach could artificially restrict the potential for the number of homes on each site and minimise the level of affordable housing that is provided.
- 5.12. The sustainability appraisal has found that providing housing allocations without a specified housing number would ensure that the housing (including affordable housing) needs of the parish are met. Conversely there is a risk that with no specified scale of development there is a risk of risk adverse impacts on local environmental features. It is however considered that this risk could be removed by setting site specific criteria in the policy (which the Examiner also recommended be removed). This approach would ensure sufficient housing is provided, but that environmental or other concerns are offset and that development that takes place is sustainable.
- 5.13. The Examiner proposed the deletion of West Way having undertaken a site visit and reached a different conclusion on the proposed sites through the Examination process and the evidence that was available to him at that time. In the light of additional evidence that has been provided to the Council, a reassessment of all sites has been undertaken including consideration of the potential for increased development on other sites.
- 5.14. The Assessment has highlighted that all sites will positively contribute to the delivery of housing. The majority would be likely to include some provision of affordable housing. Sites that are close to existing services and facilities score more favourably against the Objectives which seek to enhance non-car modes of travel. Most sites away from the Built up area boundary of Slinfold would not meet the basic conditions in any event as they would not be in accordance with the locational strategy of the HDPF.
- 5.15. The Assessment shows the majority of potential housing sites would have some negative impact on environmental objectives but the extent of this varies depending on the precise location of the site.



Those sites within the existing built form of Slinfold were found to generally have a lower impact than those on greenfield sites. Sites which are more open and less contained by existing vegetation, or would change the linear settlement form of Slinfold have been assessed as having a more negative impact than sites which are generally more contained. In particular the impact of West Way was however found to have a greater negative impact on the landscape and rural character objective. The site will affect the landscape character and setting of the settlement and conservation area by extending development into the countryside and reducing the relationship of the conservation area with the open landscape character and settlement form. The location and / or existing screening of other sites result in a lower impact on rural character.

- 5.16. The impact of development on highway safety (including parking and congestion issues raised by the Examiner and locals) has also been reconsidered. No specific issues have been raised in relation to any site by WSCC highways. All sites are likely to increase local traffic flows to some extent and this led to a small negative impact for all sites. However design of development that is in accordance with relevant parking standards would help to mitigate this in the longer term and most sites are reasonably close to some facilities so will not always be reliant on the car. All sites will have some additional construction traffic during any build out phase.
- 5.17. Most sites also have the potential to contribute to the provision of services and facilities – e.g. a new Scout Hut, or local sports facilities or open space. It is therefore difficult to determine whether one site out performs another in this respect as virtually all site promoters have identified or offered some form of community facility at one stage or another during the plan preparation process. The potential for these to be allocated or delivered at the planning application stage therefore remains.
- 5.18. In addition to the consideration of the impacts of developing individual sites, the cumulative effects of development have also been considered (Appendix 1). Although there will be negative impacts arising from all sites, there will be a greater impact on the environmental objectives as a whole if more sites are built out, as more greenfield land will be utilised. There may also be greater impacts on the highway network during the construction phase with greater numbers of construction vehicles on village roads, potentially simultaneously, should build out take place at the same time.

## 6. Conclusions and Next Steps

- 6.1. The outcomes of this sustainability appraisal process clearly show that all development proposals and policy options are likely to have impacts on the sustainability objectives. It is however considered that the adverse effects of allocating sites without ascribing a housing number can be easily mitigated to remove these impacts by including specific site criteria, and that this approach is therefore the most sustainable when ensuring housing needs are met (including delivering maximum levels of affordable housing), and preventing environmental harm. This requires taking part of the approach recommended by the Examiner of the Slinfold plan (i.e. removing site numbers), but still setting out the site specific mitigation measures which may be necessary to offset any environmental impacts.
- 6.2. The outcome of the individual assessments has found that all sites will have some negative impacts. On balance however, the West Way site performs slightly less well against the sustainability objectives than other locations. When cumulative impacts of developing multiple sites is also taken into account (as all could come forward simultaneously), a smaller number of sites with a slightly higher number of homes was found to be preferable, as this would ensure housing needs are met but minimise the total loss of greenfield land. Other potential cumulative impacts such as high levels of construction traffic accessing the village will also be reduced. On balance, and providing that policy specific mitigation is provided for the remaining allocations, it is considered that this would best ensure the achievement of sustainable development.
- 6.3. This information within this report will need to be taken into account by the Council in reaching its final decision on the next steps. It will need to be published alongside any final plan that is published for referendum purposes.
- 6.4. Once made, and an SEA adoption statement is published the effects of implementing the SNP are to be monitored to assess any impacts, including unforeseen adverse impacts. This will take place in a number of ways, including through the Horsham District Council Authority Monitoring Report which is published in December each year. This will help to assess achievement of the policies against the 12 sustainability objectives and allow for measures to be put in place, particularly should unforeseen consequences arise.

## APPENDIX 1

# Slinfold Neighbourhood Plan Policy Options and Policy Appraisals

## Policy 1: Preventing Coalescence between Slinfold and Broadbridge Heath

Policy 1	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities
A												
B	✓✓	✓	✓	0	0	0	?✗	0	0	0	?✗	?✗

**Option A:** To have a policy that seeks to prevent coalescence between Slinfold and Broadbridge Heath.

**Option B:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework (HDPF).

**Appraisal:** HDPF Policy 27 does seek to resist settlement coalescence in broad terms. However, it is not targeted with specific regard to the gap between Slinfold and Broadbridge Heath. Option A would result in clear sustainability benefits for countryside protection and would positively protect the identity of Slinfold. Option B would not provide such clarity and certainty.

**Preferred Policy Option: A**

**HDC Update** – This policy was recommended for deletion by the Examiner as it was considered to be an unworkable tool that does not meet with the basic conditions. The Examiner considered that HDPF Policy 27 was sufficient to prevent the coalescence of settlements. HDPF policy 27 is tool which can apply to **all** settlements and the council is of the view that the impacts of a specific policy or the HDPF would be no different in terms of their contribution to sustainable development. The SA has therefore been updated in light of this. The policy approach will have a positive impact on countryside protection in the short and longer term. Other impacts have in the main been assessed as neutral as the policy approach does not have any impact on these objectives. There is a small risk that this policy approach could have a small adverse impact on economic development and the provision of homes to meet needs. However allocations of land can be located in areas which do not contribute to settlement coalescence. The HDPF also contains a number of policies which seeks to ensure that rural economic development can be supported.

✓✓	significant positive impact on the sustainability objectives.						
✓	positive impact on the sustainability objective.						
?✓	possible positive or slight positive impact on the sustainability objectives.						
0	No impact or neutral impact of sustainability objectives.						
?✗	possible negative or slight negative impact on the sustainability objectives.						
✗	negative impact on the sustainability objective.						
✗✗	significant negative impact on the sustainability objectives.						

## Policy 2: Conservation Area

Policy 2	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✓✓	0	✓✓	0	0	0	?✗	0	0	0	?✗	?✗
B	✓	0	✓	0	0	0	?✗	0	0	0	?✗	?✗

**Option A:** To have a policy that seeks to preserve and/or enhance the Slinfold Conservation Area and its setting.

**Option B:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Both policies would aim to conserve and enhance the Slinfold Conservation Area. Both would assist in protecting the cultural heritage of the historic environment. However, Option A provides specific protection of the Slinfold Conservation Area, while Option B is less specific.

**Preferred Policy Option: A**

**HDC Update –** There is agreement that a locally specific policy would assist in the protection of the particular heritage assets in Slinfold Parish. A number of wording changes have been proposed by the Examiner. It is considered that these will help to strengthen the policy and further enhance the positive effects of this policy.

✓✓	significant positive impact on the sustainability objectives.						
✓	positive impact on the sustainability objective.						
?✓	possible positive or slight positive impact on the sustainability objectives.						
0	No impact or neutral impact of sustainability objectives.						
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✗	negative impact on the sustainability objective.						
✗✗	significant negative impact on the sustainability objectives.						

### Policy 3: Protection of Local Green Spaces

Policy 3	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✓✓	✓✓	?✓	0	0	0	?✗	0	0	✓	0	0
B	✗	✗	0	0	0	0	0	0	0	✗	0	0

**Option A:** To have a policy that identifies Local Green Spaces and seeks to safeguard the purpose of the designation.

**Option B:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A would positively seek to identify locally important green spaces and safeguard them from development that would conflict with their designation, other than in exceptional circumstances. Option B would not identify or protect Local Green Spaces.

**Preferred Policy Option: A**

**HDC Commentary**– There is agreement that a policy identifying local green spaces will assist in the conservation of the character of the village and will have beneficial impacts on retaining community facilities. In general terms it is considered that the assessment of specific LGS sites would have similar outcomes to the assessment of option A. A number of sites were however not considered to meet the criteria for greenspace designation as set out in the NPPF. Although this is more of a planning matter, the designation of land which does not meet the criteria could have an adverse impact on objectives 7, 11 and 12 as it could prevent other forms of development taking place. If these sites are already green space, but are larger tracts of land other policies in the HDPF or the Slinfold NP would provide protection of character / countryside in any event.

✓✓	significant positive impact on the sustainability objectives.											
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?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Policy 4: Green Infrastructure

Policy 4	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✓✓	✓	0	✓	?✓	0	?✗	0	✓	✓	0	0
B	✓✓	✓	0	✓	?✓	0	?✗	0	✓✓	✓✓	0	0
C	✓	✓	0	?✓	0	0	0	0	0	0	0	0

**Option A:** To have a policy that seeks to conserve, retain and enhance green infrastructure.

**Option B:** To have a policy that seeks to conserve, retain and enhance green infrastructure and valued landscapes.

**Option C:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** All options would seek to protect green infrastructure. Options A and B are more targeted in that they specifically link green infrastructure to Public Rights of Way. Option B also links the protection of green infrastructure with valued landscape views. Option C would be least targeted.

**Preferred Policy Option : B**

**HDC Commentary–** There is agreement that a locally specific policy would assist in the protection of the particular heritage assets in Slinfold Parish – no further update to this assessment is required.

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✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Policy 5: Protect and Enhance Biodiversity

Policy 5	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✓✓	✓✓	0	0	0	0	?✗	0	0	0	?✗	?✗
B	✓	✓	0	0	0	0	?✗	0	0	0	?✗	?✗

**Option A:** To have a policy which seeks to protect and enhance biodiversity.

**Option B:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Both options would protect and enhance biodiversity. However, it is considered that Option A provides a more specific, targeted approach to the protection and enhancement of the Parish's biodiversity with higher tier policies more predominantly focussed on the protection of formally designated sites of biodiversity interest.

### Preferred Policy Option: A

**HDC Commentary**— There is agreement that a locally specific policy would assist in the protection of the biodiversity assets in Slinfold Parish in particular. However this assessment has been updated to reflect the fact that these policies can have the potential to conflict with the provision of homes and employment development. Policy 31 of the HDPF already provides some mitigation against this by enabling development if it can be demonstrated that the need outweighs the value of the site and that appropriate mitigation and compensation measures can be provided. If set out in the Slinfold NP policy this would provide mitigation in relation to this adverse impact.

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											



## Policy 6: Development Principles

Policy 6	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✓✓	0	✓✓	0	0	0	0	0	0	0	0	0
B	✓	0	✓	0	0	0	0	0	0	0	0	0

**Option A:** To have a policy which seeks development to respect the design, layout and density of development respecting the surrounding area.

**Option B:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Both options would ensure design is of high quality. However, Option A seeks development to respect the characteristic of the Neighbourhood Plan, and is therefore more targeted.

**Preferred Policy Option: A**

**HDC Commentary** – This policy option as initially phrased was unclear as it referred to character – the policy itself relates to the design, layout and density of development respecting that of Slinfold. The wording has therefore been updated, but the outcome demonstrating that local character should be respected remains unchanged.

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Policy 7: Housing Mix

Policy 7	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	0	0	0	0	0	0	✓✓	0	0	0	✓	0
B	0	0	0	0	0	0	✓	0	0	0	✓	0

**Option A:** To have a policy that seeks to ensure new housing development provides a mix of smaller properties and those suited to the elderly.

**Option B:** To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A seeks to ensure an appropriate mix of new housing is provided to meet the identified needs of households within the Parish. Option B would not provide such a local context and so not ensure housing is aligned to the needs of the resident community.

**Preferred Policy Option: A**

**HDC Commentary** - This assessment identified that a locally specific policy would help to bring forward a mix of homes to meet the requirements of the population of Slinfold Parish in particular. It was however noted by the examiner, that there may be some demand for four bedroom properties – eg for growing families. The very significant benefit as originally assessed could therefore be further strengthened to ensure the maximum positive outcome by incorporating the Examiner's suggested amendment. The assessment has also been updated to reflect the positive impact that housing mix will have on the economy of the parish and beyond, by allowing all economic groups to live and work locally.

✓✓	significant positive impact on the sustainability objectives.											
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?✓	possible positive or slight positive impact on the sustainability objectives.											
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✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Housing Development Policies

### 1) How many homes should be provided by the plan?

Para 5.9 Housing Need	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities
A	? ✖	? ✖	? ✖	0	? ✓	? ✖	? ✖	0	? ✓	? ✖	0	0
B	? ✖	? ✖	? ✖	0	? ✓	? ✖	? ✖	0	? ✓	0	0	0
C	✖	✖	? ✖	0	? ✓	? ✖	? ✖	0	? ✓	0	? ✓	? ✓
D	✖ ✖	✖ ✖	? ✖	0	? ✓	? ✖	✓ ✓	0	? ✓	? ✖	? ✓	? ✓
E	✖ ✖	✖ ✖	? ✖	0	? ✓	? ✖	✓ ✓	0	? ✓	? ✖	? ✓	? ✓

**Option A:** To identify the housing need for the Parish at 44-48 based on a proportionate share of the Horsham District Planning Framework policy requirement of "at least 1500".

**Option B:** To identify the housing need for the Parish at 0-60 based on zero population growth but allowing for decreasing household size.

**Option C:** To identify the housing need for the Parish at 60-100 based on a blend of identified affordable housing need, and trend based population projection with an average household size of 2.6 persons.

**Option D:** To identify the housing need for the Parish at 171 based on trend based household formation projection from ONS of 21.7% over the Plan period.

**Option E:** To identify the housing need for the Parish at 320 based on continuation of Parish growth between 2001-2011 over the Plan period.

**Appraisal:** All options facilitate the delivery of new housing that are likely to have a negative impact on the Sustainability Objectives that seek to conserve and protect the countryside, landscape, biodiversity and potentially heritage assets and traffic. The extent is likely to correlate to the overall quantum of housing envisaged under each option; the negative impact increasing with the number of houses envisaged.

#### HDC Commentary

This assessment has been reviewed in the light of the Examiner's findings. Although the initial assessment found that options A and B would have some positive impacts on objective 7 this has been amended to a negative outcome. This is because neither option would deliver the necessary housing requirements for the Parish. Such a proposal would have a cumulative impact outside the parish, particularly in the longer term as other areas would be required to meet this shortfall. The remaining options would however meet housing requirements for the parish (or for others for option E in particular).

Greater levels of housing development would however have an adverse impact on the historic character and settlement pattern of Slinfold and this would not be in accordance with the requirement for development to be within the scale and character set out in HDPF policy 3 in any event. Larger scale and smaller scale development could also have any adverse impact on community facilities – at too small a scale, existing facilities may not remain viable in the longer term. Conversely if significant levels of development take place, this may place pressure on existing facilities, but the level of development may not be sufficient to upgrade or provide new infrastructure within the village. The assessment has therefore been upgraded to take account of this.

The assessment of impacts on highway safety (or congestion) have been amended – without knowing more detail about the location of development it cannot be determined as to whether impacts would be assessed as severe or not.

Overall, the assessment that option C meets housing needs whilst having lower impacts on environmental and social objectives remains. The environmental and social impacts of development can however be mitigated through other policies or site specific requirements set out for policy allocations where relevant.

**Preferred Policy Option: C**

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## 2) How should housing development be delivered?

Housing Allocation Options	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✗	✓	✓	✓	?✓	0	✓	0	✓	✓✓	✓	✓
B	✗	?✗	?✗	✓	?✓	0	✓✓	0	✓	✓✓	✓	✓
C	✗✗	?✗	?✗	0	0	0	?✓	0	0	?✗	0	0
D	✗	?✓	?✓	?✓	?✓	0	✓	0	?✓	?✓	?✓	?✓
E	✗✗	?✗	?✗	0	0	0	?✓	0	0	?✗	?✗	?✗

Option A: To have a policy which allocates land for housing development to facilitate the delivery of 60-100 dwellings over the Plan period. Development numbers are specified for each site

Option B: To have a policy which allocates land for housing development to facilitate the delivery of 60-100 dwellings over the Plan period. Development numbers are not specified for each site

Option C: To have a policy which seeks to support the delivery of 60 - 100 dwellings over the Plan period but does not identify the Parish's preferred sites or criteria for development

Option D: To have a policy which seeks to support the delivery of 60 - 100 dwellings over the Plan period , but sets out criteria to facilitate the delivery of 60 - 100 dwellings over the Plan period.

Option E: To not have a policy and rely on the National Planning Policy Framework and policies in the Horsham District Planning Framework to facilitate development.

HDC Commentary This assessment has been reviewed following receipt of the Examiner's report, and a further option has been added to consider the potential of allocating sites without specifying specific numbers for each development.

Options C and E do not provide sufficient certainty that the level of housing required in the parish will be delivered – a lack of criteria in the Slinfold NP would ultimately lead to reliance on the HDPF. HDPF policy 4 would therefore require allocations to come through the HDPF review. Whilst housing may come forward in the long term, the shorter term supply of housing would be more limited. The remaining options all provide housing that meets identified needs across the plan period. Option D and A do however risk artificially limiting numbers or the level of affordable housing or may impact on site viability. Option B is the best option for ensuring the maximum level of housing is provided within the overall needs requirement, and that the greatest proportion of affordable housing can be delivered.

All development options were found to have an adverse impact on development character – a lack of policy in its entirety or a criteria based policy would provide less certainty as to exact development locations and therefore the potential impacts that development could have on environmental objectives may be greater. Option B could lead to more development coming forward on allocations than if these were set in policy wording and this could have a greater environmental impact. This could however be mitigated by setting policy specific criteria to ensure key site features are protected and enhanced if this is relevant.

Most options were found to have at least some benefit on the economic objectives, but the impact on community facilities (objective 10) is more variable. Allocations have been assessed as more positive as they create an opportunity to specify what infrastructure should accompany any proposed development. This is unlikely to be delivered with options C and E and is less certain with option D.

Overall it was found that there were most benefits in option A which is why this approach was consulted on by HDC. It is however recognised that this will not necessarily provide viable housing sites or the maximum level of affordable housing. Option B may therefore be a sustainable option providing that adverse environmental impacts can be mitigated through policy wording and is also considered to be a sustainable option.

Preferred Policy Option: A /B

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

### 3) Which sites should be allocated for housing development?

The following pages provide an updated appraisal of possible development sites taking account of new evidence that has been provided to the Council. It also recognises that if option B is selected above (ie no numbers are provided with each housing allocation), numbers may be higher than are set out in the draft Slinfold Neighbourhood Plan. The increase would however still be at a level where development would be of a scale to reflect that Slinfold is classified as a 'medium village' in HDPF policy 3.

LAND EAST OF HAYES LANE												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
	?✘	✘	0	0	0	?✘	✓✓	0	✓	?✓	0	0
<p>The site currently comprises grassland and self-seeded scrub with hedgerow and trees to all boundaries. There are Tree Preservation Orders (TPOs) on the site. There are no statutory designations on site, albeit there is a traditional orchard habitat located to the north, beyond the Downs Link.</p> <p>The site is not in close proximity to any designated heritage assets and there is no visibility of the site from the Conservation area / listed building is therefore impacts on this objective have been assessed as neutral.</p> <p>The site is currently not developed and housing development on this location will have some impact on rural character. The site is however bounded by scrub / trees which screen the site from the wider countryside beyond the village. If retained this would help to minimise impacts. It is however considered that with sensitive design and layout would enable some additional homes on this site (above 15) without impacting on the existing landscape features.</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The site falls within Flood Zone 1. There are surface water flood risks around the periphery of the site. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>Access would be onto Hayes Lane. There is on-street parking and the road is narrow in sections including to the north towards the village centre. Development will result in additional increases in traffic movements along Hayes Lane leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not known. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site.</p> <p>The site is in reasonable proximity to the services and facilities of the village centre, including the primary school and village shop and may help reduce the reliance on the car for these facilities. The car is however still likely to be a key means of transport to allow commuting or reaching services and facilities not present in Slinfold village. A previous planning application included 50 residential dwellings with a proportion of affordable new homes (see planning application DC/15/0591). That application envisaged the provision of a community scout hut. The application was refused but there is potential for such a community facility to be provided on this site.</p> <p>If allocated, mitigation measures in conjunction with development could include policy criterion. This could include the retention of mature trees and hedges; a landscape buffer on the northern boundary to enable and improve access to the Downs Link; residential units along Hayes Lanes in a linear form; utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere; adequate on-site parking to avoid adverse impact on highway safety; and the western part of the site to be a landscape buffer which could also be used as open space.</p>												

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											



LAND AT THE END OF WEST WAY												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 2	✘	✘	?✘	0	0	?✘	✓✓	0	✓	✓	0	0
<p>The site is currently laid to grass with predominantly hedgerow boundaries. It is contained from longer range views by the proximity of the existing built up area boundary of the village to the east, north and northwest. Since receipt of the Examiner's report a smaller scheme of around 15 homes has been proposed together with the availability of land for a new scout hut.</p> <p>The site is located south west of the Conservation Area of the village which contains a number of Listed Buildings. There may be some visibility of any new development from the Conservation Area. Most buildings are in private ownership. The negative impact on these assets has therefore been assessed as low negative.</p> <p>The site is not currently developed and housing or other development on this location will have an impact on the rural character. Although a relatively small development, the proposal will extend the village to the west and there will be a negative impact on the currently open sweep of countryside which provides a very strong rural and visual setting to the existing historic linear form of Slinfold village. The impact of this proposal is therefore assessed as negative.</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The site is in Flood Zone 1, and the drainage ditch that runs along the south-western boundary is identified as at risk of surface water flooding. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>Vehicular access is likely to be via West Way onto Hayes Lane, which has a narrow section with on-street parking as it heads north to the village centre. Development will result in additional increases in traffic movements along West Way and Hayes Lane leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site.</p> <p>The site is in reasonable proximity to the services and facilities of the village centre, including the primary school and village shop and may help reduce the reliance on the car for these facilities. The car is however still likely to be a key means of transport to allow commuting or reaching services and facilities not present in Slinfold village. At the current time the site promoter has indicated that land could be made available to bring forward a scout hut in this location which is a desire which has been expressed by the community.</p> <p>If allocated, mitigation measures in conjunction with development could include policy criterion. This could include requiring the provision of landscaping around the site of the site. A mechanism to retain the open land north of the site would also be required, but it is recognised that designation as a Local Green Space is not necessarily an option taking account of the Examiner's remarks. It will however be more difficult to mitigate the change in settlement form by extending West Way, and some of the site is currently an open field and may require time to take effect as vegetation will need to grow into place.</p>												

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NOWHURST												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 3	✖✖	✖✖	✖	✖✖	✖	0	✓✓	0	✖	0	0	0
<p>The site is located away from the existing built-up area boundary of Slinfold and to the northwest of Broadbridge Heath. The site is in part comprised of previously developed land that has a lawful use for commercial purposes. The boundaries of the site are a mix of woodland and other physical features, including timber fencing; as well as an earth bund to the boundary with the A281. A copse of Ancient Woodland is located adjacent to the northwest boundary (Millmead Copse).</p> <p>Close to the southeastern boundary of the site are two Grade II Listed Buildings that front onto Nowhurst Lane. The site is predominantly within Flood Zone 1, with the western part of the site within Flood Zone 3.</p> <p>The site has good vehicular access with an existing roundabout onto the A281. However it is relatively remote from existing services, thereby increasing the reliance on private car to access schools and services, etc.</p> <p>Mitigation measures in conjunction with development could include retention of existing mature trees and hedges; development proposals to be set back in the site; landscape buffer as a buffer/transition into the countryside; and utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere.</p> <p>The scheme proponents initially envisaged circa 150 dwellings in conjunction with circa 150,000sqft of replacement/new employment floor space. Given the relative remoteness of the site, it is being assessed on the basis of a commercially led redevelopment with a small number of residential dwelling units.</p> <p><b>HDC commentary:</b></p> <p>This site was originally assessed by SPC for inclusion in the SNP. This site has now come forward through the planning application process as an employment location and has not been given further consideration at this stage. The provision of 150 homes in this location is not in accordance with the HDPF locational strategy as it does not join an existing settlement boundary.</p>												
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CROSBY FARM												
Site	Objective 1: Conserve/ Enhance Rural	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community	Objective 11: Maintain/ Enhance	Objective 12: Stable Employment/ Address Disparities
Site 4	?✖	✖	✖	0	0	0	✓✓	0	✓	✓	0	0
<p>The site is located adjacent to the existing built up area of Slinfold, along its western boundary and immediately to the north of the village cricket ground.</p> <p>The site is predominantly laid to grass with 2 agricultural buildings to the eastern edge. Adjacent to these are former farm buildings, now in employment use. The boundaries are predominantly defined by hedgerows, with some specimen trees.</p> <p>The site borders the Conservation Area of the village along its western boundary and is in proximity to a number of Listed Buildings within this area. The scheme may adversely affect the setting of these heritage assets but this could be mitigated through a sensitively designed scheme.</p> <p>The site is currently not developed and housing or other development on this location will have an impact on the rural character. The land is screened to the north and bounds a cricket pitch rather than open countryside to the south. There is some existing employment use on the eastern section of the site. The extension of the site to incorporate a scout hut would have a more negative impact on landscape than the remainder of the site. The impact is assessed as low negative, but extension of built development to the east could increase this impact.</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The site is in Flood Zone 1, and there are no known flood risks. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>Access to the south, onto Lyons Road. The site is in close proximity to the services and facilities of the village centre, including the primary school and village shop. Development will result in additional increases in traffic movements to reach services and facilities beyond the village leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site.</p> <p>The promoter has indicated when proposing the site that it may be possible to bring forward a new cricket pavilion or scout hut as part of the scheme. The Scout hut would however be more peripheral to the village than a number of other sites, but this remains a positive impact were such a facility to come forward in this location.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees and hedges on the western edge to maintain spacing to the adjacent Conservation Area; development proposals to positively respond to the character of the area and respect the setting of the Conservation Area; and maintain existing trees and hedges on the northern boundary to provide a buffer to the countryside.</p>												
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BRIDGE HOUSE EQUESTRIAN												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 5	? ✖	0	0	0	✖	? ✖	✓	0	✖	0	0	0

The site is comprised of previously developed land and is predominantly in use for equestrian purposes, including a range of buildings and associated infrastructure.

The site is bordered by residential properties to the east, the Downs Link to the south, a block of woodland to the west and fields to the north, beyond which is further woodland.

The site is located away from the built up area of Slinfold, and is predominantly to the rear of a ribbon housing development that fronts Five Oaks Road. It is immediately to the north of the Downs Link Public Right of Way.

There are no known heritage assets within close proximity of the site.

The site is within Flood Zone 1, and there are no known surface water flood risks.

The site has access onto Five Oaks Road and the public highway alignment is affected by the proximity of the bridge over the Downs Link, a short way to the south. The site is relatively remote from existing services, thereby increasing the reliance on private car to access schools and services, etc.

Mitigation measures in conjunction with development could include the retention of existing trees and hedges to maintain the sense of enclosure and maintain the buffer to the countryside; residential units to be set back from the A264 and to respect the rural character of the area; and suitable and safe access to be provided to ensure highway safety is acceptable.

The scheme proponents initially envisaged up to 33 dwellings. Given the relative remoteness of the site, it is being assessed on the basis of up to 4 new dwellings. Integral to this is the retention of the existing employment use.

#### HDC commentary:

This site was originally assessed by SPC for inclusion in the SNP as small housing allocation. This would not be in accordance with the HDPF and allocation would not meet the basic conditions. The site has therefore been excluded from further assessment at this stage.

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LAND WEST OF CLAPGATE LANE												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 6	XX	X	XX	0	0	?X	✓✓	0	?X	0	0	0
<p>The site is currently agricultural land. The boundaries are predominantly defined by indigenous hedgerows, though it is more open to the north. It is located to the north and west of the existing built-up area boundary of the village and immediately to the east of Stane Street. The scheme proponents envisage some 50 dwelling units in two parcels of 25, located north of Park Street and immediately east of Stane Street. To the north-east of this, the scheme proponents have indicated land will be used to deliver community infrastructure, including a village green, woodland and public car park and land for a pre-school.</p> <p>The eastern boundary of the site borders the Conservation Area of the village and is close to a Listed Building. Further Listed Buildings are located to the south of the site and to the west, immediately on the opposite side of Stane Street. The scheme may adversely affect the setting of these heritage assets.</p> <p>The site is currently not developed and housing or other development on this location will have an impact on the rural character. Development would affect the existing settlement form and character which is primarily centred to the south and east of this site.</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The site is in Flood Zone 1, and there are no known flood risks. There is surface water flood risk running through the site in a north-south direction. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>The scheme proponents have indicated access to the site will be via Stane Street, with a new junction required onto this public highway.</p> <p>Access to the south, onto Lyons Road. The site is in close proximity to the services and facilities of the village centre, including the primary school and village shop. The site is not directly linked to the village centre as a modest footpath extension is required to enable pedestrian access to the village along Park Street. This does not link well with the existing village form. This may lead to increased reliance on the private car and direct access to Stane Street could draw occupants away from the village creating a more ‘isolated’ development. Development will result in additional increases in traffic movements to reach services and facilities beyond the village leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site.</p> <p>The site is located in close proximity to services and facilities of the village centre, including the primary school and village shop. However, a modest footpath extension is required to enable pedestrian access to the village along Park Street. This does not link well with the existing village form. This and the isolated access to the site have led to a neutral assessment although it is recognised enhancements or other provision of sites have been indicated as possible by the site promoters.</p> <p>Mitigation measures in conjunction with development could include the provision of planting/trees/hedges on the northern boundary to act as a buffer to the countryside; development proposals to respect the setting of the adjacent Conservation Area and nearby Listed Buildings; utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere; a new junction may be required onto the public highway; and improvements to the pedestrian environment.</p>												

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LAND TO THE REAR OF THE RED LYON PUB												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 7	✖	✖	✖✖	0	0	?✖	✓✓	0	✓	✓	0	0
<p>This site is predominantly laid to grass, with a small area comprising parking to the Red Lyon Public House. Boundaries to the north and west adjoin domestic curtilages and predominantly the pub to the east. The southern boundary adjoins agricultural grassland. Boundaries are typically defined by indigenous hedging. The scheme proponents envisage some 16 dwellings, together with the provision of a scout hut immediately to the rear of the public house.</p> <p>The site adjoins the village Conservation Area and is close to a number of Listed Buildings. The scheme may adversely affect the setting of these heritage assets.</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The site is not currently developed and housing or other development on this location will have an impact on the character and setting of this part of the village. Although a relatively small development, there will be some negative impact on the currently open sweep of countryside which provides a very strong rural and visual setting to the existing historic linear form of Slinfold village. The impact of this proposal is therefore assessed as negative</p> <p>The site is within Flood Zone 1. Surface water flood risk runs along the western boundary. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>Access would be via the existing vehicular access serving the Red Lyon Pub. The site is in close proximity to the services and facilities of the village centre, including the primary school and village shop. . Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site. Development will result in additional increases in traffic movements to reach services and facilities beyond the village leading to a small negative impact but many services will be walkable helping to improve non car transport.</p> <p>The promoter has again suggested land could be made available for community facilities such as a scout hut.</p> <p>Mitigation measures in conjunction with development could include the provision of a landscape buffer on the northern and eastern boundary of the site to protect views into/ out of the Conservation Area; maintain spacing to ensure the setting of the Conservation Area is respected; retention of existing trees/hedges on the southern boundary to provide buffer to the proposed Local Green Space; and utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere.</p>												
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EAST OF SPRING LANE												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non- Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 8	✖	✖	? ✖	0	0	? ✖	✓✓	0	✓	✓	0	0
<p>This site is currently agricultural grassland. It is bordered to the south by the Downs Link, with large sections of the eastern, north and part western boundaries bordering residential properties, with other sections bordering agricultural land. The boundaries are typically defined by trees and hedgerows or fencing. The scheme proponents envisage some 55 dwellings, together with the provision of community facilities to include sports pitches and associated infrastructure</p> <p>The site is in proximity to the Conservation Area of the village to the northwest.</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The proposal would lead to development that would significantly alter the linear settlement form of the village and impacts have been assessed as negative on rural character</p> <p>The site is within Flood Zone 1. Surface water flood risks cross the site in a broadly north-south direction, and along the eastern boundary. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>The scheme proponents have indicated access would be via both Spring Lane and across third party land, via West Way. Development will result in additional increases in traffic movements along West Way and Spring Lane leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site</p> <p>The site is in reasonably proximity to the services and facilities of the village centre, including the primary school and village shop. which would help reduce impacts on car transport, but some increase in car travel will arise. It is noted that the site promoter has indicated additional community facilities have been provided.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees and hedgerows bordering and within the site; creation of landscape buffer on the north eastern boundary to protect views into/out of the Conservation Area; utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere; and access arrangements to respect the potential “Quiet Lane” status of West of Spring Lane.</p>												
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LYONS FARM												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 9	xx	x	xx	xx	0	0	✓✓	0	0	✓✓	0	0
<p>This is a large site of predominantly agricultural land, located to the east of Broadbridge Heath and Five Oaks Green Road, and to the north of Lyons Road. It comprises a number of agricultural fields with associated hedge and woodland boundaries.</p> <p>Heritage assets are contained close to the southern and north-eastern boundary. The scheme may adversely affect the setting of these heritage assets.</p> <p>The site is in part Flood Zone 1 with the River Arun and its associated Flood Zone 3 crossing the site in a broadly north-south direction. Further flood risk zones 2 and 3 are located within, and close to the southeastern boundary.</p> <p>Access to the site would be possible to the east, onto the A281.</p> <p>The site is well away from the village services of Slinfold, but in reasonable proximity to the services of Broadbridge Heath.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees/hedges bordering and within the site; landscape buffer to be provided on the northern, eastern and western boundary to provide a sense of enclosure and to limit impact on the open countryside; landscape buffer on the southern and north eastern boundary to protect views/setting of nearby listed buildings; residential development to be directed to those areas at lowest risk of flooding; and utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere.</p> <p>The scheme proponents envisage some 200 dwellings with associated community infrastructure.</p> <p><b>HDC commentary:</b></p> <p>This site was originally assessed by SPC for inclusion in the SNP. The provision of 200 homes in this location is strategic in scale and should be considered through the local plan review process rather than a neighbourhood plan, and no further assessment has been undertaken of this site.</p>												
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LOWER BROADBRIDGE FARM												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 10	✗	✗	✗✗	✗	0	0	✓✓	0	✓	0	✓✓	✓✓
<p>This site currently comprises predominantly agricultural land and is located immediately on the west side of the A281, well outside of the built up area of Slinfold, but immediately adjoining the built up area of Broadbridge Heath. The scheme proponents originally envisage circa 200 dwelling units, but this has been reduced to circa 100 or 50 units. It is understood this would also include provision of an expansion of existing commercial uses on the site. The site could provide circa 100 residential dwellings and it is assumed this would include a proportion of affordable housing.</p> <p>The site includes an existing range of farm buildings as well as a domestic property.</p> <p>The existing farmhouse is Grade II Listed, and the land also contains the site of the former Broadbridge Mill and associated structures, which have been designated as a Site of Archaeological Importance in the HDC Core Strategy. The scheme may affect the setting of these heritage assets.</p> <p>The site is partially affected by flooding, particularly along the western boundary.</p> <p>Access to the site would be possible via the main A281, and the scheme proponents have indicated a new junction would be provided. The site is well away from the village services of Slinfold, but is in reasonably close proximity to the services at Broadbridge Heath.</p> <p>At this stage, details of any community infrastructure provision proposed by scheme proponents is unknown.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees/hedges bordering and within the site; a landscape buffer on the western boundary to provide defensible edge to the development; landscape buffer to protect views of/setting of existing Grade II farmhouse; utilise sustainable drainage techniques to ensure development does not increase flood risk on site or elsewhere; new junction to improve highway safety; and improvements to the pedestrian environment.</p> <p><b>HDC commentary:</b></p> <p>This site was originally assessed by SPC for inclusion in the SNP. The provision of 200 homes in this location is strategic in scale and although a smaller scale of development has been proposed, development it is considered that development assessments should be made on a comprehensive basis. This site should be considered through the local plan review process rather than a neighbourhood plan, and no further assessment has been undertaken of this site.</p>												
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WEST OF SPRING LANE												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 11	?✘	✘	0	0	0	?✘	✓✓	0	✓	✓	0	0
<p>The site is currently laid to grass with hedgerows to boundaries. It abuts the rear curtilages of dwellings fronting Park Street to its northern boundary. These properties are within the defined built-up area boundary of the village. The eastern boundary borders Spring Lane, a narrow, no-through road. The scheme proponents envisage some 10 dwellings, with public open space at the southern end.</p> <p>The Conservation Area is to the north-east and there are no Listed Buildings in immediate proximity to the site.</p> <p>The proposed site is very rural in character and will bring the built character and form of the settlement southwards. The site is however well screened and visibility of development from the surrounding landscape is therefore likely to be lower than a more open site. Impacts have therefore been assessed as having some negative impact given the currently very rural characteristics of this site</p> <p>The site has the potential to have adverse impacts on biodiversity – ecological surveys would be required to support any development and mitigation would also be necessary.</p> <p>The site is in Flood Zone 1. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>Vehicular access would be on to Spring Lane and then north to Park Street. Development will result in additional increases in traffic movements along leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site.</p> <p>The site is in reasonably proximity to the services and facilities of the village centre, including the primary school and village shop which would help reduce impacts on car transport, but some increase in car travel will arise. The site could potentially provide some community facilities but further discussion with the site promoter would be needed to ascertain the prospect of this arising.</p> <p>Mitigation measures in conjunction with development could include the retention of existing trees and hedgerows bordering and within the site; creation of landscape buffer on the north eastern boundary to protect views into/out of the Conservation Area; or provision open space to the south of the site</p>												
✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✘	possible negative or slight negative impact on the sustainability objectives.											
✘	negative impact on the sustainability objective.											
✘✘	significant negative impact on the sustainability objectives.											

THE COBBLERS												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 13	✓✓	0	?✗	0	0	?✗	✓✓	0	✓	0	0	0
<p>The site is located a short way to the south of the junction of The Street, Lyons Road and Hayes Lane, within the built up area boundary. It is bordered by residential properties. It currently comprises residential units and an associated garage compound. Whilst the site contains existing residential development, it is envisaged that the site could accommodate up to 10 additional dwelling units</p> <p>The Conservation Area adjoins the northern boundary of the site. The site is within the BUAB of Slinfold and would not lead to the loss of rural character or biodiversity although the impact on any street trees should be considered</p> <p>The site is in Flood Zone 1. The HDPF already requires that flood risks (including surface water) are mitigated and this impact is therefore assessed as neutral.</p> <p>Vehicular access is available from both Hayes Lane and Greenfield Road. Development may result in additional increases in traffic movements along leading to a small negative impact. Development would need to be in accordance with WSCC parking standards and the impact on on-street parking is not fully known at this stage. WSCC have not indicated that there would be severe impacts on highways or traffic impacts as a result of development on this site.</p> <p>The site is in close proximity to the services and facilities of the village centre, including the school and shop and will help reduce the need for local car journey – new development may lead to increased car trips outside Slinfold.</p> <p>The site is adjacent to the existing Scout Hut - the access to this land will need to be retained if the facility remains in this location – (it is noted that that there may be opportunities to relocate the scout hut elsewhere)</p> <p>Mitigation measures in conjunction with development could include a landscape buffer on the northern boundary of the site to offer protection of views into the Conservation Area; and residential units to be set back to maintain spacing to the adjacent Conservation Area</p>												
✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

NIBLETTS												
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Site 15	✓	✓	xx	0	0	?x	✓	0	✓✓	0	0	0

The site is located immediately to the west of the junction of The Street, Lyons Road and Hayes Lane. It is bordered to the north and south by residential properties, including a recently consented permission, which has yet to be commenced. It borders open land to the west. The eastern part of the site is within the built up area boundary, whilst the western part is beyond this designation. An existing dwelling is on that part of the site within the built up area.

The Conservation Area includes the eastern part of the site. A Listed Building is located a short way to the north. The site is in Flood Zone 1.

Vehicular access is on to Hayes Lane.

Mitigation measures in conjunction with development could include the siting of residential development on the western part of the site given the eastern part of the site lies within the Conservation Area; residential development to have regard to and respect the setting of the Conservation Area; and access arrangements could seek to improve pedestrian links between The Street, Lyons Road and Hayes Lane.

The scheme proponents envisage the provision of 3 additional dwelling units.

#### HDC commentary:

This site was originally assessed by SPC for inclusion in the SNP. In terms of allocating sites the assessment has focussed on proposals of 5 units or more – smaller scale developments if acceptable in wider policy terms would contribute to windfall development. No further assessment of this site has been undertaken at this time.

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?x	possible negative or slight negative impact on the sustainability objectives.											
x	negative impact on the sustainability objective.											
xx	significant negative impact on the sustainability objectives.											

### Policy 13: Existing Employment Centre

[illegible]

**Option A:** To have a policy that seeks to maintain the existing economic uses in the Parish's employment centres.

**Option B:** To not have a policy, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A seeks to positively support the retention of commercial uses within the Parish's identified employment centres, recognising that these are a key part of ensuring the vitality of the Parish; and that economic activity is a limb of sustainability. Such explicit support is not offered through Option B and therefore there is less certainty under this Option that economic objectives will be positively supported.

**Preferred Policy Option: A**

**HDC Commentary**– There is agreement that a locally specific policy would assist in the protection of the existing employment sites in Slinfold Parish – no further update to this assessment is required

✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
? ✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
? ✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗ ✗	significant negative impact on the sustainability objectives.												

## Policy 14: Economy and Enterprise

[illegible]

**Option A:** To have a policy that supports the development of small scale businesses in the Parish.

**Option B:** To have a policy that supports the development of small scale businesses in the Parish subject to compliance with a number of criteria.

**Option C:** To not have a policy, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A and B both positively support economic activities within the Parish, providing these are small scale. However, Option B tempers this support by the importance of a number of criteria, to ensure economic activity does not adversely effect other Sustainability Objectives. Option C would fail to provide targeted support and therefore lead to uncertainty in positively delivering against economic objectives.

**Preferred Policy Option: B**

**HDC Commentary**– There is agreement that a locally specific policy would assist in the economy in Slinfold Parish. There is a risk that criteria could be overly restrictive and any wording should be consistent with the HDPF to ensure that the rural economy can be supported.

✓✓	significant positive impact on the sustainability objectives.													
✓	positive impact on the sustainability objective.													
?✓	possible positive or slight positive impact on the sustainability objectives.													
0	No impact or neutral impact of sustainability objectives.													
?✗	possible negative or slight negative impact on the sustainability objectives.													
✗	negative impact on the sustainability objective.													
✗✗	significant negative impact on the sustainability objectives.													



## Aim 1: Super-fast Broadband

<p><b>Option A:</b> To have an Aim to support the provision of superfast broadband.</p> <p><b>Option B:</b> To not have an Aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p><b>Appraisal:</b> Option A facilitates support for the enhancement of telecommunications connectivity in the Parish subject to not adversely impacting on the character of the area. Option B would not provide such support and so fails to positively contribute to sustainability objectives.</p> <p><b>Preferred Aim Option: A</b></p>
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✓✓	significant positive impact on the sustainability objectives.													
✓	positive impact on the sustainability objective.													
? ✓	possible positive or slight positive impact on the sustainability objectives.													
0	No impact or neutral impact of sustainability objectives.													
? ✗	possible negative or slight negative impact on the sustainability objectives.													
✗	negative impact on the sustainability objective.													
✗ ✗	significant negative impact on the sustainability objectives.													

## Aim 2: Village Centre traffic

Aim 2	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	0	0	✓	0	0	✓	0	✓	0	0	? ✗	? ✗
B	0	0	0	0	0	0	0	0	0	0	0	0

**Option A:** To have an Aim that supports measures to control traffic through the centre of Slinfold.

**Option B:** To not have an Aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A facilitates support for measures to control traffic volume and speed in the interests of highway safety, protection of heritage assets and amenity. Option B would provide no such support and so fail to contribute positively to Sustainability Objectives.

### Preferred Aim Option: A

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
? ✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗ ✗	significant negative impact on the sustainability objectives.											

### Aim 3: Public Rights of Way

Aim 3	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	?✗	0	0	0	0	?✓	0	0	✓✓	✓✓	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0

**Option A:** To have an Aim that supports maintenance and improvement to the Parish's public right of ways.

**Option B:** To not have an Aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A would reflect one of the Sustainability Objectives of the Sustainability Appraisal and offer support for improvements to non-car modes of transport in the Parish. No such support would be assured through Option B and is therefore less certain.

#### Preferred Aim Option: A

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

#### Aim 4: Quiet Lanes

Aim 4	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✓	0	0	0	0	✓✓	0	0	✓✓	0	? ✗	? ✗
B	0	0	0	0	0	0	0	0	0	0	0	0

**Option A:** To have an Aim that supports the identification and protection of Quiet Lanes from domination by West Sussex County Council.

**Option B:** To not have an Aim and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A provides support for quiet lanes so that they are not adversely dominated by vehicular traffic to the detriment of other highway users, such as pedestrians, cyclists and horse riders. This positively contributes to the objective of improving highway safety. Option B would provide no such support and would therefore not positively contribute to this objective.

**Preferred Aim Option: A**

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
? ✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗ ✗	significant negative impact on the sustainability objectives.											

## Aim 5: Off Street Parking

Aim 5	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	0	0	?✓	0	0	✓✓	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0

**Option A:** To have an Aim that supports the provision of off-street parking to meet the needs generated by development.

**Option B:** To not have an Aim and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A provides support for the provision of off street parking where this is needed to meet development needs. This would have benefit in terms of highway safety, for all users. Option B provides no such target and therefore delivery of benefit against the objective is less certain.

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Aim 6: Public Transport

Aim 6	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	0	0	0	0	✓✓	?✓	0	0	✓✓	0	?✓	?✓
B	0	0	0	0	0	0	0	0	0	0	0	0

**Option A:** To have an Aim that supports improvement to public transport in the Parish.

**Option B:** To not have an Aim and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A positively supports improvements in public transport across the Parish. This supports the objective to improve non car modes of transport. Option B would fail to provide such targeted support and its outcomes would be less certain.

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Policy 15: Community Facilities

[illegible]

**Option A:** To have a policy which seeks to resist the loss of community facilities.

**Option B:** To have a policy which supports the provision of improved community facilities.

**Option C:** To have a policy which seeks to resist the loss of community facilities and support the provision of improved community facilities.

**Option D:** To not have a policy and rely on the National Planning Policy Framework and policies in the Horsham District Planning Framework to facilitate development.

**Appraisal:** Option A seeks to resist the loss of community facilities within the Parish. This would assist in avoiding the loss of existing facilities, but would not facilitate improved or replacement facilities to come forward. Option B would achieve the latter, but not protect existing facilities. Option D would not provide a clear framework in relation to either existing or new/improved facilities. Option C facilitates both the protection of existing facilities but also their improvement/replacement where this is the most positive outcome against the key objectives.

**Preferred Policy Option: C**

**HDC Commentary**– There is agreement that a locally specific policy would assist in the provision of community facilities . There is a risk that criteria could be overly restrictive and any wording should be consistent with the HDPF to ensure there is flexibility where necessary.

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Policy 16: Open Space

[illegible]

**Option A:** To have a policy which seeks to resist the loss of existing open space.

**Option B:** To have a policy which seeks to resist the loss of open but supports the replacement of open space subject to compliance with criteria.

**Option C:** To not have a policy and rely on the National Planning Policy Framework and policies in the Horsham District Planning Framework to facilitate development.

**Appraisal:** Option A seeks to resist the loss of existing open space, but would not facilitate replacement provision where such loss is either unavoidable or desirable (for example to secure better compensatory provision). Option B would achieve both aims, thereby providing better flexibility without loss of protection. Option C would also afford some protection of open space particularly through Policy 43 of the Horsham District Planning Framework. However, it is considered the replacement criteria are less targeted and so ensuring delivery against the objective is less certain.

**Preferred Policy Option: B**

**HDC Commentary**– There is agreement that a locally specific policy would assist in the provision of open space and no additional assessment updates are required

[illegible]



Aim 7 – school provision

Aim 7	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	0	0	0	0	0	0	✗	0	0	✓✓	0	0
B	0	0	0	0	0	0	0	0	0	✓	0	0

**Option A:** To have an Aim that supports housing development where there is satisfactory capacity at Slinfold Primary School.

**Option B:** To not have an Aim and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.

**Appraisal:** Option A positively supports housing development where there is satisfactory capacity at the primary school. Option B would fail to provide such targeted support and its outcomes would be less certain.

**Preferred Policy Option: A**

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✗	possible negative or slight negative impact on the sustainability objectives.											
✗	negative impact on the sustainability objective.											
✗✗	significant negative impact on the sustainability objectives.											

## Policy 17: School Provision

Policy 17	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
A	✖	0	✖	0	0	0	0	0	✓	✓✓	?✓	?✓
B	✓	0	✓	0	0	0	0	0	✓	✓✓	?✓	?✓
C	0	0	0	0	0	0	0	0	0	0	0	0

**Option A:** To have a policy that supports the provision of new facilities at Slinfold Primary School.

**Option B:** To have a policy that supports the provision of new facilities at Slinfold Primary School, subject to compliance with stated criteria.

**Option C:** To not have a policy and rely on the National Planning Policy Framework and policies in the Horsham District Planning Framework to facilitate development.

### Preferred Policy Option: B

**Appraisal:** Option A would offer support in principle for additional facilities at the Parish's Primary School. However, without criteria such facilities may adversely impact local character, including having regard to the siting of the school within the designated Conservation Area. Option B would ensure support for additional facilities are balanced against ensuring other objectives are protected. Option C would not offer support for additional facilities and so it is less certain.

**HDC Commentary–** There is agreement that a locally specific policy would assist in the school provision and no additional assessment updates are required

✓✓	significant positive impact on the sustainability objectives.											
✓	positive impact on the sustainability objective.											
?✓	possible positive or slight positive impact on the sustainability objectives.											
0	No impact or neutral impact of sustainability objectives.											
?✖	possible negative or slight negative impact on the sustainability objectives.											
✖	negative impact on the sustainability objective.											
✖✖	significant negative impact on the sustainability objectives.											

## Assessment of Cumulative, Synergistic or In-combination Impacts – Non housing sites proposed for inclusion in the Slinfold NP post Examiner’s report

Policy	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
2	✓✓	0	✓✓	0	0	0	?✗	0	0	0	?✗	?✗
3	✓✓	✓✓	?✓	0	0	0	?✗	0	0	✓	0	0
4	✓✓	✓	0	✓	?✓	0	?✗	0	✓✓	✓✓	0	0
5	✓✓	✓✓	0	0	0	0	?✗	0	0	0	?✗	?✗
6	✓✓	0	✓✓	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	✓✓	0	0	0	✓	0
13	?✗	0	0	0	0	0	0	0	0	0	✓✓	✓✓
14	✓	?✗	0	0	0	✓	0	0	?✗	0	✓	✓
15	?✗	0	✓	0	0	0	0	0	✓	✓✓	0	0
16	?✗	0	0	0	0	0	0	0	✓	✓✓	0	0
17	✓	0	✓	0	0	0	0	0	✓	✓✓	?✓	?✓

This table shows that most impacts arising from these policies are neutral or positive in their effects. A number of environmental policies may combine to have a greater positive impact than if they were acting individually. This is also true of the community facilities policies which will work together to ensure that provision is made for a range of services.

Some policies have the potential to reduce the level of housing that is provided, but this is offset through the allocation of specific housing sites. Mitigation measures can also be put in place to ensure that environmental features including rural character are protected.

## Assessment of Cumulative, Synergistic or In-combination Impacts – Potential Housing Allocations

Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities
Hayes Lane	?✖	✖	0	0	0	?✖	✓✓	0	✓	?✓	0	0
West Way	✖	✖	?✖	0	0	?✖	✓✓	0	✓	✓	0	0
Crosby Farm	?✖	✖	✖	0	0	0	✓✓	0	✓	✓	0	0
West of Spring Lane	?✖	✖	0	0	0	?✖	✓✓	0	✓	✓	0	0
Cobblers	✓✓	0	?✖	0	0	?✖	✓✓	0	✓	0	0	0

This assessment shows that proposals for development which are on greenfield land will have some negative impact on a number of environmental objectives. By making more efficient use of individual sites, cumulative impacts to the loss of existing character / biodiversity can be reduced, as the total amount of greenfield land that is developed will be reduced even if the same number of homes are delivered.

A further cumulative impact which may arise but that is not clearly picked up above is the impact of development at the construction stages. There is potential for all sites to be built out over the same time scale. Should this arise there may be greater impacts on the road network with a number of construction vehicles using roads in the village at the same time. This could therefore have a greater negative impact on highways than a smaller number of development sites being built out. A higher number of development sites may also have a greater impact on environmental quality during the construction phase with impacts of noise affecting a greater proportion of the existing population.