

**PLANNING
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**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2018**

**Sustainability Appraisal and
Strategic Environmental
Assessment**

of the

**Site Specific Allocations of Land
Development Plan Document**

November 2007

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FOREWORD

As part of its remit, Horsham District Council is required to produce a series of 'Local Development Documents' which together make up the Local Development Framework for Horsham District. These documents will collectively deliver the spatial planning strategy for the future of the District.

The key document within the Local Development Framework is known as the Core Strategy, which sets out the key elements of the planning Framework for a Local Authority Area. Horsham District Council began preparing its Core Strategy in 2004, and following an Examination by independent Inspectors, it was formally adopted by the Council on 2nd February 2007.

A key aim of the Local Development Framework is to achieve sustainable development, balancing social, economic and environmental needs, both now and in the future. In order to ensure that sustainable development is achieved, each Local Development Document produced is subject to a process known as a Sustainability Appraisal and Strategic Environmental Assessment, (SA/SEA) which examines how each document that is produced contributes to sustainable development.

A SA/SEA of the Core Strategy has been undertaken, and this document can be viewed on the Council's Local Development Framework website:
www.horsham.gov.uk/strategic_planning

In addition to the Core Strategy, the Council has prepared a further 'Site Specific Allocations of Land' (SSAL) document. This document builds on the Core Strategy, setting out more detailed development proposals for new homes, employment land, community facilities and other uses within the District. A SA/SEA of the Site Specific Allocations of Land document has been undertaken, and this document sets out the results of this process.

Much of the work on the Sustainability Appraisal and Strategic Environmental Assessment of the Site Specific Allocations of Land document was carried out concurrently with the SA/SEA of the Core Strategy. Many of the SA/SEA processes and issues are therefore common to both the Core Strategy and Site Specific Allocations of Land documents. This document does not therefore repeat matters that are already covered in the SA/SEA of the Core Strategy, and this document **should therefore be read in conjunction with the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007.**

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1.0 BACKGROUND: SUSTAINABLE DEVELOPMENT AND THE SUSTAINABILITY APPRAISAL PROCESS

WHAT IS SUSTAINABLE DEVELOPMENT?

- 1.1 The aim of sustainable development is to balance economic progress with social and environmental needs both now and in the future. The UK government is committed to achieving sustainable development, and its most recent strategy, "Securing the Future" published in 2005, sets out five guiding principles:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Achieving a sustainable economy
 - Promoting good governance
 - Using sound science responsibly
- 1.2 The Sustainability Appraisal of the Site Specific Allocations of Land was started in 2003, and therefore predates the new principles of Sustainable Development. The SA/SEA has therefore been undertaken using the principles of sustainable development set out in earlier government strategies and policies including PPS12. The aims of sustainable development set out in the earlier government strategies are set out below, together with the new guiding principle which replaces it.

Previous principle	New principle
Social progress which recognises the needs of everyone	Ensuring a strong, healthy and just society
Effective protection of the environment	Living within environmental limits
Prudent use of natural resources	Living within environmental limits
Maintenance of high and stable levels of economic growth and employment	Achieving a sustainable economy

- 1.3 As can be seen from the above table, the principles of promoting good governance and using sound science responsibly are not specifically covered by the previous principles. It is, however, considered that these principles are already inherent in the process of SA/SEA and in the preparation of the Site Specific Allocations of Land document. For example good governance has been met by ensuring that the documentation has been prepared in consultation with the public and stakeholders. The process of SA/SEA has also sought to use sound science responsibility, by drawing on scientific information where it is available to help assess the likely outcomes of the plan. The Sustainability Appraisal has been examined in this light to assess whether any specific changes or additions are merited, but it has been considered that the approach adopted remains valid and appropriately addresses the principles of sustainable development.

SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

- 1.4 The need to contribute to sustainable development has been incorporated into a range of laws, guidance and advice. The Planning and Compulsory Purchase Act (2004) places a duty on Local Authorities to carry out their functions with a view to achieving sustainable development, and the requirement for a Sustainability Appraisal (SA) is set out in PPS12. In addition, the European Directive 2001/42/EC, adopted into UK law as the "Environmental Assessment of Plans and Programmes Regulations 2004" requires that the environmental effects of certain plans and programmes, including land-use plans are taken into account.

- 1.5 The aim of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) is to ensure that the Local Development Framework is as sustainable as possible. The process involves examining the likely effects of the plan, and considering how they contribute to environmental, social and economic well being. Where problems are identified measures to counteract them can be put into place. The process of undertaking a SA/SEA can therefore improve the overall sustainability of the plan being prepared.
- 1.6 The processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are similar and have therefore been undertaken together. For ease of reference this document will refer to both processes as a Sustainability Appraisal. There are however some differences in the two processes and Table 1 sets out where the specific requirements of the SEA directive have been met in this report.

Table One: Schedule of SEA requirements

REQUIREMENTS OF THE DIRECTIVE	WHERE / HOW COVERED
Preparation of an environmental report: taking into account current knowledge and methods of assessment, the content and level of detail of the plan, its stage in the decision making process, and the extent to which certain matters are more appropriately assessed at different levels the information to be given in the report is:	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapter 3 & Appendix 2 of the SA/SEA of the Core Strategy
The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapter 4 & Appendix 3 of the SA/SEA of the Core Strategy
The environmental characteristics of areas likely to be significantly affected	Chapter 4 and Appendix 3 of the SA/SEA of the Core Strategy
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapters 4 & 5 Appendix 3 of the SA/SEA of the Core Strategy
Any existing environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 3, Chapter 6 & Appendix 2 and Appendix 4 of the SA/SEA of the Core Strategy
The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and their interrelationships between the above factors.	Chapters 8 & 9 and Appendices 1, 2 & 3 & 4
The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 9 and Appendix 4

REQUIREMENTS OF THE DIRECTIVE	WHERE / HOW COVERED
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter 8
A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 10, Chapter 6 and Appendix 4 of the SA/SEA of the Core Strategy
A non-technical summary of this information	Separate Document
Consultation with:	
Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environment report	Set out in Chapter 2
Authorities with environmental responsibility and the public to be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and accompanying environmental report before its adoption	Set out in Chapter 2
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	Not Applicable
Taking the environmental report and the results of the consultations into account in decision making	
<p>Provision of information on the decision: When the plan or programme is adopted the public and any countries consulted must be informed and the following made available:</p> <ul style="list-style-type: none"> • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation • The measures decided concerning monitoring 	Adoption notification achieved by contacting all involved in the Site Specific Allocations of Land preparation, formal notices in press / on website. This includes the statement summarising how environmental considerations have been taken into account.
Monitoring of the environmental effects of the plan or programmes implementation must be undertaken	To be undertaken as part of the LDF monitoring programme, with results set out in the Annual Monitoring Report

2.0 METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL

- 2.1 The Sustainability Appraisal process was started at the same time as preparation of Site Specific Allocations of Land document began. The assessment process has been led by the Senior Environmental Officer based in the Strategic and Community Planning Department, but has drawn on technical information and expertise from all members of the Department. The assessment has also drawn on advice and expertise from other departments of the Council and external organisations, including independent consultants.
- 2.2 The process of Sustainability Appraisal has been iterative and continually updated. The main stages are set out in further detail below. It should be noted that most stages of the Site Specific Allocations of Land Sustainability Appraisal were carried out in tandem with the Sustainability Appraisal of the Core Strategy, as both documents were submitted to the Secretary of State at the same time. The Examination Hearings into the two documents were however, separated, and the Sustainability Appraisal documents for The Core Strategy (2007) and Site Specific Allocations of Land documents have therefore been split in to two separate documents.

Sustainability Appraisal: Identifying Issues and Targets - November 2003. This publication set out the results of the first stages of collection of information about the District, plans and strategies affecting the LDF and proposals for sustainability objectives and indicators. This document was sent to other departments of the Council and a number of external organisations for consultation.

Sustainability Appraisal and Strategic Environmental Assessment of the Local Development Framework - Scoping Report June 2004. This report set out in more detail the baseline data and plans and policies affecting the LDF. The report also identified sustainability issues affecting the District, and set out an updated set of sustainability objectives and indicators for comment. The document also set out the LDF options to be assessed to help inform which options would be progressed to the Preferred Options stage. This document was made available for comment as part of the Issues and Options consultation in June 2004. The Scoping Report was also subject to an independent review by consultants.

Sustainability Appraisal and Strategic Environmental Assessment of the Local Development Framework - Draft Final Report February 2005. This document set out updated information previously included in the scoping report, following comments made as part of the Issues and Options Consultation and the independent review by consultants. This document also set out the results of the preliminary assessment of the LDF options, and the more detailed assessment of the policies in the Core Strategy and the Site Specific Allocations of Land Preferred Options documentation.

Sustainability Appraisal and Strategic Environmental Assessment of The Core Strategy and Site Specific Allocations of Land - Final Report. This document sets out the information contained in the Draft Final Report, updated following responses to the Preferred Options. It also sets out the results of the final appraisal work of the different options and policies of The Core Policy and Site Specific Allocations of Land as well as how the policies and strategies have been amended to be as sustainable as possible.

Sustainability Appraisal and Strategic Environmental Assessment of The Site Specific Allocation of Land document. This document updates the information in the Final report, taking into account the results of the Inspectors' Report into the Site

Specific Allocations of Land Document. It has been published as a background document that accompanies the Site Specific Allocation of Land document.

CONSULTATION

- 2.3 In undertaking this Sustainability Appraisal the Council sought to include as wide a range of views as possible, and has therefore consulted with a range of external organisations as well as other departments within the Council. A full list of those specifically consulted is set out in Appendix One of the **Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007**, but the consultation has included the statutory consultees required under the SEA regulations: The Countryside Agency and, English Nature (now merged as Natural England), The Environment Agency and English Heritage. The consultation process has been both formal, for example through the Issues and Options process; and also more informal, for example through telephone conversations and meetings with neighbouring Councils and other organisations such as the Sussex Biodiversity Record Centre.
- 2.4 As the Core Strategy and Site Specific Allocations of Land sustainability appraisals processes were combined for much of the preparation of the two documents, the results of the consultation often related to both documents. These results are set out in the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007. Specific comments made on the Site Specific Allocations of Land sustainability appraisal work is however set out below.
- 2.5 Specific comments were made on the SA of the Site Specific Allocations of Land at the Preferred Options stage. Comments mainly related to the identification and Assessment of the different Plan Options, and the assessment of the Site Specific Allocations of Land. One area of disagreement of the findings was whether it was more sustainable to limit development in current, or current and likely future floodplains. In addition to this issue, concerns were raised over the sites selected for development. Some respondents also felt that the SA/SEA needed to look at the process of selection of the smaller greenfield sites in more detail.
- 2.6 In response to these representations, further work was undertaken on the assessment of the different plan options as part of the preparation of the Site Specific Allocations of Land submission documentation. Assessment of the options reconsidered the effect of developing on current and future floodplains and the policies on the Strategic Locations were moved from the Site Specific Allocations document to the Core Strategy. This included consideration of Billingshurst and Southwater as possible development locations in addition to Crawley and Horsham. The issue of greenfield sites was also been considered in more detail looking at a range of sites which have been submitted to the Council, and also appraising the effect of developing each site in more detail.

METHODOLOGY

- 2.7 The methodology for each element of the Sustainability Appraisal is set out in more detail in the following paragraphs.

Plans and Programmes influencing the Site Specific Allocations of Land

- 2.8 The main method of identifying the plans and policies influencing the LDF was achieved by conducting interviews with the staff producing the document. Staff were asked which plans and policies they had referred to at international, national,

regional, county, district and a more local level when researching and preparing policies. They were also asked if they were aware of any areas of conflict within the various plans. Other plans and policies were identified through consultation with other organisations, including the various formal consultation stages and from suggestions made by the independent consultants assessing the Draft Final Report.

The information collected was set out in a table which identified the level and name of the document, its main aims, and the specific requirements in relation to the Core Strategy or Site Specific Allocations of Land.

Baseline Data

2.9 Baseline data was collected by reviewing a range of documents and data available to the Council. This included studies already undertaken by the Council such as the Horsham District Community Profile 2002. Other information included data available from the Office of National Statistics. Websites were a particularly valuable source of information on a range of issues, from local crime figures published by the Sussex Police, to water quality data on the Environment Agency web site. Sources of information made available or suggested by consultees were also used where applicable. Where possible the data was collected at a District or more local level. Where this information was not available, county, regional or national data was recorded.

2.10 The data collected was grouped under three main topic headings - Environmental, Social and Economic. The data was initially presented in a prose form, but following the consultant's review it was placed in table format, using illustrations such as maps and charts where applicable. Information set out in the table includes any comparative data available, the current trend and any problems with data collection.

Identification of Sustainability Issues

2.11 The identification of sustainability issues was achieved by examining the requirements of the plans and policies influencing the Core Strategy and Site Specific Allocations of Land, and looking at the findings of the baseline data. These were presented in the Identifying Issues and Targets and Scoping Reports and the views of other organisations were sought. Amendments were set out in the SA/SEA Draft Final Report published in February 2005 for further comment, before final updating and presentation of the sustainability issues in the Sustainability Appraisal and Strategic Environmental Assessment of The Core Strategy and Site Specific Allocations of Land - Final Report. Although the SA/SEAs for the Core Strategy and Site Specific Allocations of Land have now been separated it is considered that the sustainability issues remain the same, given the District wide nature of the Site Specific Allocations of Land document.

The Sustainability Framework

2.12 Taking into account the sustainability issues, a range of sustainability objectives were developed in consultation with a range of organisations for the Core Strategy and the Site Specific Allocations of Land. The objectives were continually refined throughout the various consultation stages and , taking into account comments made as part of the consultation and the review undertaken by the consultants. For example, the single economic objective was broadened into two, one of which focuses on the rural economy. Final adjustments to this framework were made taking into account comments made on the Draft Final Report, published with the Preferred Options documents in February 2005.

- 2.13 Indicators to measure the contribution each LDF document makes to each sustainability objective were also drawn up as part of the Sustainability Framework. The indicators were devised so that as far as possible they provide a direct measure of how the planning process contributes to each objective. This has taken place taking into account comments made during the consultation and through meetings with Council officers preparing the Annual Monitoring Report. Appendix 4 in the **Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy** sets out each indicator, a target to be achieved, the source of data to be used, and any perceived problems with the indicator selected.

Compatibility of Objectives

- 2.14 The Sustainability Objectives were assessed against each other and the Local Development Framework Objectives, to determine their compatibility with each other. The aim of this process was to identify areas of potential conflict between the different aims of sustainable development and the aims of the LDF. Identification of these conflicts means that when assessing plans and policies in the Site Specific Allocations of Land document, possible ways forward to mitigate the conflicts could be found.
- 2.15 In order to assess the compatibility of the objectives, the likely requirements or outcomes of each objective was identified and set out in a table with different objectives along a horizontal and vertical axis. This resulted in two outcomes set out in one box. From this, it was then possible to identify the likely compatibility of the two outcomes. These were assessed as being positive, negative or neutral. The neutral effect was given in instances where the objectives did not affect each other, or where positive and negative effects balanced out.

Identification and Assessment of Options

- 2.16 There are several alternative ways that the Council could try to meet the objectives for the Site Specific Allocations of Land. This fact led to the development of a range of options for the Site Specific Allocations of Land (and the Core Strategy). The options developed were based on how achievable they were in planning terms, and the requirements of higher level plans and strategies. The options developed were also formed taking into account the professional judgement of staff, who have a good understanding of the issues and what may or may not be possible in planning terms. The options were also refined throughout the different consultation stages in the preparation of Site Specific Allocations of Land document. Preliminary options were set out in the Scoping Report and, following consultation and the independent review by consultants they were further refined.
- 2.17 The options were assessed using the matrix overleaf, and the results set out in a table in the Sustainability Appraisal and Strategic Environmental Assessment of the Local Development Framework - Draft Final Report February 2005 explaining reasons for their selection, as well as explaining why certain options had not been chosen. The options were further refined and re-appraised in light of the responses to the Preferred Options documentation, and the results presented in the Sustainability Appraisal and Strategic Environmental Assessment of The Core Strategy and Site Specific Allocations of Land - Final Report.

☺☺	Strong positive effect on the SA/SEA objective
☺	Positive effect on the SA/SEA objective
☹	No effect on the SA/SEA objective
☹	Negative effect on the SA/SEA objective
☹☹	Strong Negative effect on the SA/SEA objective
?	The effect on the SA/SEA objective is unknown / uncertain

Assessment of the Site Specific Allocations of Land policies

2.18 Following the assessment of the possible Site Specific Allocation of Land Options, the Site Specific Allocations of Land policies were also assessed against the sustainability objectives. An initial assessment was undertaken by independent consultants at the Preferred Options stage and this was updated and refined in response to the comments received. Possible effects were considered in the short, medium and long term and consideration was given as to how this would affect each sustainability objective. The effects were then given an overall score, as set out in the table below.

☺☺	Strong positive effect on the SA/SEA objective
☺	Positive effect on the SA/SEA objective
☹	No effect on the SA/SEA objective
☹	Negative effect on the SA/SEA objective
☹☹	Strong Negative effect on the SA/SEA objective
?	The effect on the SA/SEA objective is unknown / uncertain

The assessment also included consideration of the cumulative and synergistic impacts (effects which would result from a combination of the different policies acting together), as well as consideration of the significance of the impacts. This was carried out using further matrices and professional judgement.

3.0 THE SITE SPECIFIC ALLOCATIONS OF LAND DOCUMENT

3.1 The Site Specific Allocations of Land Document is one of a series of Local Development Documents that together make up the Local Development Framework for Horsham District. The documents collectively deliver the spatial planning strategy for the District. The key document in the Local Development Framework is the Core Strategy, which sets out the overall vision for future development in the District. The Core Strategy for Horsham District was published in February 2007, and sets out the following vision:

"A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life."

3.2 The Core Strategy also sets out a range of objectives to meet this vision. These are set out in full in the Core Strategy document, but they are summarised below.

- 1) **To protect and enhance the diverse character and local distinctiveness of the District**
- 2) **To balance the need for protection of the natural, built and historic environment (including the natural resources) of the District with need to allow the continued evolution of both the countryside and the character and environment of settlements**
- 3) **To ensure that new development in the District is of high quality**
- 4) **To enable the provision of a sufficient number of dwellings to meet the requirements of regional planning policy by 2018 including that specified by the West Sussex Structure Plan 2001 -2016**
- 5) **To provide for business and employment development needs, particularly for existing local businesses**
- 6) **To meet the diverse needs of the communities and businesses in the District**
- 7) **To promote and enhance community leisure and recreation facilities, and to assist in the development of appropriate tourism and cultural facilities**
- 8) **To enhance the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District**
- 9) **To reduce the expected growth in car based travel by seeking to provide choice in modes of transport wherever possible**

3.3 The Site Specific Allocations of Land document follows on from the Core Strategy. It provides further detail on the development strategy for the District and sets out more detailed provisions for smaller scale housing development, employment land, community facilities and other uses. The Site Specific Allocations of Land will help to achieve the vision for Horsham District that is set out in full in the Core Strategy.

PLANS AND PROGRAMMES INFLUENCING THE SITE SPECIFIC ALLOCATIONS OF LAND

- 3.4 The policies and plans contained in the Site Specific Allocations of Land Document have been influenced by a wide range of other plans and strategies, ranging from international and national guidance to those at a more local level such as the Horsham District Community Strategy. A requirement of the Sustainability Appraisal and the SEA legislation is that the plans and programmes which have influenced the LDF are identified, together with any potential constraints, conflicts and synergies that may exist.
- 3.5 Appendix Two of the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007 identifies the plans and strategies that influence the policies and strategies in the LDF as a whole and the Core Strategy in particular. The Appendix also identifies where there are constraints, conflicts and synergies between the different documents and strategies.
- 3.6 In covering the whole LDF, Appendix Two of the SA/SEA of the Core Strategy 2007, also sets out the policies and strategies that influence the Site Specific Allocations of Land Document. Some of the key documents are however identified and set out in table two overleaf. Some further detail is also provided in the following paragraphs.
- 3.7 One of the main influences on the content of the Site Specific Allocations of Land is national planning guidance. Planning Policy Guidance notes (PPGs) and their successors, Planning Policy Statements (PPSs) set out the Government's strategy for development on a wide range of issues, including housing, the economy, transport and the environment. Requirements set out in PPGs and PPSs that are of particular relevance to the Horsham District Site Specific Allocations of Land include:
- re-using previously developed land within urban areas before considering the release of greenfield sites;
 - reducing reliance on the use of the car;
 - the need to ensure a vibrant rural economy;
 - the need to protect the character of the countryside, including biodiversity and cultural heritage.
- 3.8 At a regional level current planning guidance is set out for the period to 2016 in RPG9. The document sets out the overarching framework for the preparation of development plans in the South-East including the housing requirement for West Sussex for the period until 2016. The current regional planning guidance will be replaced by the Regional Spatial Strategy (RSS) the South East Plan, which is currently due for adoption during 2008. The evolving South East Plan was an important aspect in the development of The Site Specific Allocations of Land document, but it was not possible to take full account of the development provisions affecting Horsham District as they have not yet been finalised or agreed.

Table Two: Key Plans and Programmes Influencing the Site Specific Allocations of Land Document

Level of Policy / Programme	Name of Policy / Programme	Broad Aims of Policy / Programme	Requirements of the plan / Programme in relation to the Site Specific Allocations of Land
International	European Directive 2001/42/EC (commonly known as the SEA directive) as adopted in UK law as the Environmental Assessment of Plans and Programmes Regulations 2004	Requires that the environmental effects of certain plans and programmes are assessed documented and mitigated where necessary.	A strategic environmental assessment of the Site specific allocations of land document is necessary
National	Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents	Sets out guidance on how to undertake a sustainability appraisal of an LDF document	Requires that the SA process begins at the same time as the SSAL. Improvements made to the plan as a result of the SA must be documented
National	Planning and Compulsory Purchase Act 2004	Places a requirement on Local Authorities to prepare Local Development Frameworks	Section 39 places a duty on Authorities to prepare LDFs with a view to achieving sustainable development.
National	Planning Policy Statement 3: Housing	This document sets out the Government's policies relating to the provision of housing	Sets out a hierarchy for housing development to which the SSAL must follow, locating development on previously developed land before greenfield sites.
Regional	Regional Planning Guidance for the South East (RPG9) and the Draft South East Plan Part 1: Core Regional Policies	Sets out general guidance for a wide range of planning issues e.g. housing, employment, in the South East.	Sets out the number of homes / employment land required in the region. The Site Specific Allocations of Land sets out allocations to help meet this requirement
County	The Adopted West Sussex Structure Plan 2001 -2016.	Sets out the vision for West Sussex to 2016 in terms of land use policy. It aims to meet community and business needs, protect the distinctive character of the County and protect natural resources	Contains a range of policies that need to be reflected at a local level, including the requirement to provide for local housing need.

County/District	Sussex and Horsham Biodiversity Action Plans	The Biodiversity Action Plans describe biodiversity in Sussex and Horsham District, and set out actions to protect and enhance it	Proposals will need to incorporate measures to enhance biodiversity where appropriate
District	Horsham District Council Core Strategy	Sets out the spatial planning vision for the District	Contains policies which set out the requirement for 255 homes on small scale for which more detail needs to be provided in the SSAL document.
District	HDC Housing needs survey	This survey sought to identify the number of people in need of an affordable home in Horsham District.	937 new affordable homes are required each year.
District	Settlement Sustainability and Greenfield Site Allocations in the LDF	Examines the sustainability of different settlements in the District in relation to possible greenfield housing sites	Results needed to be taken into account when determining the most suitable sites for inclusion in the SSAL
District	Horsham District Community Strategy	The community Strategy sets out the shared vision for the future for a range of organisations in the District. It sets out what the partnership will do now and in the future.	Where they relate specifically to the provision of housing, employment or other land uses, the visions for the Community Strategy need to be incorporated into the Site Specific Allocations of Land
National / District	PPG17 and the Horsham District PPG17 Open Space, Sport and Recreation Assessment	PPG17 provides national guidance indicating the need to assess local recreation needs. The PPG17 Open Space Assessment fulfils this requirement.	The requirements for open space need to be met / built into the proposals in the Site Specific Allocations of Land Document.

- 3.9 The main strategy that influenced the development of the Site Specific Allocations of Land Document at the county level is the West Sussex Structure Plan 2001-2016. This document sets out the broad framework for development within the County. The policies in this document aim to ensure that development helps provide for local needs and supports the rural economy. It is also intended that development be sited in such a location that it reduces the need for car travel and that development does not occur where it would harm the natural, historical environment or the landscape character of the County. The document enables the provision of limited development in the smaller towns and villages in the District, in order to meet local housing need.
- 3.10 At a District level the key document influencing the Site Specific Allocations of Land is the Core Strategy. For example this document sets out the requirement for 255 homes to be provided as part of small scale gradual growth of smaller towns and villages in the District. It also provides the basis for employment allocations in policy CP10.
- 3.11 At a more local level there are other documents such as village design statements and parish/neighbourhood plans which influence the Site Specific Allocations of Land. These set out the aspirations and needs of different parishes and communities. Where needs are identified, the planning process can help to meet these requirements, for example by working with communities to provide affordable housing sites and community facilities.

4.0 THE BASELINE

- 4.1 Before the appraisal of how the policies in the Site Specific Allocations of Land document contribute to sustainable development, it is important to have an understanding of the District as it is today, together with how this may change in the future without a Local Development Framework. This information or 'baseline' data provided the basis for identifying sustainability issues affecting the District, as well as helping to inform the sustainability framework, and predicting and monitoring effects of the Site Specific Allocations of Land document.
- 4.2 As the Core Strategy and Site Specific Allocations of Land documents were prepared simultaneously, the baseline data from Horsham District was gathered collectively for both documents. Full details of the baseline data can be viewed in Chapter 4 and Appendix Three of The Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy (2007). A summary of the key findings is set out in the following paragraphs.

HORSHAM DISTRICT - GENERAL CHARACTERISTICS

- 4.3 Situated in West Sussex, Horsham District is a predominantly rural District covering an area of 530km² (205 square miles). Villages and small market towns are dotted across the District, with the biggest urban area being the historic market town of Horsham.

SOCIAL ISSUES

Population

- 4.4 In 2001, the population of Horsham District was 122,087, 59.8% of which are aged between 16-64.. The population has risen significantly in the last 30 years, mainly as a result of residential development. Projections made by West Sussex County Council suggest that by 2011 the population of the District is likely to be around 134,900. This takes into account the expected level of new housing.

Housing

- 4.5 At the 2001 Census, there were 50,037 households in Horsham District. 79% of these households own their properties. The cost of owner occupied houses has risen steadily since 1998 and the average property price in the District between April and June 2004 was £254,114. This is a 50% rise from the same period in 2003 when average prices were £169,389 (HM Land Registry). More recent data suggests that house prices have stabilised.
- 4.6 In 2003, Horsham District Council undertook a Housing Needs Survey to assess the number of people in need of affordable housing. The assessment estimated that there was a need for an additional 7,496 additional affordable homes in the period to up to 2011. This equates to a need for 937 new affordable homes each year.

Social Inclusiveness and Deprivation

- 4.7 Overall, levels of deprivation in the District are very low, with only 14 Districts across the UK less deprived. (Index of Multiple Deprivation, ODPM, 2004). There are however where deprivation does exist, and data shows that certain areas within Billingshurst and Shipley, Steyning and Chantry, Horsham Park and Roffey South wards are more deprived than other parts of the District, although they are still less deprived than the national average. (Index of Multiple Deprivation, ODPM, 2004)

- 4.8 In addition to the overall measure of deprivation in the District, other social inclusiveness issues that have been identified include the lack of access to facilities for those without a car. Many young people are not able to reach the facilities they would like (Horsham District Council Youth Strategy 2003) and in some rural villages, families have problems accessing child care. (Horsham District Community Profile 2002).

Community Safety

- 4.9 Horsham District is generally a very safe place to live. Recent figures show that overall crime rates are 4.47 incidents a month per 1000 residents. (April - June 05) This is a slight decrease on 5.02 incidents a month per 1000 residents figures from the same period in 2004 (Sussex Police).
- 4.10 Although the level of crime in the District is very low, fear of crime is still an issue. The response to the Preferred Options consultation revealed this fear with the stated crime rate being questioned. Parish Plans also reveal that this fear, with particular concerns in rural areas, especially as police operations are now increasingly concentrated in larger centres. Community Wardens have been recruited in some villages to try to counteract this problem (Horsham District Community Profile, 2002).

Health

- 4.11 Overall, the health of Horsham District's residents is good, with life expectancy higher than the national average of 75.1 for men and 80.0 for women. (Horsham District Community Profile 2002) Although levels of health are generally good, there is pressure on many of the GP surgeries in the District, some of which are now not currently able to take on any further patients. Work is however underway to expand and improve many surgeries in the District. There are no acute hospital services located in the Horsham District, so residents have to go to hospitals in Redhill, Worthing, Chichester or elsewhere.

Leisure and Recreation

- 4.12 The Horsham District Council PPG17 Open Space and Sport Assessment undertaken for the District concluded that the overall quantity, quality and accessibility of sites is good, although there are some deficiencies in smaller settlements. The study did however identify a requirement for more allotments, an additional artificial turf pitch, some play areas, bowling greens, tennis courts and youth activity areas. A further problem was the lack of accessibility to village halls for wheelchair users. It was recommended that, where possible, priority should be given to enhancing existing facilities.

Transport

- 4.13 Most households in Horsham District own a car, with 47.7% of households owning two or more. Nationwide, only 10 other local authorities have a higher level of two car ownership. Public transport in the District is fairly limited, with one rail route through the District linking the Arun valley to the south coast and London. Bus services in the District are reasonably good in Horsham itself, but in rural areas services are often infrequent. This is reflected in the figures from the 2001 census which show that most people use their car to travel to work, with just 1.9% of the working population using the bus. Studies show that the amount of traffic in the District is expected to increase significantly. (Travel in West Sussex, WSCC, 2000).

ECONOMIC ISSUES

Material Assets

- 4.14 Horsham District has a diverse economy. The most common business sector is banking, finance and insurance, although in the north of the District, the industrial and commercial sector is common, whereas the south of the District has a more rural economy. (Horsham District Community Profile)
- 4.15 Overall, unemployment is low (0.9% in September 2004), which is well below the county and national averages of 1.1% and 2.2% respectively for the same period. (WSCC Unemployment Statistics). The average weekly income for residents in the District is £432.50. This equates to an annual salary of £22,490. (Annual Survey of Hours and Earnings, 2004). This average figure disguises the fact that there is a major gap between well and poorly paid work.

ENVIRONMENTAL ISSUES

- 4.16 Environmental information that has been collected in Horsham District is very wide ranging. It covers issues such as landscape, nature conservation and pollution. Environmental information is often more complex than other data collected about the District. It can be hard to collect within administrative boundaries; wildlife for example moves from place to place. Data also tends to be gathered at certain points rather than collected across a whole area. For example, air quality is measured from specific locations, whereas employment figures they are collected for whole villages, wards or towns.

Cultural Heritage

- 4.17 Horsham District has a rich and varied heritage ranging from prehistoric sites to, the remains of the Wealden iron working industry and many timber framed buildings. The importance of many of these sites has been recognised with 19 archaeological sites given legal protection as Scheduled Ancient Monuments since 1992 and many more sites have been designated locally as archaeologically sensitive areas. In addition to these sites, over 1700 buildings have been designated as listed buildings, and 37 Conservation Areas are designated for their 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' In addition to designated sites, Historic Character Assessments illustrate the long history and evolution of villages and towns around the District.

Biodiversity, Flora and Fauna

- 4.18 Horsham District is home to a wide variety of life or "biodiversity". Around 8% of the land area is designated for its importance in nature conservation terms. These include 23 Sites of Special Scientific Interest (SSSIs) and 69 Sites of Nature Conservation Importance (SNCIs). The District also has one SPA which is an international site of importance for birds.
- 4.19 Outside the designated sites, the District supports a range of important habitats and species. Habitat types include heathland, woodland (including ancient woodland), grassland and grazing marsh. Available data indicates that these habitats are declining with, for example, 30 hectares of heathland lost in West Sussex between 1981 and 1996. Species decline is also of concern; in the south-east, wild bird populations declined by 13% in total, with woodland birds declining by 29% and farmland birds by 38%.

Landscape

- 4.20 The landscape of Horsham District is very varied. 21% of the land area has been designated as a nationally important Area of Outstanding Natural Beauty (AONB). There are two AONBs in the District; the High Weald situated in the north-east of the District, and the Sussex Downs situated along the southern boundary. Work is currently ongoing to designate the South Downs as a National Park.
- 4.21 In a recent study of the landscape of the District, 32 separate character areas have been identified, (Horsham District Landscape Character Assessment 2003). The condition of the landscape is declining in 17 of these areas, particularly those nearest to settlements. The study also revealed that 21 of the character areas are highly sensitive to change.

Soil

- 4.22 The earth itself is an important asset to Horsham District. It is important in agricultural terms, and in terms of the raw materials it contains. It has been recognised that it is important to use land as efficiently as possible, for example by building on previously developed land before greenfield sites. Between 1st July 2003 and 30th June 2004, 83.3% of all development took place on previously developed land. The Council is also working towards returning vacant dwellings into occupation.

Water

- 4.23 Within Horsham District, the water quality of rivers is generally good and has been so since the early 1990s. The biological quality of rivers is slightly better than the chemical quality (Environment Agency).
- 4.24 The use of water in Sussex is rising, with customers of Southern Water using around 160 litres of water a day (Southern Water www.southernwater.co.uk). This is an increase of 50% compared with water use 25 years ago.
- 4.25 Around 2750 properties within Sussex are at risk from flooding. Data is not currently available as to how many properties are at risk at a District Level.

Air

- 4.26 Assessment and modelling of a wide range of air pollutants in the District showed that concentrations were unlikely to exceed specified threshold levels at which damage to health is considered likely. Horsham District Council does not therefore need to declare any Air Quality Management Areas.

Climatic Factors

- 4.27 Climate change is one of the biggest issues facing the District today. Global temperatures are increasing as gases such as carbon dioxide and methane trap heat from the sun in the earth's atmosphere. Five of the six warmest years in the UK have been recorded since 1990, and there has been an average increase in temperature of 1°C since 1900 (ONS).
- 4.28 Overall emissions of greenhouse gases are currently rising, with a 1.6% increase in carbon dioxide emissions measured between 2002 and 2003 (ONS). A particular area of concern is the increase in the emission of greenhouse gases from transport since 1990. To help reduce reliance on fossil fuels, renewable sources of fuel consumption can be used for energy production. To date however just 0.65% of energy is produced from renewable sources in the south east.

5.0 SUSTAINABILITY ISSUES IN HORSHAM DISTRICT

- 5.1 As part of the SA/SEA of the Core Strategy and Site Specific Allocations of Land documents, the key sustainability issues were identified from analysis of the plans and programmes influencing the Core Strategy and Site Specific Allocations of Land document, and by examining the baseline data for the District. The issues were further expanded upon as a result of consultation with other departments of the Council, and a range of external organisations including the Environment Agency and West Sussex County Council.
- 5.2 The key issues are set out in the box below. Further discussion and detail about the issues is set out in the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007.

SUMMARY OF KEY SUSTAINABILITY ISSUES FACING THE DISTRICT

- Pressure for housing development, high house prices and lack of affordable housing
- Access to services and facilities can be difficult for those in rural areas without transport
- New services and facilities will need to be provided in areas of population growth
- Car ownership and use is high, contributing to congestion and climate change. At the same time public transport in the District is fairly limited.
- While crime levels are low, fear of crime is an issue
- Development pressure is threatening the character, biodiversity and historical features in the District
- Development in the District can contribute to, and be affected by, climate change. The potential for increased flooding is of concern
- Increasing demand for raw resources, including energy and water
- The need to continue to recycle, and the problem of fewer locations to dispose of waste
- The need to maintain the high and stable economy
- The need to enhance the economy in rural areas
- The need to maintain and enhance town and village centres

6.0 THE SUSTAINABILITY FRAMEWORK

6.1 In order to assess the contribution that the plans and policies in the Site Specific Allocations of Land (and Core Strategy) documents make to sustainable development, a range of sustainability objectives and indicators were developed. **The sustainability objectives are distinct from the LDF objectives which aim to deliver the spatial vision for the District.** The indicators set out how progress towards achieving sustainable development will be measured on adoption of the Site Specific Allocations of Land.

SUSTAINABILITY OBJECTIVES

6.2 The Sustainability Objectives were developed taking into account the range of documents, plans, policies and guidance influencing the Site Specific Allocations of Land. The objectives also draw on the baseline data and key sustainability issues. The objectives were devised in consultation with a range of organisations as well as taking into account the views of the wider public.

SUSTAINABILITY INDICATORS

6.3 In order to measure the Council's progress towards achieving the Sustainability Objectives a series of indicators have been developed. As with the Sustainability Objectives they have been drawn up in consultation with other departments of the Council, and a range of other organisations including Statutory Consultees and other Local Authorities.

6.4 The indicators selected have been chosen so that as far as possible they measure outcomes that are directly attributable to the plans and policies in Site Specific Allocations of Land document. This has not always been possible, and it may be that the indicators will need to be reviewed and amended as more data becomes available. At this stage some difficulties still exist with collecting the data required for the indicators, including a lack of current data at a local level.

6.5 The Sustainability Objectives and Indicators can be seen in Table Three below. More detailed information relating to the indicators is provided in Appendix 4 of the **Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007**.

Table Three: Sustainability Objectives and Indicators

SUSTAINABILITY OBJECTIVE	INDICATOR
Social Progress which meets the needs of everyone	
1. To ensure that everyone has access to good quality affordable homes that meets their needs	<ul style="list-style-type: none"> • Number of affordable homes built each year • Proportion of affordable housing / commuted payment on qualifying residential schemes • % of 1, 2 and 3 bedroom homes built as a proportion of the total • The number / % of people in housing need
2. To ensure that everyone has access to the health, education, leisure and recreation facilities they require	<ul style="list-style-type: none"> • % of applications with S106 agreements for infrastructure and community improvements completed • Number of applications resulting in the extension, improvement or loss of facilities
3. To reduce crime and the fear of crime	<ul style="list-style-type: none"> • Number and type of developments where advice from the Police is sought and followed.

Effective Protection of the Environment	
4. To conserve and enhance the landscape and townscape character of the District	<ul style="list-style-type: none"> The condition of landscape areas Type and percentage of planning permissions granted for new development in the Strategic Gaps
5. To conserve and enhance the biodiversity of the District.	<ul style="list-style-type: none"> Condition of SSSIs. Percentage of applications with S106 agreements for enhancements to biodiversity Change in areas and populations of biodiversity importance including change in priority habitats and species (by type) change in areas designated for their intrinsic environmental value
6. To conserve and enhance the historical and cultural environment of the District.	<ul style="list-style-type: none"> Number of listed buildings lost as a result of development Number of archaeological sites and historical parks and gardens lost or damaged as a result of development Percentage of eligible open spaces managed to green flag award system
7. To maintain a high quality environment in terms of air, soil and water quality	<ul style="list-style-type: none"> Number of redevelopment proposals which result in the clean-up of contaminated sites Number of Air Quality Management Zones Number of rivers in Horsham District meeting river quality targets
8. To reduce car journeys and promote alternative methods of transport	<ul style="list-style-type: none"> Number of applications with S106 agreements for public transport improvements Parking Provision in residential developments
9. To reduce the risk of flooding	<ul style="list-style-type: none"> Number of development proposals which incorporate sustainable urban drainage schemes Numbers of planning permissions granted / refused on grounds of flood risk
Prudent Use of Natural Resources	
10 To make the most efficient use of land by prioritising brownfield land for development	<ul style="list-style-type: none"> Number of homes built on previously developed land in towns and villages Percentage of new dwellings completed at less than 30 dwellings per hectare (dph) between 30-50 dph above 50 dph
11 To reduce the amount of waste produced and maximise the re-use and recycling of other materials.	<ul style="list-style-type: none"> Number of developments built to BREEAM / Ecohome standard Number of developments using reclaimed materials in construction
12 To ensure that rates of energy and water consumption are as efficient as possible.	<ul style="list-style-type: none"> Number of developments built to BREEAM / Ecohome standard Number of developments incorporating water and energy efficiency measures
13 To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy.	<ul style="list-style-type: none"> Number of developments incorporating energy efficiency measures Number of developments built to BREEAM / Ecohome standard Number of homes / developments linked to a combined heat and power system
Maintenance of High and Stable Levels of Economic Growth and Employment	
14 To maintain the high and stable economy of the District	<ul style="list-style-type: none"> Vacancy rates on employment sites Amount of employment land lost to residential development
15 To seek to enhance areas where there are inequalities in the economy, particularly the rural economy.	<ul style="list-style-type: none"> Number of rural diversification schemes permitted Amount of employment floorspace permitted
16 To maintain and enhance the vitality of Horsham town and village centres	<ul style="list-style-type: none"> Amount of new retail floorspace created Number of retail units converted to other uses

7.0 COMPATIBILITY OF OBJECTIVES

COMPATIBILITY OF THE SUSTAINABILITY OBJECTIVES

7.1 Before undertaking an appraisal of the Site Specific Allocations of Land, the compatibility of the Sustainability Objectives with each other was considered, and a summary of the results is set out in Figure 4 below. The aim of this process was to identify areas of potential conflict between the different aims of sustainable development. Identification of these conflicts meant that when the Site Specific Allocations of Land was assessed, possible ways forward to mitigate the conflicts could be found.

Figure One: Compatibility of the Sustainability Objectives

2	0																
3	✓	✓															
4	x	x	0														
5	x	0	0	0													
6	x	x	0	0	0												
7	x	x	0	0	0	0											
8	✓	✓	✓	✓	✓	✓	✓										
9	x	x	0	0	0	0	✓	✓									
10	0	0	0	✓	✓	✓	✓	✓	✓								
11	0	0	0	0	✓	0	✓	0	0	✓							
12	0	0	0	0	✓	0	✓	0	0	0	✓						
13	0	0	0	x	0	0	✓	x	✓	0	✓	0					
14	0	✓	0	x	x	x	x	0	x	0	0	0	✓				
15	0	0	0	x	x	x	x	x	x	0	0	0	✓	✓			
16	0	✓	0	0	0	✓	0	✓	0	0	0	0	0	✓	x		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	

Key

✓ - compatible objective

x - not compatible

0 - No link / neutral effect

- 1) To ensure that everyone has access to good quality affordable homes that meet their needs
- 2) To ensure that everyone has access to the health, education, leisure and recreation facilities they require
- 3) To reduce crime and the fear of crime
- 4) To conserve and enhance the landscape and townscape character of the District
- 5) To conserve and enhance the biodiversity of the District
- 6) To conserve and enhance the historical and cultural environment of the District.
- 7) To maintain a high quality environment in terms of air, soil and water quality
- 8) To reduce car journeys and promote alternative methods of transport
- 9) To reduce the risk of flooding
- 10) To make the most efficient use of land by prioritising brownfield land for development
- 11) To reduce the amount of waste produced and maximise the re-use and recycling of other materials
- 12) To ensure that rates of energy and water consumption is as efficient as possible
- 13) To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy
- 14) To maintain the high and stable economy of the District
- 15) To seek to enhance areas where there are inequalities in the economy, particularly the rural economy
- 16) To maintain and enhance the vitality of Horsham town village centres

- 7.2 Further detail on the process of comparing the sustainability objectives can be found in chapter 7 and Appendix 5 of the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007.
- 7.3 In general, most of the objectives were found to be compatible with each other or to have a neutral effect. The main areas where objectives are not compatible with each other are objectives which result in the need for development against those which limit development in some way, for example to protect the environment. One other area in which the objectives were not compatible is the potential for rural diversification to detract from the viability and vitality of village and town centres.
- 7.4 Where the objectives do conflict, it was borne in mind the different aims of sustainable development are equal and that mitigation and reduction of any adverse impacts needs to take place to ensure that this balance is maintained.

COMPATIBILITY OF THE LDF AND SUSTAINABILITY OBJECTIVES

- 7.5 Following on from the assessment of the overall compatibility of the sustainability objectives, an assessment of the compatibility of the Core Strategy and Site Specific Allocation of Land and Sustainability Appraisal objectives was undertaken. The results of the comparison of the different sets of objectives are set out more fully in Chapter 7 and Appendix 6 of the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007. The results of this assessment again show that the objectives are mainly neutral or compatible with each other. The main area where the objectives do not accord with each other is where there is an objective which creates a need for development conflicting with an objective seeking environmental protection.
- 7.6 The results of this assessment found that whilst the Site Specific Allocations of Land objectives are broad in focus and relate to spatial change and development, they fit in with the broad aims of sustainable development. Although the LDF is being prepared in accordance with the aims of sustainable development, conflicts which do arise between the different objectives need to be resolved and mitigated against as far as possible.

8.0 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC ALLOCATIONS OF LAND OPTIONS

8.1 A number of different options could be implemented in order to meet the Site Specific Allocations of Land objectives. The options were first identified in the Sustainability Appraisal Scoping Report published in June 2004 with the Issues and Options report. These options were refined in light of the responses on this documentation fed into the preliminary assessment of options for the Site Specific Allocations of Land document which was presented in the Sustainability Appraisal and Strategic Environmental Assessment Draft Final Report which accompanied the Preferred Options documentation. The responses to the Preferred Options and SA/SEA Draft Final Report led to the options being further refined and assessed as part of the process of developing policies for the Site Specific Allocations of Land document.

IDENTIFICATION SITE SPECIFIC ALLOCATIONS OF LAND OPTIONS

8.2 The development of the different Site Specific Allocations of Land options drew on a range of factors. These are briefly summarised as follows:

- **Achievability:** With the exception of the 'do-nothing' option, the options selected are all capable of being incorporated into the planning system.
- **Higher level plans and strategies:** Some options have been precluded from consideration as a result of higher level plans and strategies. For example it has not been possible to consider accommodating a lower level of housing in the District, as this has already been predetermined at a national, regional and county level.
- **Consultation with Planning Policy Officers:** Officers have a good technical understanding of the different issues facing specific policy areas, as well as what is and is not likely to be achievable in planning terms.
- **Responses to the Scoping Report and Issues and Options Consultation:** The bulk of the responses to the Issues and Options consultation related to site specific issues, such as the inclusion or exclusion of certain sites. Where appropriate these comments were incorporated into the Site Specific Allocations of Land Preferred Options document. Reasons for not pursuing some of the options proposed as part of the Issues and Options consultation include lack of practicability and deliverability; and potential conflict with the principal current government guidance.
- **Responses to the Preferred Options documentation and SA/SEA Draft Final Report:** Responses made on the Preferred Options documentation and the SA/SEA Draft Final Report broadly agreed with the results of the appraisal of the different plan options, but some queries were raised, particularly in relation to the consideration and assessment of possible development sites. The options were therefore refined to take this into account. In addition, the continual and iterative process of SA/SEA revealed that the wording of some of the initial options was too detailed. The options were therefore been recast to reflect fully the broader options for the Core Policy, followed by the Site Specific Allocations of Land options. More detailed options will be considered at a later stage, for example as part of the appraisal of the General Development Control Policies document.

ASSESSMENT OF SITE SPECIFIC ALLOCATIONS OF LAND OPTIONS

- 8.3 The options for the Site Specific Allocations of Land considered, are set out in Table 4 overleaf, together with the assumptions and reasons for scoping out other options. It should be noted that the selections of options has necessarily been based on those which stem from the Core Strategy, as this sets the broad approach for development in the District.
- 8.4 The options set out in the table below are fairly broad. For example, the option as to where small-scale greenfield housing development should take place has been examined, but at this stage there was no individual consideration of the sustainability of different sites at this stage. (This has been considered as part of the more detailed appraisal work covered in Chapter 9). Site specific options examined at this stage focussed on the cases where a site may be appropriate for uses other than housing, or where development would help meet a specific need, such as the regeneration of a derelict site.

ASSESSMENT OF SITE SPECIFIC ALLOCATIONS OF LAND OPTIONS

- 8.5 Following the identification of the options set out in table 4 , an assessment of their sustainability was undertaken. The appraisal of the plan options was an iterative process, with assessment of the 'preliminary' options undertaken by independent consultants as part of the preparation of the Preferred Options. The results of this assessment work were presented in the SA/SEA Draft Final Report which accompanied the Core Strategy and Site Specific Allocations of Land Preferred Options documents. The comments made in response to the results of this assessment led to the options being revised (see paragraph 8.2). Following the revision of the options, they were reassessed, and helped inform the final decision as to which options should be progressed. The results of this assessment are summarised in the paragraphs below together with the decision as to which option is being progressed further. The detailed results of this assessment are set out fully in Appendix One.
- 8.6 It should be noted that the Council has had to carry out the SA/SEA process in the light of changing guidance on how it should be undertaken. The Council has worked to ensure that consultation on the different plan options has been undertaken as early as possible in the SA/SEA process and, in addition to re-examination of the options in light of consultation responses, the results have been scrutinised by a Council officer independent of the Strategic and Community Planning team to ensure the results are independent of those developing the LDF documents.

Built-up Area boundaries

- 8.7 It is considered that amending built-up areas (option b) was more positive than retaining the current boundaries, as this would allow little scope for development and change whilst protecting the majority of the countryside of the District. It was recommended that the environmental effects of each area proposed for inclusion should be assessed for any environmental effects. The option to extend built-up area boundaries has therefore been selected for inclusion in the Site Specific Allocations of Land document.

Table Four: Options for the Site Specific Allocations of Land

Issue	Options	Assumptions and reasons for scoping out other options
Built-up Area boundaries	<ul style="list-style-type: none"> a) Use existing boundaries of built-up areas b) Amend built-up areas to include minor extensions suitable for development 	<p>It is assumed that the villages and towns with a built-up area are determined in Core Strategy</p>
Location of small scale sites	<ul style="list-style-type: none"> a) Locate small scale developments on sites adjoining settlements which are close to facilities, are of low ecological value and are not damaging to the landscape, have reasonable employment networks close by and where local need has been identified. b) Locate small scale developments which are close to facilities, are of low ecological value and are not damaging to the landscape, and have reasonable employment networks close by c) Locate small sites randomly around the District. d) Do not have any small scale sites 	<p>The assumption behind these options is to ensure that some development of small scale greenfield sites take place. The do-nothing option is however included.</p>
Assessment of possible mixed - use schemes	<p>1) Hornbrook/ Hilliers</p> <ul style="list-style-type: none"> a) Develop all of site comprehensively for a range of uses b) Develop some of site c) Do not develop any part of the site <p>2) Windacres Farm</p> <ul style="list-style-type: none"> Option a) Develop all of the site comprehensively for a range of uses (housing and employment) Option b) Develop site for housing only Option c) Develop site for employment only Option d) Do not develop any part of the site <p>3) Home Farm Barns Green</p> <ul style="list-style-type: none"> a) Keep school sites as they are and don't allocate home farm site b) Keep school sites as they are and allocate home farm site c) Merge schools on land at Home Farm and redevelop infants d) Merge schools with no additional development 	<p>In general there has not been individual consideration of the sustainability of different sites at this stage. (This has been considered as part of the more detailed appraisal work covered in Chapter 11). Site specific options which have been considered at this stage the cases where a site may be appropriate for a uses other than housing, or where development would help meet a specific need, such as the regeneration of a derelict site.</p>

Issue	Options	Assumptions and reasons for scoping out other options
<p>Development options to meet specific 'needs'</p>	<p>1) Shoreham Cement Works a) Develop a policy to bring about restoration of the site b) Do not have a policy, with no restoration of the site 2) Warnham and Wealden Brick Works a) Have a policy to help control future of site b) Do not have a policy 3) Secondary Schools a) Safeguard land for a future secondary school in Southwater b) Do not safeguard land for a future secondary school 4) Brinsbury a) Have a policy to enable expansion of this site as a centre for rural excellence b) Do not have a policy 5) Sandgate Park a) Have a policy to restore Sandgate park as a country park b) Do not have a policy</p>	<p>In addition to housing developments there are other sites in the district which may be suitable for development or restoration, or help meet a specific identified need. The main options for these sites is to provide a policy to enable the use or future use of the site, or to not plan for these locations in any way.</p>
<p>Car Parking</p>	<p>a) Include policies to protect car parking b) Do not have car parking policies</p>	

Location of Small Scale Site Allocations

- 8.8 The assessment of the options for the allocation of small scale site allocations found that option c) "locate sites randomly around the District", would be most damaging. Development would harm the landscape and environment, and would also not be in a location where the development is needed. This would lead to socio-economic problems such as loss of local facilities, and lack of viability of village shops, with people living too far away from these facilities to use them easily. It is also likely that car journeys would increase as people would have to travel some distance to reach employment, services or facilities. Option d) "do not having any small scale sites", was found to be unsustainable. Although no development would prevent direct harm to the environment and landscape, no development would lead to loss of local facilities and loss of viability of shops in village centres. This could have an indirect effect on environmental quality as existing residents would have to travel further by car to meet their needs, and therefore increasing air pollution.
- 8.9 Options a) "Develop sites which adjoin settlements, are close to facilities and employment networks, have low ecological value, do not harm the landscape and meet an identified need" and b) "Develop sites which adjoin settlements, are close to facilities and employment networks, have low ecological value and do not harm the landscape" were found to be more sustainable than options c and d. Both help minimise adverse effects on landscape and the environment, and are also close to services and facilities which will help retain the viability of these settlements. Option a was however found to be more sustainable as it will meet specific identified needs, whereas option b could prevent local needs being met where identified. Option was therefore selected for inclusion into the Site Specific Allocations of Land.

Assessment of possible mixed-use schemes

Hornbrook / Hilliers

- 8.10 The results of this assessment revealed that development of this location would be harmful in environmental terms, but beneficial socially and economically by providing housing and / or new services and facilities. Option a) developing the site comprehensively was the most damaging in environmental terms, but most beneficial socially and economically. Developing the site for housing b) was also found to be environmentally damaging due to its greenfield nature and sensitive location in landscape terms. Option c) of just providing services was found to be less damaging to the sustainability objectives as that much of this area of land identified for service used is previously developed land. Not allocating the site (option c) would not provide housing or facilities but would not harm the environment. Any development in this location would therefore need careful mitigation against environmental effects. Option c (no development) has been selected, in light of further studies and responses made as part of the Preferred Options consultation. The reasons for this are set out more fully in the Statement of Compliance for the Site Specific Allocations of Land Submission Document.

Windacres Farm

- 8.11 The results of this assessment showed that development of this site would be damaging environmentally, but beneficial in economic and social terms by providing employment and / or affordable housing. Employment development only (option c) would be least damaging option with respect to the environmental objectives as much of the development would be on previously developed land. No development (option d) would not harm the environment but could harm local business opportunities and prevent the local population from remaining in the village. It is considered that the development of the Windacres site for a mix of uses will help retain local facilities and

local employment opportunities in the village. Option a - comprehensive development was selected for inclusion in the Site Specific Allocations of Land document. Mitigation of the environmental effects of development in this location will be necessary.

Home Farm, Barns Green

8.12 Merging the infants and junior schools (options c-d) was found to be beneficial in terms of reducing car journeys and increasing accessibility to the school for most local residents using the school as well as providing better facilities. Housing development (options b and c) was found to be damaging due to the harm to the environment and would also lead to increased journeys to work and many services and facilities, as these are limited in the village. Option a (keeping things as they are) would not result in further damage to the environment which would result from new development, but journeys from Barns Green to the junior school in Itchingfield would remain. Option c has been selected, in light of the responses made as part of the Preferred Options consultation. The reasons for this are set out more fully in the Statement of Compliance for the Site Specific Allocations of Land Submission Document.

Developments to meet specific 'needs'

Shoreham Cement Works

8.13 This assessment found that whilst leaving Shoreham Cement work in its current state (option b) would retain the status quo, redevelopment of the site (option a) has the potential to restore the landscape around the site and enhance the economy of the area. The downside to the redevelopment of this site includes increased traffic and possible adverse effects to biodiversity on and around the site. On balance it is considered that option a is more sustainable and is being included in the site specific options although mitigation of transport and biodiversity impacts will be necessary.

Warnham & Wealden Brick Works

8.14 Assessment of whether or not to have a policy controlling the future of the Warnham brick works site found that redevelopment of the site (option a) could harm the landscape the environment, but could also potentially help clean up areas of contamination. The site would also have a waste recycling use which could be beneficial in management of waste in the County. Redevelopment of the site would help provide employment which would enhance the economy, although it is uncertain as to whether it would enhance the rural economy given that most workers on the site would come from an urban area such as Horsham rather than Warnham. It is considered that having a policy would have more positive benefits than not and is the more sustainable option selected for inclusion in the Site Specific Allocations of Land document.

Secondary Schools

8.15 The assessment found that safeguarding land for a future secondary school (option a) would have benefits in terms of meeting future needs. It could also have wider social benefits by providing facilities for wider community use. Local children could also go to a more local school, reducing the adverse effects of increased travel. Development will however be harmful in landscape and environmental terms. Not planning for a new school is likely to result in negative effects by limiting site availability. Landscape damage could also be done in the short term, by raising 'hope value' for development on the land, resulting in limited land management. On balance however was considered that safeguarding the land is the most sustainable option.

- 8.16 The response to the Preferred Options raised the issues of potential landscape damage in the event of development, as well as the fact that school rolls are still falling. The concerns regarding falling school rolls are valid but there will be a future need to provide for additional secondary school places, particularly to accommodate the need arising from the proposed strategic location and other development in and around Horsham in future years. However, it is accepted that the emphasis will initially be on investment in the existing schools and there is no short term need to identify a specific site to be reserved for a new secondary school. Given that it is difficult to predict when the need for a new secondary school might arise, the potential need to reserve a site in this location in Southwater will be kept under review and may be reinstated in due course.

Brinsbury

- 8.17 Assessment of the options for the development at Brinsbury found that development at the site (option a) would have economic benefits, but be more damaging in other respects. Development is unlikely to increase local service provision and would be damaging in landscape terms. Development may also increase traffic on the A29. Option b (no development) is the more sustainable option, but option a has been selected for inclusion in the Site Specific Allocations of Land document because of the benefits to the rural economy and the potential to improve skills and training opportunities. It is however essential to ensure that the development proposals minimise impacts on the landscape, environment and traffic.

Sandgate Park

- 8.18 The assessment found that a policy to restore Sandgate park (option a) was the most sustainable option. This would help enhance the environment, reduce effects of global warming through increased planting and provide an amenity for residents of the Storrington and Sullington area. It is also considered that the overall enhancement to the landscape will add to the attractiveness of the area and may encourage businesses to remain in or locate to the area, and therefore help ensure the high and stable economy of the District is maintained. Option b) no provision of a country park, would leave a mineral working area with no restoration once extraction ceases. Option a has been selected for inclusion in the Site Specific Allocations of Land document.

Car Parking

- 8.19 The assessment of this option found that safeguarding areas for car parking would be beneficial in terms of enabling people to reach services and facilities and maintaining the vitality and viability of town and village centres, particularly as public transport is limited in rural settlements in the District. The provision of car parking would not, however, help reduce journeys by car and will contribute to air pollution and emissions of carbon dioxide. Car parking can also detract from the character of villages and towns. Option a has been selected for inclusion in the Site Specific Allocations of Land document, and mitigation will therefore be needed to ensure that further car journeys are not increased.

9.0 SUSTAINABILITY APPRAISAL OF SITE SPECIFIC ALLOCATIONS OF LAND

SELECTION OF SITES FOR SUSTAINABILITY APPRAISAL

9.1 Following the appraisal of the options for the Site Specific Allocations of Land document, a more detailed assessment of the sustainability of different sites proposed for development was undertaken. As a large number of sites have been submitted to the Council for consideration for development since the adoption of the Horsham District Local Plan in 1997, it was not possible to assess every site against the sustainability criteria. The reasoning for the selection of sites to be assessed against the sustainability criteria is set out in more detail in the following paragraphs, and a list of the sites included or excluded from the SA/SEA work is set out in Appendix Two.

Previously developed (Brownfield) Land

9.2 Government policy states that previously developed land in urban areas should be used for development in preference to greenfield sites. On this basis most brownfield sites suggested for development were not assessed against the sustainability criteria as the need to develop these sites has already been set out in higher plans and programmes, which have been subject to their own sustainability appraisal process. Furthermore, it is not possible to assess all previously developed land sites which will be developed in the period to 2018, as it is not known exactly which sites will come forward for development. It is, however, acknowledged that the development of brownfield sites will have an effect on the sustainability objectives and in response to this the policy on previously developed land allocations in the Site Specific Allocations of land was assessed. In addition to this policy, some of the larger previously developed sites which will come forward during the plan period were also assessed against the sustainability criteria.

9.3 Although most previously developed sites in the District are in built-up areas there are some previously developed sites in more rural locations that may be suitable for development, for example to help bring about their restoration. The rural brownfield sites which have some possibility of redevelopment to meet a specific need were also assessed as part of the SA/SEA process.

Small Greenfield Sites

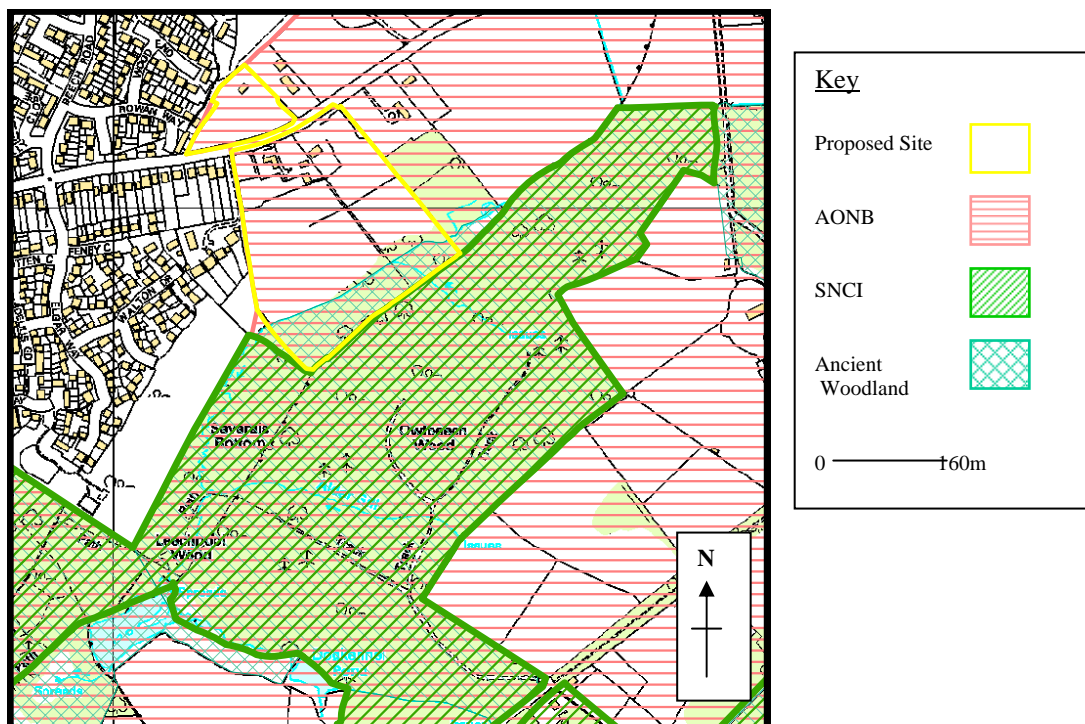
9.4 Most of the sites that have been submitted to the Council for consideration for development are in greenfield locations. The assessment of options found that the most sustainable location for small scale greenfield sites are those on the edge of settlements with access to services, facilities and employment and that are not damaging in environmental terms. Sites that do not adjoin built-up area boundaries and are in relatively isolated locations were therefore excluded from the appraisal of sites in the Site Specific Allocations of Land Sustainability Appraisal work.

SUSTAINABILITY APPRAISAL OF POTENTIAL SMALL SCALE DEVELOPMENT SITES

9.5 In assessing the sites selected for further assessment as part of the Sustainability Appraisal work, the following data was used to examine the environmental social and economic effects of development on each site:

- **Services, Facilities and Employment Data:** The Council has undertaken studies to assess the provision of services and facilities, such as village shops, schools, leisure and recreation facilities in the different settlements across the District. In addition to this, work has recently been undertaken by independent Consultants in assessing the travel to work patterns for settlements across the District. The results from this work show how far residents of settlements in the District travel to get to work, and the mode of transport they use to do so. This information helps give an indication about the levels of employment within different settlements in the District and how well public transport is used. The data also provides an indication of how many people live and work in the same settlement rather than travelling long distances to reach their employment destination.
- **Site Assessment Work:** Sites that submitted to the Council for consideration as a possible development site were assessed as part of a desk and/or field based survey. This work provides environmental and landscape data as well as information as to how well the site relates to the settlement it adjoins.
- **Geographic Information Systems (GIS):** GIS was used to show where the proposed development sites are in relation to designations and environmental constraints, including archaeological sites, SSSIs, SNCIs the AONBs, the presence of protected species and floodplains. This data can be plotted on a single map which helps examine the cumulative effects of development, showing for example if a site is located close to a SNCI and in the AONB. This is illustrated by the figure two below.

Figure Two: Constraints mapping in relation to possible development sites



9.6 In addition to constraints mapping GIS data can be manipulated further, for example by creating buffer zones around constraints, within which development may have an effect on the designation. This is illustrated by the map below.

Figure Three : Buffer zone mapping in relation to possible development sites



9.7 The results of the assessment of sites are summarised in Appendix Three. The table in the Appendix sets out a summary of the environmental social and economic characteristics of each site. From this it was possible to draw a conclusion about the sustainability of developing each site. As each site has its own unique characteristics, it was not possible to draw many general conclusions from this assessment, but was apparent from the results that there is better access to services and facilities, and more sustainable travel patterns in the larger villages, and particularly in Horsham. In addition the results show that the larger the proposed development site is in relation to the settlement it adjoins, the more damaging development is likely to be on the landscape and setting of the village or town.

9.8 The site sustainability information as well as other planning considerations and comments submitted to the Council as part of the Issues and Options and Preferred Options consultations helped to inform the selection of sites included in the Site Specific Allocations of Land document, and further Sustainability Appraisal work was been undertaken on those sites. The Sustainability Appraisal process for the Site Specific Allocations of Land document has been a continuous process, with the results of the initial sustainability appraisal published in the Sustainability Appraisal and Strategic Environmental Assessment Draft Final Report. A summary of the assessment findings made as part of the Preferred Options stage is summarised in Table 5 overleaf. Where applicable, comments on these findings as part of the Preferred Options consultation are also included. (It should be noted that some policies in the Site Specific Allocations of Land Preferred Options have now been moved to the Core Strategy).

Table 5: Summary of findings of the assessment of the SSAL Preferred Options

Preferred Option Policy	Summary of findings	Further comments
AL1- Built-up Areas	This policy has an overall positive effect on the SA/SEA Objectives. There is no specific provision for alternative transport, flooding or resource efficiency of new development	
AL2- Affordable Housing Delivery	Policy AL 2 sets the threshold for new development affordable housing provision an appropriate provision of affordable housing of 40% with an exception where there are overriding site constraints or site-specific issues. This will ensure that any environmental or other site-constraints can be taken into consideration. Overall the policy is neutral. Whilst affordable housing has a negative effect in 4 areas; land/townscape, soil, water and alternative transport, there should be a sliding scale approach adopted on a case-by-case basis for developments. Where there is not provision on-site for the affordable home target then off-site provision, with contribution from the developer, in areas of need should be considered to meet the 40% target.	
AL3- Infrastructure Requirements and Community Services and Facilities	The impact of this policy is generally positive and should result in both greater access to health, education, leisure and community facilities and to the promotion of a high and stable economy. In looking at residential sites individually, it should ensure that provision is made for both urban and rural areas, thereby helping to reduce inequalities. However, there are negative effects for soil, water and noise.	
AL4 – Previously Developed Land: Large Identified Sites	Generally a positive policy in regards to the SA/SEA objectives. It is noted that no hierarchy of development on previously developed land is provided to prioritise areas	
AL5 – Land West of Crawley	Policy AL 5 generally has a negative effect on the majority of the environmental objectives but is more positive in social and economic objectives. These may be mitigated through the implementation of CP1, CP2 and CP3. Further work on future recreation needs for the area is recommended.	It was felt reference to sewage infrastructure should be made. Now moved to core strategy and AAP
AL6 – Land West of Horsham	The development of land west of Horsham and the associated road traffic works will have positive effect on SA/SEA policies that relate to the provision of affordable housing and the economy but will generally have a negative effect on the environmental objectives. These may be mitigated through the implementation of CP1, CP2 and CP3. Further work on future recreation needs for the area is recommended.	Findings agreed with – CP1-3 should not be weakened with these policy. Now moved to core strategy and Development Brief. SPD
AL7 -20 – Various small greenfield site allocations	The site allocations have economic and social benefits, but have negative implications for the environmental objectives. These may be mitigated through the implementation of CP1, CP2 and CP3	It was considered more work was necessary on these policies
AL21 – Centre for Rural Excellence at Brinsbury College	Policy AL21 has a positive effect on the economic objectives and SA/SEA Objective 8. a) could be strengthened to ensure some positive effects/to prevent negative effects (for SA/SEA Objectives 4, 7, 12, and 13).	
AL22 – Shoreham Cement Works	This policy generally has a positive effect on the SA/SEA Objectives. Policy AL22 should be strengthened to ensure greater positive effects. This could include enhancement of the landscape features, a more specific policy on design, scale and form of development, and promotion of eco-design/zero emissions type exemplar development.	Agreement with the findings of this assessment

Preferred Option Policy	Summary of findings	Further comments
AL23- Warnham and Wealden Brickworks	This would have positive effects on the economy, but there are likely to be negative effects on environmental and social objectives	
AL24 – Land West of Southwater	This policy would have positive effects on social objectives but could have a more negative effect on environmental and economic objectives.	

- 9.9 The findings and comments made in response to this initial assessment were taken into account when the final policies were written, and the policies were then reassessed by the Council’s Senior Environmental Officer. In response to comments made at the Preferred Options stage, the effects of the policies were considered in more detail. Each policy was assessed against each sustainability objective and possible effects of the policy once the objectives were set out. The assessment process examined the possible effects in the short, medium and long term, whether the impact would be permanent or temporary (e.g. at the construction phases of development) as well as the likelihood and frequency of the effect. The geographical scale of the effects were also considered, although as the policies generally apply to the whole District they are mainly district wide.
- 9.10 The effects of the Site Specific Allocations of Land document were predicted using data about the sites collected through the site assessment process (see paragraph 9.5 and Appendix 9). It was however necessary to make some subjective judgements where data was limited. The effects were then given an overall score, as set out in the table below.

☺☺	The option provides a strong positive effect towards the SA/SEA objective
☺	The option provides a positive effect towards the SA/SEA objective
☹	This option has no effect on the SA/SEA objective
☹☹	The option provides a negative effect towards the SA/SEA objective
☹☹☹	The option provides a strong negative effect towards the SA/SEA objective
?	The effects on this objective are uncertain

- 9.11 Following the assessment of the main effects of each policy it was then possible to consider the cumulative and synergistic impacts which could result from a combination of the different policies acting together, as well as consideration of the significance of the impacts. From this it was possible to suggest mitigation measures.
- 9.12 The assessment of effects, the findings and mitigation measures proposed have been independently examined by the Council’s Environmental Co-ordinator who works outside the Strategic and Community Planning Department and has not been involved in the process of policy formulation. This has ensured that the SA/SEA work process has been independent of the policy formulation process and the changes and improvements suggested by the Environmental Co-ordinator have been taken into account as part of the final SA/SEA process.
- 9.13 The results of this assessment are set out fully in Appendix Four, but a summary is given in Table 6 together with the mitigation measures proposed. It should be noted that following the Inspectors’ Report on the Site Specific Allocations of Land document, some changes have been made to the policies. This has not affected the broad findings of the Sustainability Appraisal work, but in has been necessary to make some minor amendment to table 6 and appendices two, three and four.

Table Six: Summary of the results of the SA/SEA of the Site Specific Allocations of Land Policies, and the mitigation suggested and incorporated

Policy	Changes made from Preferred Options stage	Summary of Effects	Mitigation suggested and incorporated	Other Comments
AL1 – Previously Developed Land	Policy wording amended, options taking out some larger sites which may have a more significant impact and setting these out as separate policies	Policy is beneficial in provision of homes and the economy, but is harmful in terms of affecting townscape character and increasing pressure on resources.	Reference to protection of townscape character in policy wording has been enhanced. Pressure on resources is covered to some extent by CP2, and with more detailed policies to be provided in the General Development Control Policy Document.	Oddstones, Greenfields Depot and RMC removed from the policy text by the Inspectors, but this does not affect the overall findings of the sustainability appraisal
AL2 – Lifestyle Ford, Bishopric	A new policy, (building on AL1) setting out more detail on requirements for development of the site, as its size means its development could have significant impacts	Policy is beneficial in provision of homes and the economy, but is harmful in terms of affecting townscape character and increasing pressure on resources.	Impact of design of development on the townscape character is mentioned in policy wording. Pressure on resources is covered to some extent by CP2 in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document.	
AL3 – Parsonage Farm, Parsonage Road, Horsham	A new policy, (building on AL1) setting out more detail on requirements for development of the site, as its size means its development could have significant impacts	Policy is beneficial in provision of homes and the economy, but is harmful in terms of affecting townscape character and increasing pressure on resources.	Reference to protection of townscape character in policy wording has been enhanced. Pressure on resources is covered to some extent by CP2 in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document	
AL4 – Roffey Social and Sports Club	A new policy, (building on AL1) setting out more detail on requirements for development of the site, as its size means its development could have significant impacts	Policy is beneficial in providing enhanced leisure facilities but leads to some loss of open space which could harm biodiversity.	Reference to protection of townscape character in policy wording has been enhanced. Impact on biodiversity has been addressed in policy wording.	

Policy	Changes made from Preferred Options stage	Summary of Effects	Mitigation suggested and incorporated	Other Comments
AL5 – Riverside Concrete, Stane Street, Pulborough	A new policy, (building on AL1) setting out more detail on requirements for development of the site, as its size means its development could have significant impacts	Policy is beneficial in provision of homes and the economy, but is harmful in terms of affecting townscape character and increasing pressure on resources.	Reference to protection of townscape character in policy wording has been enhanced. Pressure on resources is covered to some extent by CP2 in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document	
RMC Engineering Works	Was policy AL 18 at the Preferred Options stage. Wording amended to include potential impact on the AONB for the submission document.	The policy was found to have a positive effect in helping to bring about country park, but the location of the site would have negative effects on the transport network.	The requirement for eco-homes was added in to the policy wording	AL6 in the submission documentation, the Inspectors removed this policy, due to their concerns about the isolated nature of the site and the impact on the transport network
AL6 – Land at Merios Farm, Ashington	Further assessment work was undertaken in response to Preferred Options consultation	Site will result in loss of greenfield land, and impact on biodiversity. It is also likely to increase pressure on resources but is more positive in provision of homes.	Policy amended to increase reference to rural road character, and reference to affordable homes added. Requirement to protect and enhance trees and hedges in policy wording and reference to biodiversity added to supporting text. Pressure on resources is covered to some extent by CP2 in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document	Policy AL7 in the Submission Document
AL7 – Land at Hammonds, East Street Billingshurst	Was policy AL9 at the Preferred Options stage. Further assessment work was undertaken in response to Preferred Options consultation	Site will result in loss of greenfield land and may have an adverse impact on the nearby conservation area, although the policy wording helps this. Policy has positive effects in the provision of homes.	Reference to woodland enhancement added to policy.	Policy AL8 in the Submission Document

Policy	Changes made from Preferred Options stage	Summary of Effects	Mitigation suggested and incorporated	Other Comments
AL8 – Land at the Plough, Lower Beeding	Was policy AL13 at the Preferred Options stage. Further assessment work undertaken in response to Preferred Options consultation	Policy is positive in enabling the provision of affordable homes, and the local economy, but scale of development is high for size of village and could affect its setting and environment.	Policy wording amended to ensure setting of site and pub is not harmed and that pedestrian links are enhanced. Further reference to the scale of the development site could potentially be added to the supporting text.	Policy AL9 in the Submission Document
AL9 – Land at Windacres Farm, Rudgwick	Was policy AL14 at the Preferred Options stage. Further assessment work undertaken in response to Preferred Options consultation	Site results in loss of greenfield land, and could have a negative effect on environmental and resources objectives. Policy is more positive in providing economic enhancements to the village.	Policy expanded to include reference to ensuring adequate infrastructure provision – e.g. sewerage, given existing supply problems in the . Pressure on resources is also covered to some extent by CP2 in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document	Policy AL10 in the Submission Document
AL10 – St. Joseph's Abbey, Storrington	Was policy AL15 at the Preferred Options stage. Further assessment work undertaken in response to Preferred Options consultation	Site will result in loss of greenfield land and may have an adverse impact on the nearby conservation area, although the policy wording helps this. Policy has positive effects in the provision of homes.	Policy expanded to cover access issues and ensure protection of the conservation area / Moorish door.	Policy AL11 in the Submission Document
AL11 – RAFA Site Sullington	Was policy AL16 at the Preferred Options stage. Policy wording amended to state density of development and addition of boundary planting to ensure landscape of AONB is protected	Will result in loss of greenfield land and increase pressure on resources and the environment, but will ensure provision of specific housing need and could help local economy.	Land to south of site is a (geological) SSSI. Reference to this added to supporting text. Pressure on resources is covered to some extent by CP2 in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document	Policy AL12 in the Submission Document

Policy	Changes made from Preferred Options stage	Summary of Effects	Mitigation suggested and incorporated	Other Comments
AL12- Parsonage Farm, St Peters Meadow, Henfield	Was policy AL19 at the Preferred Options stage. Further assessment work undertaken in response to Preferred Options consultation	Site will result in loss of greenfield land, and impact on biodiversity. It is also likely to increase pressure on resources but is more positive in provision of homes.	Requirement for landscaping added to policy. Pressure on resources is covered to some extent by CP2, in the Core Strategy, with more detailed policies to be provided in the General Development Control Policy Document	Policy AL13 in the Submission Document
AL13 Shoreham Cement Works, Upper Beeding	Was policy AL22 at the Preferred Options stage. Reference to landscape and biodiversity protection added to policy	Site will help restore scar in landscape but is likely to result in increased car journeys to the site. Development could also impact on biodiversity in the area.	Policy has been amended to consider transport infrastructure, and to ensure that development provide landscape and biodiversity enhancements. Impacts such as landscape, biodiversity and transport will be given further consideration as part of a future development brief for the site as well as part of an EIA which will be required with any planning application.	Policy AL15 in the Submission Document
AL14 - - Warnham and Wealden Brickworks, Horsham	Was policy AL23 at the Preferred Options stage. Policy wording amended to include reference to archaeology on and near the site.	Site will be beneficial in economic terms and also help management of resources though waste treatment facilities and reduce greenhouse gas emissions. A Storage and distribution facility may increase traffic. Direct social effects likely to be relatively limited due to nature of proposal.	Policy has been amended to consider transport infrastructure. Impacts such as archaeology will be given further consideration as part of a future development brief for the site as well as part of an EIA which will be required with any planning application.	Policy AL16 in the Submission Document
AL15- Centre of Rural Excellence, Brinsbury	Was policy AL21 at the Preferred Options stage. Requirement for flood risk assessment and archaeological assessment and sustainable transport added to policy	Site is likely to be beneficial in economic terms by helping Brinsbury college expand, but will be damaging to landscape and the environment.	Requirement for EIA suggested and added to policy. This should cover this issues of odour, landscape and biodiversity.	Policy AL14 in the Submission Document

Policy	Changes made from Preferred Options stage	Summary of Effects	Mitigation suggested and incorporated	Other Comments
AL16 – Car Parking, Billingshurst	Saved local plan policy which was subject to environmental appraisal which predated SEA legislation	This policy will be positive in social and economic terms but will be more harmful environmentally by encouraging journeys by car	Provision for pedestrian access added to policy wording in order to ensure link for people on foot as well as by car.	Policy AL17 in the Submission Document
AL17 - Southwater Fire Station	New Policy based on previous local plan policy	Development will result in loss of greenfield land and is likely to harm the environment. It will be beneficial in social and economic terms helping to provide an essential service.	Land has already been allocated for business use as part of old local plan.	Policy AL18 in the Submission Document
AL18 – Meadowside	Saved local plan policy which was subject to environmental appraisal which predated SEA legislation	This policy will be positive in social and economic terms but will be more harmful environmentally by encouraging journeys by car.	Supporting text amended to ensure link for people on foot as well as by car.	Policy AL19 in the Submission Document
AL19 – Sandgate Park	Saved local plan policy which was subject to environmental appraisal which predated SEA legislation	This policy will have a range of positive effects, socially and economically but particularly in relation to the environment by enabling the landscape to be restored, and biodiversity to be enhanced.		Policy AL20 in the Submission Document

General Findings

- 9.14 The assessment found that the Site Specific Allocations of Land document generally had positive effects in providing services and facilities by specifying their provision in policy wording. The policies also had positive economic effects, through the policies providing employment land and the provision of housing ensuring that the workforce can access affordable housing within the District. Effects on the environment and resources were less positive, including harm to land and townscape character and biodiversity and pressure on water resources.

Consideration of Collective Impacts

- 9.15 Whilst many policies may individually have a minor impact on the environment, they may collectively have a much larger effect. Additionally, the environmental 'response' to the collective impacts of a number of projects may be delayed until a certain threshold is crossed, or when the impact comes to light in sudden or dramatic form such as flooding.

- 9.16 There are two main kinds of collective impacts that may occur as a result of the Site Specific Allocation of Land policies. These are cumulative and synergistic effects:

Cumulative impacts occur when for example, there are impacts from several developments in one vicinity. The combined effects of these developments can have a significant impact.

Synergistic effects are where the combined impacts from one development have a particular effect on a certain receptor.

- 9.17 The cumulative and synergistic effects have been considered as part of the assessment of the effects of the Site Specific Allocations of Land policies by using matrices which summarise the likely effects of the policies on each of the sustainability objectives in a single table. This enabled the different effects to be examined in relation to one another. The initial assessment of cumulative and synergistic effects was undertaken by independent consultants and has been built on taking into account comments made as part of the Preferred Options consultation.

- 9.18 There are a number of uncertainties involved in the assessment of cumulative and synergistic effects especially when considering the effects over the time scale of the plan. It has therefore been necessary to use professional judgement when determining the likely impacts. Full details of the assessment of cumulative impact matrices and tables is set out in Appendix four, but a summary of the impacts is set out below:

- Development of brownfield land will increase the density of development in urban areas. This could change the appearance and character of the settlement as could the loss of business land uses to areas of housing.
- There may be adverse cumulative effects on waterways and rivers due increased hardstanding which results from the development. These effects would include biological and chemical water quality, increased flood risk, and changes in hydrological regime (drainage).
- Effects on biodiversity and the historic environment; from both the direct effects of development to the more indirect effects resulting from changed water quality, drainage/hydrology regimes, air quality, and by severance of wildlife linkages.

- Impacts on traffic – the developments are likely to result in increases in the number of vehicles on the road, particularly at the sites which are in rural locations and being used for business purposes.
- Development will increase the pressure on resources, including water supply, sewage infrastructure and increase the need for energy, with subsequent impacts on emissions of greenhouse gases. This will occur at the construction and use phases of development.

Significant Effects

- 9.19 Following the identification of the effects which are likely to arise from the Site Specific Allocations of Land policies, the significance of the different impacts was determined. Due to the uncertainties about some of the impacts at this stage, it was necessary to use professional judgement to determine significance. This was independently scrutinised by the Council's Environmental Co-ordinator outside the Strategic and Community Planning scheme. The significance of the effects of each policy is summarised underneath each of the assessment tables in Appendix Four.
- 9.20 The most significant effects are those which arise as a result of the development requirements placed upon the District. As most of the allocations in the Site Specific Allocations of Land are relatively small, their direct effects of development are likely to be more limited than the larger scale strategic developments identified in the Core Strategy. The cumulative effects of smaller scale developments may however have a significant effect on resources, together increasing demand for water supply, and energy and also increase car traffic in the area. A further significant impact of the Site Specific Allocations of Land document is the impact that brownfield developments will have on townscape character. A large number of developments could together alter the mix of land use as well as the density of development and thus affecting the character of each settlement.
- 9.21 Although the impacts from most of the sites in the Site Specific Allocations of Land document are relatively small it considered that three allocations will in particular have a significant impact. These are:
- Brinsbury – this development will be a large scale in an area which is not yet developed and will have a large impact particularly on the landscape
 - Shoreham Cement Works – development of this site would help to bring about significant improvements to the landscape, but the nature of the development for business and leisure purposes could also harm the protected landscape and nature conservation sites and increase traffic on the A283.
 - Sandgate Park – this area is currently used for sand extraction. The policy helps to ensure that this landscape is restored when quarrying ceases and brings about significant landscape, biodiversity and social benefits.

Mitigation Measures

- 9.22 In identifying the possible effects which arise from the Site Specific Allocations of Land policies, mitigation measures have been suggested to help combat the impacts arising from the Site Specific Allocations of Land Document. The mitigation measures are set out in table 6 but are summarised overleaf:

Mitigation has included:

- Amendment of the wording of policies or additions and clarifications of the supporting text of the policy. This has taken place throughout the preparation of the document, with for example the policy on the RAFA site (AL11) being strengthened to ensure that landscaping around the site is enhanced.
- Other Development Plan Documents: many of the negative effects arising from the proposals will be considered further and mitigated against in other development plan documents. For example the General Development Control policy document will help provide more detail on issues such as AONBs and the built environment.
- Suggestion of areas for further study: The developments at Brinsbury and Shoreham Cement Works need further assessment of their effects. These issues will be considered as part of the EIA which will be produced at the planning application stage. Mitigation measures will be incorporated into the development proposal as a result of the findings of the EIA. At this stage areas that have been identified as requiring further study through an EIA include nature conservation and biodiversity, flooding, traffic, road building and infrastructure networks.

10.0 IMPLEMENTATION AND MONITORING

- 10.1 This document sets out the results of the sustainability appraisal of the different options and policies in the Site Specific Allocations of Land. The results of the appraisal were taken into account in the preparation of the Submission Document for the Site Specific Allocations of Land and the SA/SEA has now been updated where appropriate taking into account the Inspectors' report on the Site Specific Allocations of Land.
- 10.2 This document is published alongside the adopted Site Specific Allocations of Land document. The Sustainability Appraisal has played an important part in demonstrating that the document is sound by ensuring that it reflects sustainable development objectives.
- 10.3 It is a requirement that the effects of the Site Specific Allocations of Land document on the sustainability objectives are monitored. This will be achieved by monitoring the indicators which are set out in Chapter 6 and Appendix 4. The monitoring will be undertaken on an annual basis and will be incorporated into the wider annual monitoring which is required for the Local Development Framework. In accordance with the regulations regarding monitoring, the report will be prepared prior to the end of December each year. It should be noted that there may be some indicators which cannot be measured annually, depending on the type and nature of the indicator, and these will be monitored according to the timescales which are possible. The findings of these indicators will help measure how well the Site Specific Allocations of Land document contributes to sustainable development, and inform future reviews of the document.

APPENDIX 1: APPRAISAL OF THE INITIAL SITE SPECIFIC ALLOCATIONS OF LAND OPTIONS.

This appendix sets out the tables showing the results of the assessment of the different options for the Site Specific Allocations of Land document. An initial assessment was undertaken by independent consultants prior to the publication of the Preferred Options. This assessment was then refined taking into account comments received on the Preferred Options. The assessment was undertaken using the following key:

☺☺	Strong positive effect on the SA/SEA objective
☺	Positive effect on the SA/SEA objective
☹	No effect on the SA/SEA objective
☹☹	Negative effect on the SA/SEA objective
☹☹☹	Strong Negative effect on the SA/SEA objective
?	The effect on the SA/SEA objective is unknown / uncertain

The tables set out a summary of the likely effect of progressing each option on each sustainability objective, together with a score assigned from the key above.

AL11 – RAFA Site Sullington

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Ensures continued accommodation for RAFA residents	😊	😊	😊
2 Access to services and facilities	No specific requirements for additional services in policy, but number of homes unlikely to significantly increase pressure on existing	😊	😊	😊
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Development has potential to be visible to surroundings but policy wording aims to mitigate through provision of landscaping	😊	😊?	😊?
5 Conserve and enhance biodiversity	Development could harm biodiversity but policy helps mitigate this through requiring retention of hedgerows etc	😊	😊?	😊?
6 Conserve and enhance historical environment		😊	😊	😊
7 Maintain high quality environment in terms of air soil and water quality	Construction phase could harm environmental quality. Some negative effects may arise from residential use but exact effects uncertain	😊	😊?	😊?
8 Reduce car journeys and promote alternative means of transport	Relatively few additional journeys generated as many elderly residents on the site are cared for on site	😊	😊	😊
9 To reduce the risk of flooding	Development will increase hardstanding and increase run-off	😊	😊	😊
10 Efficient land use by prioritising brownfield land	Site is development of greenfield land	😊	😊	😊
11 Reduce waste and maximise recycling	New development is likely to increase the amount of waste produced during construction and by new residents.	😊	😊	😊
12 Ensure energy and water consumption is as efficient as possible	Consumption is likely to increase as number of residents rises, even if with reduction measures.	😊	😊	😊
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Both construction and 'use' will require energy, including from fossil fuels. Effects over time depend on exact provision of renewables	😊	😊	😊
14 Maintain overall high and stable economy	New homes will mean new residents and therefore workforce.	😊	😊	😊
15 Enhance areas of inequalities in economy including rural areas	Additional housing in may help the rural economy, as more elderly residents may be more likely to shop locally	😊	😊?	😊?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	New homes in may help contribute to continued viability of Storrington village centre	😊	😊	😊

Assessment of significance: This site is close to a SSSI which could be impacted by the development. The site is also relatively visible and the landscape could be harmed although the policy wording helps to limit this.

AL12 – Parsonage Farm, St Peters Meadow, Henfield

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Policy requires provision of affordable homes	☹️	☹️	☹️
2 Access to services and facilities	Policy requires provision of services and facilities	☹️	☹️	☹️
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Development has potential to be visible to surroundings but policy wording aims to mitigate through provision of landscaping	☹️	☹️?	☹️?
5 Conserve and enhance biodiversity	Development could harm biodiversity but policy helps mitigate this through requiring retention of hedgerows etc	☹️	☹️?	☹️?
6 Conserve and enhance historical environment		☹️	☹️	☹️
7 Maintain high quality environment in terms of air soil and water quality	Construction phase could harm environmental quality. Some negative effects may arise from residential use but exact effects uncertain	☹️	☹️?	☹️?
8 Reduce car journeys and promote alternative means of transport	Residential use will lead to car journeys and vehicular use will be necessary during construction phase	☹️	☹️	☹️
9 To reduce the risk of flooding	Development will increase hardstanding and increase run-off	☹️	☹️	☹️
10 Efficient land use by prioritising brownfield land	Site is development of greenfield land	☹️	☹️	☹️
11 Reduce waste and maximise recycling	New development is likely to increase the amount of waste produced during construction and by new residents.	☹️	☹️	☹️
12 Ensure energy and water consumption is as efficient as possible	Consumption is likely to increase as number of residents rises, even if with reduction measures.	☹️	☹️	☹️
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Both construction and 'use' will require energy, including from fossil fuels. Effects over time depend on exact provision of renewables	☹️	☹️	☹️
14 Maintain overall high and stable economy	New homes will mean new residents and therefore workforce.	☹️	☹️	☹️
15 Enhance areas of inequalities in economy including rural areas	Additional housing may help the rural economy, although most residents commute out of the area for work.	☹️	☹️?	☹️?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	New homes in Henfield may help enhance the viability of Henfield village centre	☹️	☹️	☹️

Assessment of significance: The site is relatively visible and the landscape could be harmed. Potential impact on biodiversity

AL13 - Shoreham Cement Works, Upper Beeding

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Site not identified for housing provision as isolated from nearby settlements	☺	☺	☺
2 Access to services and facilities	Some services and facilities may be provided as part of development of site, particularly those relating to leisure and recreation	☺	☺	☺
3 Reduce crime and fear of crime	Site is currently derelict – development could help reduce crime / vandalism on site	☺	☺	☺
4 Conserve & Enhance land and townscape character	Site is currently scar in landscape – development could help restore this to some extent.	☺	☺	☺☺
5 Conserve and enhance biodiversity	Site is close to SSSI and an important site for protected species – development could have adverse impact	☺	☺	☺
6 Conserve and enhance historical environment	Site may have some archaeological significance, but effects not known at this stage	☺?	☺?	☺?
7 Maintain high quality environment in terms of air soil and water quality	Effects uncertain - Development could help clean up existing contamination on site, but harm air quality / water quality through new uses and construction.	?	?	?
8 Reduce car journeys and promote alternative means of transport	Site is in relatively remote location and would result in increased vehicle movements, during construction and use although policy helps mitigate this	☺	☺	☺
9 To reduce the risk of flooding	Some of site may be affected by floodplain of river Adur and also increase area of hardstanding and run-off	☺	☺	☺
10 Efficient land use by prioritising brownfield land	Site would result in redevelopment of brownfield land	☺	☺	☺
11 Reduce waste and maximise recycling	New development is likely to increase the amount of waste produced during construction and operation.	☺	☺	☺
12 Ensure energy and water consumption is as efficient as possible	Consumption is likely to increase as through construction and use, even if with reduction measures.	☺	☺	☺
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Both construction and 'use' will require energy, including from fossil fuels. Effects over time depend on exact provision of renewables	☺	☺	☺
14 Maintain overall high and stable economy	Redevelopment of the site is likely to be beneficial to the economy including regional economy	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Site is in a rural location and could help economy of the south of the District as well as the south coast areas where employees may live	☺	☺	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Site is outside town or village centres but those working on site may use Upper Beeding and Shoreham centres to some extent	☺?	☺?	☺?

Assessment of significance: This development has the potential to significantly improve the landscape of the area, but could also harm the nearby SSSIs / SNCIs and increase traffic accessing the sit

AL14 – Warnham and Wealden Brickworks, Horsham

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Site not identified for housing provision	☺	☺	☺
2 Access to services and facilities	Site would provide waste disposal facility	☺	☺	☺
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Proposal would be redevelopment of an existing site, but new uses could have a further impact on the land and townscape	☺?	☺?	☺?
5 Conserve and enhance biodiversity	Site involves redevelopment of existing site and effects on biodiversity likely to be small	☺?	☺?	☺?
6 Conserve and enhance historical environment	Site is close to ancient monument. Unlikely it would be affected, but further work may be beneficial	☺?	☺?	☺?
7 Maintain high quality environment in terms of air soil and water quality	Although development could help clean up existing contamination on site, but harm air quality / water quality through burning of landfill gas and waste uses	☺?	☺?	☺?
8 Reduce car journeys and promote alternative means of transport	Site is in a relatively remote condition and would probably result in increased car journeys for those employed at the site	☺	☺	☺
9 To reduce the risk of flooding	Site is already brownfield and runoff unlikely to increase significantly as a result of new development	☺	☺	☺
10 Efficient land use by prioritising brownfield land	Site would result in re-use of brownfield land	☺	☺	☺
11 Reduce waste and maximise recycling	Site would include facilities for recycling and recovery of waste	☺	☺	☺
12 Ensure energy and water consumption is as efficient as possible	Site would require use of energy and water use, but effects depend on amount required and whether energy is supplied from power plant on site	?	?	?
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Development would retain power plant which burns methane. This is a worse greenhouse gas than CO2 which would be produced as a result	☺	☺	☺
14 Maintain overall high and stable economy	Redevelopment of the site is likely to be beneficial to the economy by providing employment land, and jobs during construction phase	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Site is in a rural location and could help economy in this area. Most employees will probably live in Horsham	☺?	☺?	☺?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Site is outside town or village centres	☺	☺	☺

Assessment of significance: This site would have some impact if increased traffic to the site, but relatively limited at the site is already in use and would use the same footprint

AL15- Centre of Rural Excellence, Brinsbury

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Site not identified for housing provision	☺	☺	☺
2 Access to services and facilities	Local services and facilities unlikely to be provided as part of any development but would help enhancement of Brinsbury college.	☺	☺?	☺?
3 Reduce crime and fear of crime	Although unlikely the site could become a focus for crime	☺?	☺?	☺?
4 Conserve & Enhance land and townscape character	Development would result in significant change to local landscape, with large buildings on land currently used for agriculture, despite landscaping requirements in policy	☺	☺☺	☺☺
5 Conserve and enhance biodiversity	Development would result in loss of biodiversity	☺	☺☺	☺☺
6 Conserve and enhance historical environment	Historical environment could be harmed - further work needed on precise impacts	☺?	☺?	☺?
7 Maintain high quality environment in terms of air soil and water quality	If mushroom growing facility located on the site, there is the potential for odour problems. Soil and water quality could also be affected.	☺?	☺?	☺?
8 Reduce car journeys and promote alternative means of transport	Development of this land is likely to increase vehicle movements on A29. Construction phase would also increase vehicle movements	☺	☺☺	☺☺
9 To reduce the risk of flooding	Development will increase hardstanding and increase run-off	☺	☺	☺
10 Efficient land use by prioritising brownfield land	Development will result in loss of greenfield land	☺	☺	☺
11 Reduce waste and maximise recycling	New development is likely to increase the amount of waste produced during construction and operation.	☺	☺	☺
12 Ensure energy and water consumption is as efficient as possible	Consumption is likely to increase as through construction and use, even if with reduction measures.	☺	☺	☺
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Both construction and 'use' will require energy, including from fossil fuels. Effects over time depend on exact provision of renewables	☺	☺	☺
14 Maintain overall high and stable economy	New homes will mean new residents and therefore workforce.	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Development will help enhance the rural economy and provide an opportunity for Brinsbury college to grow	☺	☺	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Site is distant from most village centres but could place on Adversane for development of a shop	?	?	?

Assessment of significance: This is a large development in a currently very rural area and could have significant effects on environmental quality, traffic and the landscape in particular Main positive significant impact is economic effects

AL16– Car Parking, Billingshurst

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Not relevant for housing provision	😊	😊	😊
2 Access to services and facilities	Car parks link will ensure that people visiting Billingshurst village centre can do so easily and therefore reach the services they need	😊	😊	😊
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Cars can detract from the appearance of the townscape, but car parks are in areas of village centre with relatively modern appearance and reduces likelihood of on-street parking in more sensitive areas	😊?	😊?	😊?
5 Conserve and enhance biodiversity	Effects on biodiversity likely to be minimal as in built area and continuation of existing policy	😊	😊	😊
6 Conserve and enhance historical environment	The historical environment of village centres may be adversely affected but car parks are in areas with relatively modern appearance and reduces likelihood of on-street parking in more sensitive areas	😊?	😊?	😊?
7 Maintain high quality environment in terms of air soil and water quality	Car journeys may have the effect of worsening air quality	😊?	😊?	😊?
8 Reduce car journeys and promote alternative means of transport	Providing car parking facilities is likely to encourage rather than reduce car journeys	😊	😊	😊
9 To reduce the risk of flooding	Effects on flooding as already in built area and continuation of existing policy and increase in run-off unlikely	😊	😊	😊
10 Efficient land use by prioritising brownfield land	Site already in developed area and continuation of existing policy	😊	😊	😊
11 Reduce waste and maximise recycling	Site already in developed area and continuation of existing policy	😊	😊	😊
12 Ensure energy and water consumption is as efficient as possible	Site already in developed area and continuation of existing policy	😊	😊	😊
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Increasing car journeys will result in increased emissions of carbon dioxide	😊	😊	😊
14 Maintain overall high and stable economy	Car parks may help the economy by ensuring that the population can travel to the location they need to visit	😊	😊	😊
15 Enhance areas of inequalities in economy including rural areas		😊	😊	😊
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Ensuring that a number of people can continue to visit the village centre will help ensure centre of Billingshurst remains viable	😊	😊	😊

Assessment of significance. Most likely effect of this development is to increase the amount of traffic in the centre of Billingshurst. It is however likely to be relatively limited in its effects as the development has already taken place.

AL17 - Southwater Fire Station

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Site not identified for housing provision	☺	☺	☺
2 Access to services and facilities	Development will provide essential emergency service required by settlement	☺	☺	☺
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Site is likely to be within existing area of Southwater expansion and effects are likely to be relatively limited	☺	☺	☺
5 Conserve and enhance biodiversity	Site is currently greenfield and could lead to loss of biodiversity. Site will however be developed as part of business development in Southwater in any case.	☺	☺	☺
6 Conserve and enhance historical environment	Site is currently greenfield and could lead to loss of historical environment. Site will however be developed as part of business development in Southwater in any case.	☺	☺	☺
7 Maintain high quality environment in terms of air soil and water quality	Development of a fire station may harm environmental quality	☺	☺	☺
8 Reduce car journeys and promote alternative means of transport	Development will result in some increased journeys through the operation of the site and people working at the fire station.	☺	☺	☺
9 To reduce the risk of flooding	Development of site will increase hardstanding lead to increased run-off	☺	☺	☺
10 Efficient land use by prioritising brownfield land	Site will lead to loss of greenfield land, although it has already been allocated for development for business use	☺	☺	☺
11 Reduce waste and maximise recycling	New development is likely to increase the amount of waste produced during construction and operation.	☺	☺	☺
12 Ensure energy and water consumption is as efficient as possible	Consumption is likely to increase as through construction and use, even if with reduction measures.	☺	☺	☺
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Both construction and 'use' will require energy, including from fossil fuels. Effects over time depend on exact provision of renewables	☺	☺	☺
14 Maintain overall high and stable economy	Fire station will provide employment and assist the wider economy	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas		☺	☺	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres		☺	☺	☺

Assessment of significance: The effects of this development have the potential to harm the environment. The land is however in an area of land previously allocated for business development and its overall contribution as part of this is likely to be relatively small.

AL18 – Meadowside

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Site not identified for housing provision	☹	☹	☹
2 Access to services and facilities	Car park will ensure that people visiting Storrington village centre can do so easily and therefore reach the services they need	☺	☺	☺
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Cars can detract from the appearance of the townscape – site is also near open 'green' which could be harmed	☹	☹	☹
5 Conserve and enhance biodiversity	Site is near open 'green' which could be harm biodiversity	☹	☹	☹
6 Conserve and enhance historical environment	Site is near open 'green' which could be harm setting of area although it is relatively modern in appearance	☹?	☹?	☹?
7 Maintain high quality environment in terms of air soil and water quality	Car journeys may have the effect of worsening air quality	☹?	☹?	☹?
8 Reduce car journeys and promote alternative means of transport	Providing car parking facilities is likely to encourage rather than reduce car journeys	☹	☹	☹
9 To reduce the risk of flooding	Effects on flooding limited as already in built area and continuation of existing policy and increase in run-off unlikely	☹	☹	☹
10 Efficient land use by prioritising brownfield land	Site already in developed area and continuation of existing policy	☹	☹	☹
11 Reduce waste and maximise recycling	Site already in developed area and continuation of existing policy	☹	☹	☹
12 Ensure energy and water consumption is as efficient as possible	Site already in developed area and continuation of existing policy	☹	☹	☹
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Increasing car journeys will result in increased emissions of carbon dioxide	☹	☹	☹
14 Maintain overall high and stable economy	Car parks may help the economy by ensuring that the population can travel to the location they need to visit	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas		☹	☹	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Ensuring that a number of people can continue to visit the village centre will help ensure centre of Storrington remains viable	☺	☺	☺

Assessment of significance: Most likely effect of this development is to increase the amount of traffic in the centre of Storrington. It is however likely to be relatively limited in its effects as the development has already taken place

AL19 – Sandgate Park

SA/ SEA Objective	Summary of effects	Short term	Medium term	Long term
1 Access to Affordable Homes	Site not identified for housing provision	☺	☺	☺
2 Access to services and facilities	Policy would help bring about eventual country park.	☺	☺	☺
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Policy will help bring about restoration of mineral extraction sites	☺	☺	☺
5 Conserve and enhance biodiversity	Policy is likely to enhance biodiversity by enabling restoration of extraction site	☺	☺	☺
6 Conserve and enhance historical environment	Historical environment likely to have been damaged by mineral extraction so no further effect	☺	☺	☺
7 Maintain high quality environment in terms of air soil and water quality	Policy may help bring about improvements to environmental quality	☺	☺	☺
8 Reduce car journeys and promote alternative means of transport	Effects not certain – people could drive to visit park, but close to Storrington, and vehicle trips from quarrying would cease	?	?	?
9 To reduce the risk of flooding	Development of a country park may increase planting, which helps slow run-off.	☺	☺	☺
10 Efficient land use by prioritising brownfield land		☺	☺	☺
11 Reduce waste and maximise recycling		☺	☺	☺
12 Ensure energy and water consumption is as efficient as possible		☺	☺	☺
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Development of a country park may increase planting, which absorbs carbon dioxide.	☺	☺	☺
14 Maintain overall high and stable economy	Improving environment may maintain economy by ensuring that area is attractive place to live and work	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Improving environment may maintain economy by ensuring that area is attractive place to live and work	☺	☺	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres		☺	☺	☺

Assessment of significance: Development of a country park will have a positive effect on biodiversity and the landscape through restoration of the mineral extraction sites.

Cumulative Effects of Site Specific Allocations of Land

This chart sets out a summary of the likely effects of the Site Specific Policies on each of the sustainability objectives. This enables the overall cumulative and synergistic effects to be more clearly seen in relation to one another and the cumulative and synergistic effects analysed. A summary of the cumulative and synergistic effects of the Site Specific Policies on the Sustainability Objectives is summarised below the table. Has looked at effects once development complete

		Sustainability Objective																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Site Specific Allocation Policy	1	😊	😊	?	😊	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	2	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	3	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	4	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	5	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	6	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	7	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	8	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	9	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	10	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	11	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	12	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	13	😊	😊	😊	😊	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	14	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	?	😊	😊	😊	😊	😊
	15	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	?
	16	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	17	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	18	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊	😊
	19	😊	😊	?	😊	😊	😊	😊	?	😊	😊	😊	😊	😊	😊	😊	😊	😊

SA/ SEA Objective	Summary of cumulative /synergistic effects
1 Access to Affordable Homes	Most policies help to ensure the provision of affordable homes in various locations across the District, and particularly in Horsham
2 Access to services and facilities	Most policies help to ensure the provision of a range of services and facilities in a number of locations across the District
3 Reduce crime and fear of crime	It is uncertain what effect the site allocations will have on crime at this stage, and as a result cumulative effects are not possible to predict
4 Conserve & Enhance land and townscape character	Ensuring that a number of brownfield sites are developed is likely to help protect the character of rural areas. As many sites are in Horsham, they could cumulatively affect the character of the town by introducing more modern / high density development
5 Conserve and enhance biodiversity	A number of policies result in development across the District. This may harm biodiversity directly and also combine to reduce the amount of wildlife corridors etc and harm biodiversity more indirectly.
6 Conserve and enhance historical environment	Policies resulting in development may cumulatively impact on the historical environment of the district particularly by changing the historical character / settlement pattern and form
7 Maintain high quality environment in terms of air soil and water quality	The overall effect of the policies which result in development will lead to reduced environmental quality
8 Reduce car journeys and promote alternative means of transport	It is likely that most policies will combine to increase the overall number of car journeys
9 To reduce the risk of flooding	Several policies may combine to add to the risk of flooding in the District. This is likely to be indirectly rather than directly, by increasing the area of land which is developed and also the density within existing settlements. This combines to increase rates of run off and therefore increase the risk of flash floods.
10 Efficient land use by prioritising brownfield land	Policies 1-6 all help ensure that brownfield sites are developed, but other sites all result in the cumulative loss of greenfield land.
11 Reduce waste and maximise recycling	The amount of development required by many of the policies will combine to increase the rate of waste produced. This will result as more people move to the District. Development itself will also led to waste arising through the development process
12 Ensure energy and water consumption is as efficient as possible	Energy and water consumption is likely to increase as a whole with more people living and working in the district.
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Emission of greenhouse gases are likely to increase as a whole with more people living and working in the district.
14 Maintain overall high and stable economy	Most policies are likely to result in working together in enhancing the economy. Development provides homes ensuring that a local workforce is available which maintains the economy of the area.
15 Enhance areas of inequalities in economy including rural areas	Policies which result in development of sites in Horsham could draw investment away from rural areas, but other policies combine to ensure that housing is provided across the District which will assist people and the economy of these areas to some extent.
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Development is likely to help village centres of each settlement, but a large amount of development in Horsham could, while contributing to Horsham town centre harm village centres in rural parts of the District.