Horsham District Council

Interim Sustainability Appraisal of Growth Options for Horsham District Local Plan

Regulation 18 Consultation

Final Report
Prepared by LUC
February 2020

Horsham District Council

Interim Sustainability Appraisal of Growth Options: Horsham District Local Plan
Regulation 18 Consultation

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Chapter 1
Introduction

1.1 This Report has been prepared by LUC on behalf of Horsham District Council to document the current stage of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Horsham District Local Plan.

1.2 The SA Report presents the findings for the Regulation 18 version of the Local Plan relating specifically to the appraisal of overall spatial strategy options, quantum of growth options, large site options, small site options and growth scenario options.

The report is presented alongside the Interim SA Report for the Regulation 18 Local Plan which details the SA findings for the policies in the Regulation 18 Local Plan. Together with the Interim SA Report for the Regulation 18 Local Plan this SA Report forms the Environmental Report for this stage of the plan-making process. These two SA Reports should be read together in conjunction with the Regulation 18 Local Plan itself.

Horsham District Local Plan

1.3 Horsham District Council adopted its current Local Plan, the Horsham District Planning Framework (HDPF), in November 2015, which set out the planning strategy for the District up to 2031. It should be noted that the policies in this document and those which are to be contained in the Local Plan Review document do not apply to land in the South Downs National Park. The planning needs for the National Park area are set out in the South Downs Local Plan[1] as adopted in July 2019.

1.4 In line with Government guidance, which state that local authorities should review their Local Plans every five years, the Council has now started the process of reviewing the adopted Local Plan. The Inspector who undertook the independent examination of the adopted Local Plan concluded that further work would be needed by the Council to identify future accommodation needs, including Gypsies and Travellers and to ensure that sufficient land is made available to meet the needs of businesses and to support economic growth. He also indicated that a review of the plan should commence within three years of the current Local Plan's

[1] South Downs National Park Authority (July 2019) South Downs Local Plan

adoption to ensure that wider long term needs in the District could be met.

1.5 The new Local Plan will run from 2019 to 2036 and set the planning strategy for this period to deliver the social, economic and environmental needs of the District. The Local Plan Review process commenced in April 2018 with the publication of an Issues and Options document on Employment, Tourism, Sustainable Rural Development which was subject to public consultation between April and May 2018.

1.6 The consultation for the Regulation 18 Local Plan document is designed to gather feedback on key issues of particular concern in the District today, the matters most likely to grow in importance over the 18-year period the Local Plan will cover as well as options for addressing key issues and providing for future needs.

Sustainability Appraisal and Strategic Environmental Assessment

1.7 The Planning and Compulsory Purchase Act 2004 requires Local Plans to be subject to SA. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

1.8 SEA is also a statutory assessment process, required under the SEA Directive[2], transposed in the UK by the SEA Regulations[3]. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)[4]. The purpose of SEA, as defined in Article 1 of the SEA Directive, is:

> "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans…with a view to promoting sustainable development".

1.9 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. The Government's planning practice guidance[5] shows how it is possible to satisfy both requirements by undertaking a joint SA and SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA and SEA of the Horsham Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

1.10 In addition to complying with legal requirements, the approach being taken to the SA of the Horsham Local Plan is based on current best practice and the guidance on SA/SEA set out in the Government's planning practice guidance. This calls for SA to be carried out as an integral part of the plan-making process and sets out the main stages of the plan-making process and shows how these correspond to the SA process.

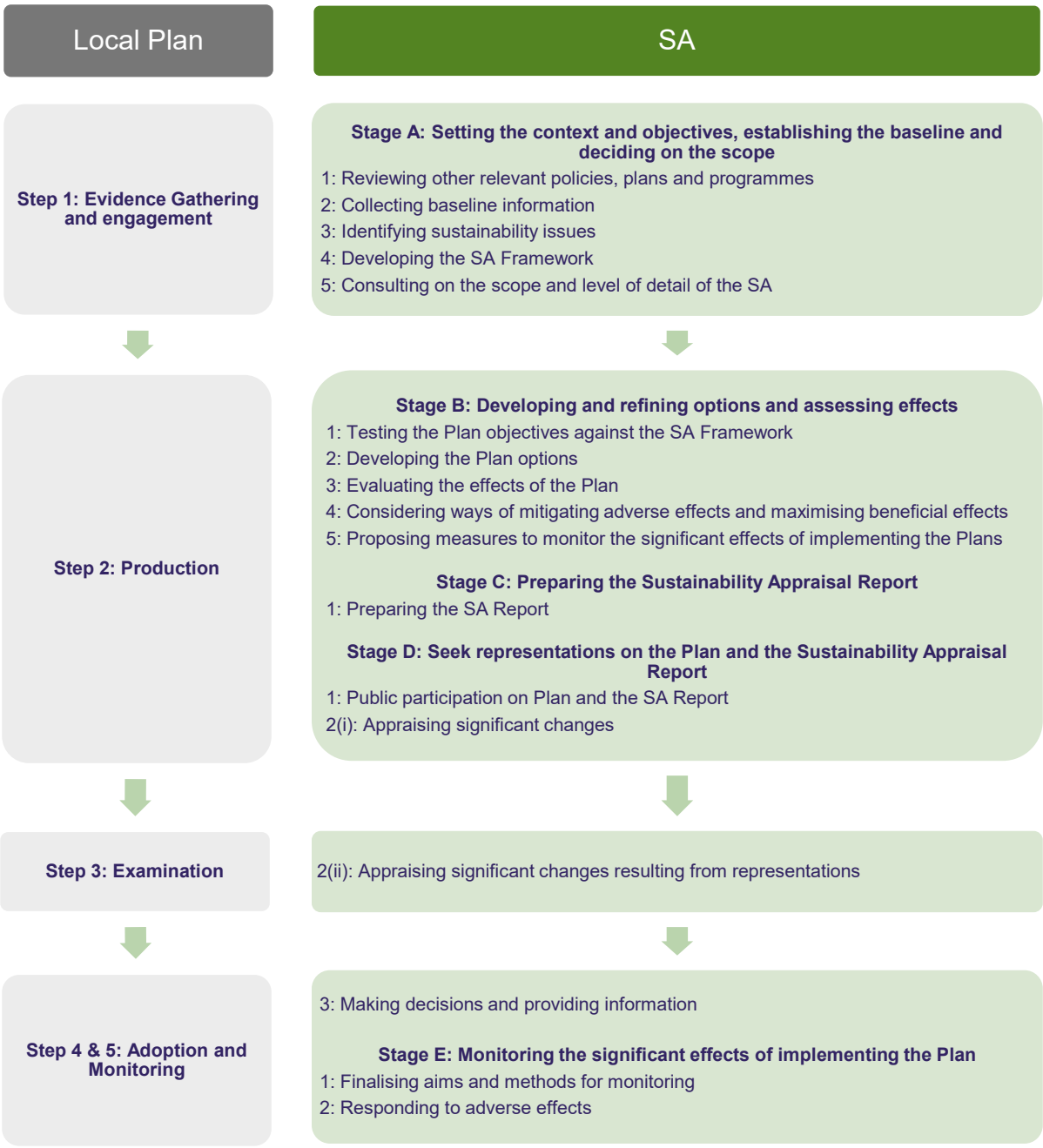
[2] The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232)

[3] Statutory Instrument 2004, No 1633, The Environmental Assessment of Plans and Programmes Regulations 2004.

[4] Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

[5] See https://www.gov.uk/government/collections/planning-practice-guidance

Figure 1.1 Corresponding stages in plan-making and SA



1.11 To date the SA process has consisted of Stage A, the SA Scoping Report, which was consulted upon by the Council for a five week period from 3rd September 2019.

1.12 This report presents the findings of Stage B of the SA process, focussing in particular on the options for growth being considered by the Council as it carries out the Local Plan Review.

The SA framework

1.13 The relevant sustainability objectives identified by the review of other policies, plans, and programmes together with the key sustainability issues facing the District, identified by the collection and review of baseline information, helped to inform the development of a set of sustainability objectives (the 'SA framework') against which the effects of the plan would be assessed. These objectives also take into account the types of issues that are capable of being affected by the land use planning system.

1.14 Development of an SA framework is not a requirement of the SEA Regulations but is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. An SA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan. The SA framework that has been used in this way throughout the plan-making process is presented in below.

Table 1.1 SA Framework for the Horsham Local Plan Review

SA Objective	Appraisal questions	Relevant SEA Topics
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	SA 1.1: Does the Plan provide for the local housing need of the District? SA 1.2: Does the Plan deliver the range of types, tenures and affordable homes the District needs over the Plan Period? SA 1.3: Does the Plan increase the supply of affordable homes in both urban and rural areas? SA 1.4: Does the Plan provide for the housing needs of an ageing population? SA 1.5: Does the plan meet Gypsy and Traveller accommodation needs?	Population, Human Health and Material Assets
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	SA 2.1: Does the Plan support the existing town and village centres? SA 2.2: Does the Plan provide for additional services and facilities centres that are sufficient to support new and growing communities? SA 2.3: Does the Plan provide for development within proximity to existing or new education facilities that are accessible for all?	Population, Human Health and Material Assets
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	SA 3.1: Does the Plan facilitate the integration of new neighbourhoods with existing neighbourhoods? SA 3.2: Does the Plan promote developments that benefit and are used by existing and new residents in the District, particularly for the District's most deprived areas? SA 3.3: Does the Plan meet the needs of specific groups in the District, including the needs of a growing and ageing population? SA 3.4: Does the Plan promote the vitality and viability of the District's town and village centres through social and cultural initiatives?	Population, Human Health and Material Assets
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	SA 4.1: Does the Plan promote principles of good urban design to limit the potential for crime in the District? SA 4.2: Does the Plan contribute to a reduction in the fear of crime? SA 4.3: Does the Plan help to promote road safety in the District?	Population and Human Health
SA 5: To improve public health and wellbeing and reduce health inequalities.	SA 5.1: Does the Plan promote health and wellbeing and encourage healthy lifestyles by maintaining, connecting, creating and enhancing multifunctional open spaces, green infrastructure, and recreation and sports facilities?	Population and Human Health

SA Objective	Appraisal questions	Relevant SEA Topics
	SA 5.2 Does the Plan promote healthy lifestyle choices by encouraging and facilitating walking and cycling? SA 5.3 Does the Plan provide access to recreational opportunities in the countryside? SA 5.4 Does the Plan improve access to health care facilities?	
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	SA 6.1: Does the Plan avoid adverse effects on internationally and nationally designated biodiversity and geodiversity assets within and outside the District? SA 6.2: Does the Plan avoid adverse effects on locally designated biodiversity and geodiversity assets within and outside the District, including ancient woodland? SA 6.3: Does the Plan seek to protect and enhance ecological networks, promoting the achievement of net gain where possible, whilst taking into account the impacts of climate change? SA 6.4: Does the Plan provide and manage opportunities for people to come into contact with wildlife whilst encouraging respect for and raising awareness of the sensitivity of biodiversity?	Biodiversity, Flora, Fauna and Human Health
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	SA 7.1: Does the Plan protect and enhance the District's sensitive and special landscapes, including the setting of the High Weald AONB and the South Downs National Park? SA 7.2: Does the Plan conserve and enhance the character and distinctiveness of the District's non-designated landscapes and settlements? SA 7.3: Does the Plan protect and enhance the District's natural environment assets (including parks and green spaces, common land, woodland and forest reserves) and public realm?	Landscape, Biodiversity, Flora, Fauna and Cultural Heritage
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	SA 8.1: Does the Plan conserve and enhance the Borough's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 8.2: Does the Plan conserve and enhance the Borough's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness? SA 8.3: Does the Plan provide opportunities for improvements to the conservation, management and enhancement of the District's heritage assets, particularly heritage at risk? SA 8.4: Does the Plan promote access to, as well as enjoyment and understanding of, the local historic environment for the District's residents and visitors?	Cultural Heritage, Architectural and Archaeological Heritage
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	SA 9.1: Does the Plan maximise the provision of housing and employment development on previously developed land? SA 9.2: Does the Plan seek to deliver an appropriate density of housing development as to make efficient use of land? SA 9.3: Does the Plan ensure contaminated land is remediated where appropriate?	Soil and Material Assets

SA Objective	Appraisal questions	Relevant SEA Topics
	SA 9.4: Does the Plan minimise the loss of high grade agricultural land to development?	
SA 10: To conserve natural resources, including mineral resources in the District.	SA 10.1 Does the plan ensure that unnecessary or unjustified sterilisation of mineral resources is prevented? SA 10.2 Does the plan promote achievement of the waste hierarchy?	Material Assets
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	SA 11.1: Does the Plan seek to improve the water quality of the District's rivers and inland water? SA 11.2: Does the Plan minimise inappropriate development in Source Protection Zones? SA 11.3: Does the Plan ensure there is sufficient wastewater treatment capacity to accommodate the new development? SA 11.4: Does the Plan promote development which would avoid water pollution due to contaminated runoff from development? SA 11.5: Does the Plan ensure that there is sufficient water resource available to support new development? SA 11.6: Does the Plan support efficient use of water in new developments, including the recycling of water resources where appropriate?	Water, Biodiversity, Fauna and Flora
SA 12: To manage and reduce the risk of flooding.	SA 12.1: Does the Plan minimise inappropriate development in areas prone to flood risk and areas prone to increasing flood risk elsewhere, taking into account the impacts of climate change? SA 12.2: Does the Plan promote the use of Natural Flood Management schemes, SuDS and flood resilient design?	Water, Material Assets, Climatic Factors and Human Health
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	SA 13.1: Does the Plan support access to public transport provision? SA 13 .2: Does the Plan maintain and enhance networks for active travel, including walking and cycling? SA 13.3: Does the Plan support development which is in close proximity to local centres, services and facilities, key employment areas and/or public transport nodes.	Air, Human health and Climatic factors
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	SA 14.1: Does the Plan avoid, minimise and mitigate the effects of poor air quality? SA 14.2: Does the Plan promote more sustainable transport and reduce the need to travel? SA 14.3: Does the Plan contain measures which will help to reduce congestion? SA 14.4: Does the Plan minimise increases in traffic in Air Quality Management Areas? SA 14.5: Does the Plan facilitate the take up of low / zero emission vehicles?	Air and Human Health
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	SA 15.1: Does the Plan promote energy efficient design? SA 15.2: Does the Plan encourage the provision of energy from renewable sources where possible?	Climatic Factors and Air

SA Objective	Appraisal questions	Relevant SEA Topics
	SA 15.3: Does the Plan minimise greenhouse gas emissions from transport? SA 15.4: Does the Plan promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?	
SA 16: To facilitate a sustainable and growing economy.	SA 16.1: Does the Plan allow for an adequate supply of land and the delivery of infrastructure to meet the District's economic and employment needs? SA 16.2: Does the Plan seek to promote business development and enhance productivity? SA 16.3: Does the Plan promote the image as an area for investment and support opportunities for the expansion and diversification of businesses? SA 16.4: Does the Plan provide for start-up businesses and flexible working practices? SA 16.5: Does the Plan support the prosperity and diversification of the District's rural economy? SA 16.6: Does the Plan support stronger links to the wider economy of the Gatwick Diamond and the aim of the Coast to Capital LEP?	Population and Material Assets
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	SA 17.1: Does the Plan provide for accessible employment opportunities? SA 17.2: Does the Plan support equality of opportunity for young people and job seekers and opportunity for the expansion and diversification of business?	Population and Material Assets

Appraisal methodology

Reasonable alternative growth scenarios, large small options and small site options for the Local Plan have been appraised against the SA objectives in the SA framework (see **Table 1.1** earlier in this section), with scores being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

Figure 1.2 Key to symbols and colour coding used in the SA of the Horsham District Local Plan Review

++	Significant positive effect likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/- or ++/--	Mixed minor or significant effects likely
-	Minor negative effect likely
--/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
0	Negligible effect likely
?	Likely effect uncertain

1.15 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score has been colour coded as per the potential positive, negligible or negative effect (e.g. green, white, orange, etc.).

1.16 The likely effects of growth scenarios site options need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

1.17 Mixed effects have only been presented where directly opposing effects (i.e. positive and negative) have been identified through the appraisal (e.g. +/-, ++/-, --/+ and ++/--). For some SA objectives, it is possible that an option might have a minor positive effect in relation to one aspect of the policy and a significant positive effect in relation to another aspect (giving a score of +/++). However, in these instances, only the most significant score is shown in the appraisal tables. Similarly, if an option could have a minor and significant negative effect (-/--) for the same SA objective, only the significant negative score is shown in the appraisal tables. The justification text relating to the appraisal describes where the various elements of the policy or site being appraised might have potential to result in effects of differing magnitude.

Assumptions applied during the SA

1.18 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, detailed sets of assumptions were developed and applied, with a separate set of assumptions relating to each type of site option. These assumptions set out clear parameters within which certain SA scores would be given, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas with varying landscape capacity. The assumptions are presented in **Appendix A** and were applied through the use of Geographical Information Systems (GIS) data.

1.19 The assumptions applied when considering the site options have been updated following further feedback received from the Council following consultation undertaken on the SA Scoping Report. Changes to the SA assumptions is denoted by strikethrough and underlined text and are as follows:

- **SA objective 2** has been updated to be considered in relation proximity of site options to the built-up area of the settlements in the development hierarchy for Horsham instead of the town and village centres as this approach better reflects the accessibility of services and facilities in Horsham District.
- **SA objective 6** has been updated to consider the location of site options within the bat sustenance zone to reflect the importance of this area for protected species associated with the Mens SAC.

Structure of this report

1.20 This chapter has introduced Horsham District, the Local Plan, the SA process and a brief overview of the methodology.

1.21 The remainder of the report reflects the process the Council is going through in relation to the options thus far considered for the Local Plan. These revolve around:

- The overall spatial strategy for growth in the District.
- How much housing and employment growth should be accommodated in the District within the plan period.
- The large-scale site options that are being considered for allocation in the Local Plan.
- The small-scale site options that are being considered for allocation in the Local Plan.
- How the overall spatial strategy, quantum of growth, large scale and small scale sites might combine to form an overall strategy for growth for the District within the plan period and beyond.

1.22 **Figure 1.3** and **Figure 1.4**, overleaf, present the large and small sites being considered as part of the development of the overall spatial strategy for the Horsham Local Plan Review.

1.23 Each of these elements of work have been subject to SA, in order that the sustainability effects of different options can be considered by the Council when preparing its Local Plan.

1.24 The report is structured into the following chapters:

- **Chapter 2**: Appraisal of overall spatial strategy options considered by the Council as part of the plan preparation.
- **Chapter 3**: Appraisal of the quantum of growth options.
- **Chapter 4**: Summary of the appraisal of the large site options considered by the Council as part of the plan preparation.
- **Chapter 5**: Summary of the appraisal of the small site options considered by the Council as part of the plan preparation.
- **Chapter 6**: Appraisal of the growth scenario options considered by the Council as part of the plan preparation.
- **Chapter 7**: Conclusions and next steps.

1.25 The report also includes a number of appendices as follows:

- **Appendix A**: The assumptions being used in the SA of sites in order to identify potential significant effects.
- **Appendix B**: Appraisal matrices showing the detailed findings of the SA of the large-scale site options.
- **Appendix C**: Appraisal matrices showing the detailed findings of the SA of the small-scale site options.

1.26 It should be noted that a full Interim SA Report will be prepared to be published alongside this SA Report and the Regulation 18 Local Plan, which include the appraisal of the draft policies in the Regulation 18 Local Plan document. However, the Regulation 18 Local Plan document includes options, rather than decisions, on how much growth, overall spatial strategy, large and small scale sites to allocate, which is why this separate report has been prepared in advance of the full draft SA Report.

Horsham DC - Local Plan Review

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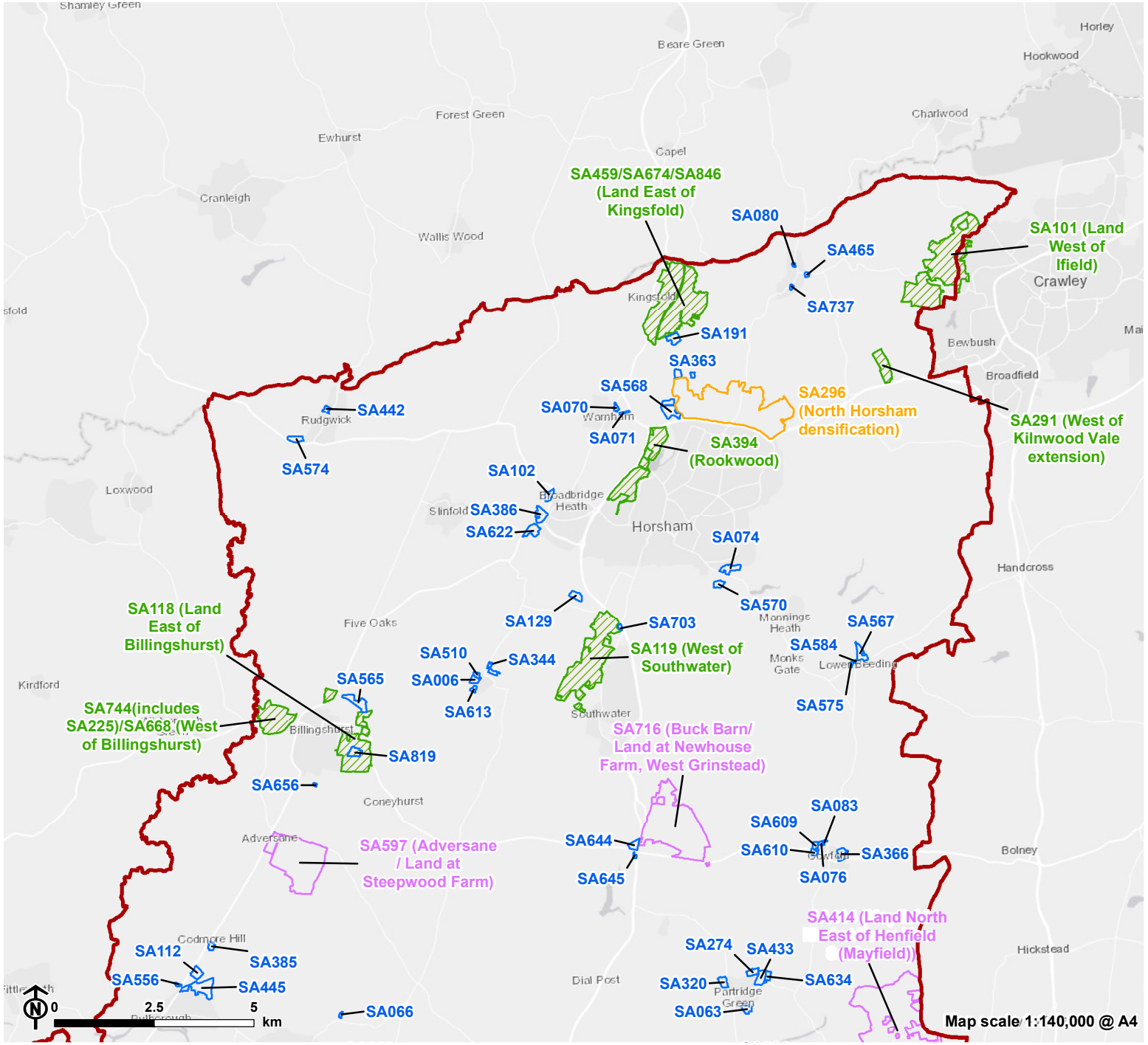
Figure 1.3: Site Options for Local Plan (North)



Horsham district boundary

Small site

- Small site
- Large site (new settlement)
- Large site (urban extension site)
- Densification of existing site allocation

Horsham District Council

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CB:MB EB:Beetham_m LUC FIGX_10660_r1_LocalPlan_SiteOptions_A4L 30/01/2020
Source: OS, HDC

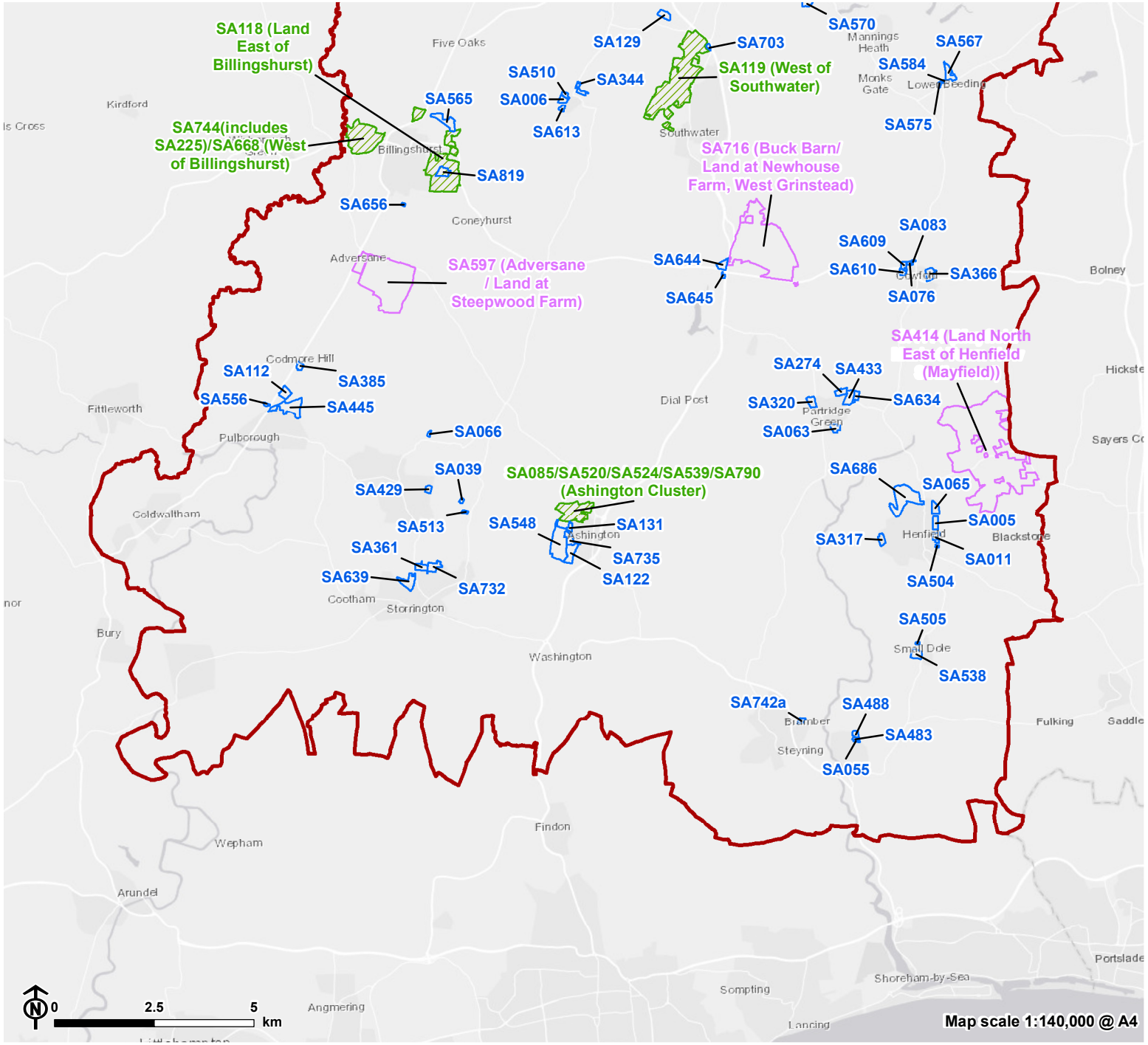

Figure 1.4: Site Options for Local Plan (South)

- Horsham district boundary

Small site

- Small site
- Large site (new settlement)
- Large site (urban extension site)
- Densification of existing site allocation

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Source: OS, HDC

Chapter 2
Spatial strategy options for the Horsham Local Plan Review

Introduction

2.1 A starting point for the Local Plan Review is for the Council to consider, in high level terms, the overall spatial strategy options for the distribution of development, taking into account the current settlement pattern and the relationship of Horsham with surrounding areas.

2.2 In summary, the six overall strategy options were identified by the Council, and each has considered been subject to SA:

- **Option 1:** Existing settlement hierarchy strategy (bring forward existing development strategy)

  Focus growth in and around the key settlement of Horsham, and allow for growth in the rest of the District in accordance with the identified settlement hierarchy.

- **Option 2**: Proportionate growth strategy

  Growth is apportioned to all settlements in a more dispersed distribution in a way that is proportionate to the existing number of households/population.

- **Option 3:** New garden towns

  Strategic scale growth (90%) is delivered as new garden towns, with a small remainder (10% of total) delivered at small sites in accordance with localism principles.

- **Option 4**: New urban extensions

  As per Option 3 but with the majority of growth focussed at new urban extensions.

- **Option 5:** Employment strategy

  Focus growth in Horsham District at locations expected to see significant employment growth (which could include employment growth close to the District boundary to respond to the areas which are of economic importance outside of Horsham).

- **Option 6**: Sustainable transport strategy

  Growth focused at settlements in the existing settlement hierarchy (for the District) with existing rail links, access to high frequency bus services (i.e. where services run once every 30 minutes or more often) and to a lesser extent where there is good

access onto the primary road network (i.e. the A24, A29, A281, A283 and A264)

Overview of likely sustainability effects of the overall spatial strategy options for the Local Plan Review

2.3 In considering the overall spatial strategy for the Local Plan Review, the Council may decide that a combination of more than one spatial strategy option may be taken forward. However, as this is uncertain, each spatial strategy option has been appraised on its own merits, against each SA objective.

2.4 The appraisal work presented below considers both the principle of focusing growth in line with each option and, where appropriate the implication of possible locations coming forward under that option. This is of particular relevance for consideration in relation to the appraisal of Options 3 and 4 which has been informed by the large-scale site options considered for garden towns and urban extensions in Horsham (the appraisal of the large-scale site options is presented in **Chapter 4**). In order to be precautionary, any potential effects that could arise at particular locations where development could come forward under an option have influenced the overall likely effect recorded.

2.5 Some overarching key assumptions and themes have been considered and used to inform the appraisal of overall strategy options considered. This includes the strong economic relationship between the Horsham District and Crawley and the surrounding Gatwick Diamond area which alongside areas such as London provide employment opportunities for a large number of residents. It is evident that the District (and to a lesser extent the largest settlements in the District) see a higher level of out commuting to these areas[6,7]. As such it is considered that failure to provide some level of growth which is well related to Crawley, may fail to best respond to economic realities of the area. Moreover, a strategy which is not well related to Crawley would miss the opportunity to respond positively to the unmet housing need arising from Crawley specifically.

2.6 Notwithstanding the importance of Crawley to the District in terms of access to employment opportunities in particular, the option which would deliver a high amount of growth at urban extensions would include new growth in this manner at the edge of the town of Horsham through the densification of the North Horsham site and at the Rookwood site. The site at East of Kingsfold would also provide some access to the settlement of Horsham via the A24, however, this site is approximately 2.0km from the exiting built up area boundary of this settlement. Given importance of this settlement in terms of employment and service offer at the District level, this option would provide a high proportion of new residents with access to existing provisions of this type in the District.

2.7 Options 3 and 4 which set out high levels of growth at new garden towns or at urban extension locations include a small amount of development to be provided in line with the principles of localism. This element of growth of both options is not expected to have a specific impact in terms of the spatial implications of either strategy. Considering that development may come forward at various unknown locations in Horsham in line with Neighbourhood Plans and given that the majority of the development set out through these options would be at new garden towns and urban extensions respectively, it is considered appropriate for the appraisal to focus on the effects of these elements.

2.8 The potential hurdles to providing a high level of growth at one location either in the form of new settlements or urban extensions has also been considered when appraising Options 3 and 4. Most notable is the consideration that while the high level of new growth provided through both approaches may support the delivery of new infrastructure, through the delivery of an amount of development at which its delivery becomes viable and might b supported by developer contributions, the success of large scale new developments will require the delivery of substantial amounts of supporting infrastructure. This is likely to include education and healthcare facilities. The sustainability of new settlements may also require new employment floorspace as well as retail facilities to establish an element of 'self-containment'.

2.9 The level of new provisions required at new settlements can be more challenging and costly to deliver in new settlements compared to urban extensions. New residents will often benefit from access to existing provisions within the built up area at existing settlements where urban extensions are provided. Achieving a degree of self-containment within new settlements is also likely to require substantial investments into new transport systems and it has been suggested that building standalone new settlements can exacerbate the dysfunctionality of the existing system for funding large scale developments[8] . Whilst similar challenges exist in delivering urban extensions, it has been found the per-dwelling cost of delivering adequate infrastructure for an urban extension can be half of what is required for a new settlement[9].

2.10 The implications of delivering new urban extensions in the District may relate to achieving social cohesion with

[6] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council Northern West Sussex August 2019) EGA Update Draft Report
[7] ONS (2011) 2011 Census - DataShine Commute
[8] URBED (2014) Uxcester Garden City: Submission for the 2014 Wolfson Economics Prize.
[9]. URBED (2014) Uxcester Garden City: Submission for the 2014 Wolfson Economics Prize.

existing development within the existing built up area. Achieving social integration with existing community networks and challenges relating to ensuring that existing services and facilities do not become overburdened as new homes are provided mean that placemaking issues are also likely to arise for development delivered in this manner.

SA Objective 1: To provide affordable, sustainable and decent housing to meet local needs

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++	++/-?	++?	++?	++	++

2.11 The overall level of housing provision has not been appraised for this part the options considered. Instead the three quanta of growth proposed by the Council have been appraised separately later in this document. As such it is assumed that all options would contribute positively in terms of addressing the housing need for the District.

2.12 A significant positive effect is therefore expected in relation to all options in relation to SA objective 1.

2.13 Option 1 would provide the highest proportion of growth at the larger settlements of Horsham in line with the existing development hierarchy. These areas provide the highest levels of access to existing services and facilities as well as sustainable transport links in the District and therefore are considered to be the locations at which many new residents will seek to live. This option could contribute to the range of housing provided at these locations in terms of tenure and type.

2.14 Option 4 could also potentially concentrate development at the larger settlements in the District, as well as adjoining Crawley.

2.15 Providing growth to settlements across the District in a proportionate manner (Option 2) is likely to result in a more dispersed distribution of growth. This could potentially mean that a higher number of smaller sites come forward to deliver new homes and employment space. Option 2 is considered less likely to deliver affordable housing because of the smaller scale of the schemes which may result and associated issues of viability.

2.16 As such an uncertain minor negative effect is expected for this option in combination with the significant positive effect expected in relation to SA objective 1.

2.17 The scale of growth which is likely to come forward at a given location through Options 3 and 4 at the new garden towns and urban extensions could deliver significant affordable homes dependent upon viability. For example, it is recognised that schemes of this nature will have to overcome the costs required to deliver upfront infrastructure.

2.18 There are likely to be long lead in times and potentially long build out times for homes provided in this manner, particularly for new garden towns which are starting from scratch (Option 3), and therefore the significant positive effect identified for Options 3 and 4 in relation to SA objective 1 is uncertain. The significant positive effect identified in relation to Option 4 may be strengthened given that the urban extension considered at towards Crawley (at Ifield) could potentially help to support the delivery of new homes in Crawley, thereby contributing to housing need in the neighbouring authority area.

2.19 Options 5 and 6 would result in a high proportion of new development being provided in line with the current settlement hierarchy (Option 1). The larger settlements align with many of the areas identified as being important for current employment opportunities and future economic growth in Horsham. They are also those with include the strongest sustainable transport links in the District. In contrast to Option 1, Option 5 could, however, result in a higher amount of growth occurring at some more rural areas including to the north of Horsham by Kingsfold, at land to the south of Ashington and land by Faygate at the northern edge of the High Weald AONB. Option 6 could result in a high proportion of growth by some of the smaller settlements including Mannings Heath, Christ's Hospital and Warnham as well as potentially at and along the primary road network as well as the sustainable transport links in the District.

2.20 It is not expected that the distribution of growth set out through Options 5 and 6 would differ substantially from Option 1 to influence the delivery of a suitable mix of housing in a manner which meets the needs of local residents in a manner which is more or less favourable.

SA Objective 2: To maintain and improve access to centres of services and facilities including health centres and education

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++/-?	+/--	++/--?	++/-?	++/--	++/-

2.21 Option 1 would provide development in line with the existing settlement hierarchy for the District. It is likely that this approach would result in most new residents having a good level of access to existing services and facilities, with much of the new growth focussed at the town of Horsham, as well as at the towns and larger villages. It is also likely that this approach would help to ensure that the vitality and viability of town centre locations in Horsham would be preserved as residents would have relatively close access to these locations. However, focussing most growth at the large settlements could also result in issues of service provision in rural areas not being addressed.

2.22 Overall, an uncertain mixed effect (significant positive and minor negative) is expected for Option 1 in relation to SA objective 2.

2.23 By providing a more proportionate distribution of growth across in Horsham (Option 2), it is likely that many new residents would not be provided with immediate access to a good range of existing services and facilities. Option 2 would fail to make best use of the strong service provision at the main town of Horsham as well at the towns and larger villages in the District. Allowing for a higher proportion of growth at the smaller villages may provide opportunities for strengthening rural service provision, however, this approach is considered less likely to help support the vitality and viability of town centres in the District. Development directed towards the smaller villages of the District is not expected to result in the creation of critical mass to draw in footfall on a regular basis.

2.24 Overall a mixed effect (minor positive and significant negative) is expected in relation to SA objective 2.

2.25 Options 3 and 4 are expected to provide for new service provision in the District considering the large amount of development that would be provided at the new garden town and urban extension locations. However, several thousand new homes would be required to support new health centres and new secondary schools. These options may provide increased opportunities to secure funding for new infrastructure provision through S106/CIL. This will be dependent in part on the specific level of growth which would be accommodated, with critical mass required to support new service delivery.

2.26 Considering that the urban extension locations would provide relatively easy access to a number of the larger settlements in Horsham (at the town and larger villages of Horsham, Southwater and Billingshurst) as well as Crawley at the urban extensions considered by Ifield and the Kilnwood Vale Extension, it is expected that residents would have immediate access to some level of service provision. It is noted that capacity issues may result at these locations dependent on how much growth is accommodated over the plan period. At the new garden towns access to services and facilities is likely to be more limited, particularly in the short term. Only the land North East of Henfield (Mayfield) is relatively well related to an existing settlement at Henfield and this settlement provides a more limited service offer considering its lack of a secondary school. Access to services and facilities at new garden town locations will be most dependent on the phasing of new infrastructure.

2.27 Overall an uncertain mixed effect (significant positive and significant negative) effect is expected for Option 3 and an uncertain mixed effect (minor positive and significant negative) effect is expected for Option 4 in relation to SA objective 2.

2.28 Providing new growth to align with the areas which are important in terms of the future economic growth of Horsham (Option 5) would result in much of the new growth occurring at the larger settlements. Some locations, though, do not have ready access to range of existing services and facilities, and so these would need to be provided as part of the development. This includes land to the north of Horsham by Kingsfold, to the south of Ashington as well as at the northern edge of the High Weald AONB by Faygate.

2.29 Option 5 would also allow for a substantial amount of growth at the edge of Crawley where a high number of employment opportunities are accessible to Horsham's residents. New residents provided at this location would be well related to Crawley, which provides access to a range of existing services and facilities.

2.30 Considering the range of access new residents at various locations in the District would be provided with in

terms of services and facilities, an overall mixed (significant positive and significant negative) effect is therefore expected for Option 5 in relation to SA objective 2.

2.31 Placing development at locations which benefit from the strongest sustainable transport links and those with access to primary road network to a lesser extent (Option 6) would provide a majority of residents with a good level of access to services and facilities elsewhere, by existing sustainable transport services. The town of Horsham benefits from the strongest transport links in the District and also provides immediate access to the strongest service provision. This approach would however provide some development at the smaller villages of the District (such as Christ's Hospital and Mannings Heath, in particular where there is an existing railway station and bus provision which is at least once every 30 minutes, respectively) which do not currently benefit from a high level of service provision. There is also a risk that this option could lead a dispersal of services and facilities along the public transport corridors which would not be in close proximity to a high number of residents.

2.32 Therefore, Option 6 is expected to have a mixed (significant positive and minor negative) effect in relation to SA objective 2.

SA Objective 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++	+/-	++/--?	++/-?	++/-?	+/-

2.33 Option 1 would result in the highest proportion of new growth being directed towards the larger settlements of the District in line with the existing development hierarchy. A proportion of growth would also be delivered to the smaller settlements. This approach would continue to support and strengthen the established pattern and character of development in the District, with which existing communities are familiar. Those locations which provide access to a higher number of services and facilities are those which have been placed within the higher tiers of the development hierarchy. It is therefore expected that this option would provide a high proportion of new residents with access to essential services and facilities. These are also areas which in local community networks are likely to have the most resilience to changes in local population. This is likely to be of particular benefit to older people and people with disabilities and could strengthen inclusivity and community cohesion.

2.34 A significant positive effect is therefore expected for Option 1 in relation to SA objective 3.

2.35 It is likely that allowing for a dispersed distribution of growth, as is likely to occur through Option 2, would result in some residents having a reduced level of access to existing services and facilities, compared to some of the alternatives. This is particularly likely to be the case at the smaller settlements of the District, some of which (for example West Chiltington Village and Common) do not provide access to many of the more essential provisions such as healthcare, schools and other community facilities. This option, though, is likely to help support the viability of existing service provision, such as local shops and primary schools, at more rural locations in the future.

2.36 A mixed (minor positive and minor negative) effect is therefore expected for Option 2 in relation to SA objective 3.

2.37 The provision of new garden towns (Option 3) or urbans extensions (Option 4) in the plan area is likely to present opportunities for the provision of new infrastructure which could support community life in the area. The scale of growth to be provided may provide opportunities for new provisions to be delivered through S106/CIL contributions. Ultimately the range of new provisions will depend in part on the size of new garden town or urban extension and their viability. Providing urban extensions in Horsham could present challenges in terms of achieving a sense of place as well as integration with the existing urban areas and communities. These challenges include the potential for existing services and facilities within adjacent settlements to become overburdened as a high level of new growth is delivered.

2.38 With respect to new settlements, it can take many years for their delivery and to achieve a scale and critical mass that will generate a strong sense of community. Cohesiveness can depend upon both the quality and design of development, and the phasing of new development. This is particularly likely in relation to the early delivery of community infrastructure such as shops, schools and healthcare, as well as economic activity and jobs. On the other hand, new settlements (and to a certain extent large urban extensions), can be designed to encourage social interaction by designing community facilities to be at the

heart of the community, and encouraging and enabling safe walking and cycling over the car.

2.39 Overall, both Option 3 and Option 4 are likely to have an uncertain mixed effect. For Options 3 and 4 the positive effect is likely to be significant considering that development might be provided in a line with masterplanning which specifically seeks to encourage social integration and provide access to a range of new services and facilities. The negative effect expected for Option 3 is also likely to be significant given that new residents at garden towns will have comparably poorer access to existing services and facilities at the District's settlements when compared to new residents at urban extensions. In comparison to development which takes the form of urban extensions, new settlements are also less likely to benefit from proximity to well established communities close and existing strong social networks at the settlements of the District. It is however noted that the concentration of high levels of growth at a single location at the existing urban edge of a settlement has the potential to disrupt the functioning of these networks.

2.40 It is expected that providing new growth to align with the areas which have seen and are expected to accommodate the highest level of economic growth in Horsham (Option 5) would result in much of the new growth occurring at the larger settlements. In this regard effects similar to those identified for Option 1 would be likely to result. It is expected that development could be provided in a manner which would not adversely impact upon existing community cohesion at many of these larger settlements. Option 5 would also allow for a substantial amount of growth at the edge of Crawley considering this area's and the wider Gatwick Diamond area's importance for residents in Horsham in terms of employment provision. New residents provided at this location would be well related to Crawley, however, which provides access to a range of existing services and facilities. However, in some locations well located to economic growth, there is a lack of ready access to range of existing services and facilities, and so these would need to be provided as part of the development.

2.41 An overall mixed (significant positive and minor negative) effect is therefore expected for Option 5 in relation to SA objective 3.

2.42 Providing a large proportion of development at locations which provide a good level of access to sustainable transport links and at the primary road network to a lesser extent as set out through Option 6, is likely to benefit those who are less mobile, as such resulting in benefits in terms of inclusivity. This option may however, present challenges for development with regards to community cohesion where any occurs in a more dispersed manner along public transport corridors or at locations which have stronger transport links but limited access to a good range of services and facilities. Community cohesion is more likely to be achieved by providing access to services and facilities within communities without the need to travel elsewhere, whether by public transport or by car.

2.43 As such, Option 6 is expected to have a mixed (minor positive and minor negative) effect in relation to SA objective 3

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SA Objective 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
0	0	0	0	0	0

2.44 While delivering new development at existing settlements may incur benefits relating to the established familiarity of existing settlements it is expected that the potential for reducing the occurrence and fear of crime in the District will be most influenced by design considerations. It is expected that development delivered at most locations in the District can be designed avoid the most adverse effects relating to issues such as fear of crime and road safety. Design measures incorporated at new development and open spaces including those which promote natural surveillance may help to address this issue. While each option considered would result in varying distributions of growth in the District, they would not influence the design of new development which comes forward. A negligible effect has therefore been recorded in relation to SA objective 4 for each option.

SA Objective 5: To improve public health and wellbeing and reduce health inequalities

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++/-?	+/--	++/--?	++/-?	+/-	+/-?

2.45 Focussing development in line with existing settlement hierarchy in the District through Option 1 has the potential to result in residents having a good level of access to existing health care facilities, which are mostly within the towns and larger villages. There is also potential for public health benefits to arise from residents being able to access other existing facilities such as sports centres and open spaces which could promote the uptake of physical activities. It is considered likely that focussing growth in areas which benefit from the strongest level of access to existing services and facilities would also encourage the uptake of active modes of transport in Horsham, such as walking and cycling.

2.46 However, directing higher levels of development to the larger settlements in the District is considered less likely to address issues concerning access to healthcare and recreational facilities in more rural areas. This approach may contribute to the stagnation of facilities at these locations. Considering that the Gatwick noise contour extends to the northern edge of Rusper, Option 1 may also result in a small proportion of the overall growth being delivered in an area where amenity may be adversely affected by noise pollution.

2.47 Overall, an uncertain mixed effect (significant positive and minor negative) is expected for Option 1 in relation to SA objective 5.

2.48 Allowing for dispersed growth in proportion to the existing size of settlements (Option 2) would place a higher number of residents at locations where healthcare service provision is currently weaker. Distributing growth across a higher number of settlements may also mean that the scale of development to be provided at a given site may be insufficient to support the delivery of new supporting public health infrastructure through S106/CIL contributions.

2.49 This strategy option is also expected to limit the potential for residents to travel by active travel as residents of smaller settlements are likely to need to travel further to access a wider range of services and facilities. A strategy which delivers more proportionate growth across settlements through Option 2 may, however, result in benefits in terms of supporting existing and new healthcare and recreational facility provision at the smaller settlements of Horsham.

2.50 Overall, a mixed effect (minor positive and significant negative) is expected for Option 2 in relation to SA objective 5.

2.51 The level of growth provided at new garden towns (Option 3) or urban extensions (Option 4) could potentially provide critical mass to support the delivery of new healthcare provisions and areas of open space to the benefit of public health in the area. Opportunities to secure funding through S106/CIL for these types of provisions will be dependent in part on the scale of growth delivered.

2.52 It is expected that providing a high proportion of new growth as urban extensions would provide new residents with nearby access to healthcare facilities (notably at Crawley from Ifield and by the town of Horsham at Rookwood and the densification of North Horsham, as well as at the urban extensions to Billingshurst and Southwater) as well as other services and facilities. Development provided in this manner could provide the added benefit of encouraging residents to travel by more active modes of transport. Despite the potential to access existing healthcare centres and recreational facilities using sustainable modes of transport, it is recognised that the large amount of growth provided could result in existing services and facilities becoming overburdened. This approach could also result in a proportion of growth occurring within the Gatwick Airport noise contour at the land by Ifield and also at Kingsfold. While residents at new garden towns are likely to have access to services and facilities provided as part of the development, this will be dependent most upon the phasing of new development.

2.53 As such a mixed (significant positive and significant negative) effect is expected for Option 3 and a mixed (significant positive and minor negative) effect is expected for Option 4 in relation to SA objective 5.

2.54 Option 5 would provide new development in line with a strategy which aligns with areas of importance for current and future employment growth in and surrounding the District. Many of these areas are within or are well related to the larger settlements of the District. However, some growth would also be directed to areas which are not within the larger settlements and therefore have more limited access to existing service provision in terms of healthcare. This type of development is also unlikely to help encourage modal shift

and the uptake of more active modes of transport. This would include land by Small Dole and to the north of Horsham at Kingsfold.

2.55 An overall mixed effect (minor positive and minor negative) effect is therefore expected for Option 5 in relation to SA objective 5.

2.56 Option 6 would see the largest amount of growth being directed towards Horsham due to its existing rail and bus services. Benefits in terms of public health are likely given that residents are would have a good level of access to existing health care centres and recreational facilities in the town. This option would also see a significant proportion of growth directed to the smaller villages, such as Christ's Hospital and Mannings Heath. Whilst development at these locations would allow residents to access variable levels of existing recreational facilities, new residents at these locations would lack immediate access to existing healthcare services. Option 6 may be of benefit to medium sized villages with relatively good bus services (such as Slinfold) in the District at which there is currently limited access to public health supporting facilities. It is expected to help support and possibly strengthen healthcare provision at these locations as critical mass is provided to support these services.

2.57 Overall, a mixed effect (minor positive and uncertain minor negative) is expected for Option 6 in relation to this SA objective.

SA Objective 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
--?	--?	--?	--?	--?	--?

2.58 The effects of development in relation biodiversity and geodiversity assets in Horsham will depend in part on the design, specific location of development and as well as the sensitivities of nearby biodiversity designations and other undesignated habitat areas. This is currently unknown and therefore all effects recorded in relation to SA objective 6 are uncertain.

2.59 By delivering the highest level of growth in and around the largest settlements within the District (Option 1), it may be possible for development to avoid disturbing more remote areas of open countryside that provide habitats for a range of local species. This approach may also promote the use of brownfield land at the more developed locations, which may reduce the potential for greenfield land take. It is however recognised that brownfield land may have specific biodiversity value.

2.60 The settlement of Horsham is approximately 1.0km from three SSSIs (Warnham to the north, St. Leonard's Forest and St. Leonard's Park Ponds to the south-east), as well as a number of Key Wildlife Sites in the area. The IRZs (Impact Risk Zones) associated with the Leonard's Forest and St. Leonard's Park Ponds SSSIs that overlap with some of the land around the settlement are for industrial/aviation development and therefore the effects of development at this location in relation to these designations will be dependent in part on where new industrial uses are located. However, to the east of Horsham also falls within Slinfold Stream and Quarry SSSI IRZ which relates to all planning applications apart from householder applications. There is also potential for adverse impacts to result in terms of biodiversity in the south-west of the District at the larger settlements of Billingshurst and Pulborough and Codmore Hill. Development at these locations would fall within the bat sustenance zone designated in Horsham and would also be within relatively close proximity of Arun Valley SAC and SPA as well as The Mens SAC respectively. Land at Billingshurst falls partially within the IRZ for the Upper Arun SSSI and land at Pulborough and Codmore Hill falls partially within Pulborough Brooks SSSI IRZ which forms part of the Arun Valley SAC.

2.61 Overall, a significant negative effect is expected for Option 1 in relation to SA objective 6.

2.62 Option 2 would result in development being delivered across the smaller villages within the District in a proportionate manner, in addition to the larger settlements. This could potentially result in high levels of growth occurring at locations which presently do not accommodate a high level of development. This could increase the potential for development to have adverse impacts on natural environment designations throughout the District, through increased disturbance to, loss and fragmentation of habitats. By delivering a more dispersed distribution of growth in the District this option may also prove to be more challenging in

terms of delivering integrated ecological networks as new development occurs.

2.63 As such, a significant negative effect is expected for Option 6 in relation to SA objective 6.

2.64 Options 3 and 4 would result in a high level of greenfield land take concentrated to a limited number of locations in the District. Many of these locations contain or are in close proximity to biodiversity or geodiversity designations. As such growth at these locations has the potential to result in habit loss, as well the potential for substantial recreational pressures and issues of disturbance from noise and light pollution as the large number of new homes are populated at these locations.

2.65 In relation to the potential urban extension locations there are numerous areas of ancient woodland within or in close proximity to the site options at Billingshurst, Southwater and Ifield and some fall within an IRZ for SSSIs which identify residential development as a potential risk. Land to the west of the District, where Billingshurst is located, falls with the bat sustenance zone associated with the Mens SAC. Furthermore, sites at Kingsfold and Horsham have the potential to result in adverse impacts on the areas of ancient woodland and Warnham Mill Pond Local Wildlife Site.

2.66 The potential site for a new garden town at Adversane also falls within the bat sustenance zone declared in relation to the Mens SAC. Many of the other potential new garden town sites also fall in close proximity to ancient woodland and within an IRZ. It is noted that delivery new a high proportion of development at a smaller number of locations, may allow for opportunities to integrate large scale green infrastructure improvements through appropriate masterplanning. Any positive effect in relation to biodiversity will, however, be dependent on the specific design of new development schemes.

2.67 As such, a significant negative effect is expected for Options 3 and 4 in relation to SA objective 6.

2.68 Option 5 would provide new development at areas which are currently important for employment growth and would allow for future employment growth in and surrounding the District. The larger settlements in the District account for many of these locations. As such many of the effects identified in relation to Option 1 are likely to apply for Option 5. Option 5 is also expected to deliver a high level of development to the south of Ashington as well as Storrington, where some current and future employment land has been identified. Development towards these locations would be in close proximity to Sullington Warren SSSI and Chanctonbury Hill and potentially within the IRZs associated with these designations. The IRZ are associated with all types of applications or industrial development which may be of relevance for consideration as new growth is set out.

2.69 A significant negative effect is therefore expected for Option 5 in relation to SA objective 5.

2.70 Option 6 would see the majority of development directed to Horsham due to its rail/bus links and also due to its proximity to strategic road connections. Through Option 6 a high level of growth would result at the settlements of Billingshurst and Pulborough and Codmore Hill considering the stronger transport links at these locations. As such many of the adverse impacts identified in relation to these locations for Option 1 also apply for Option 6.

2.71 This option would also result in a higher level of development at smaller villages which benefit from stronger transport links (such as Christ's Hospital and Mannings Heath) as well as a lesser amount at and along sustainable transport links and the primary road network. This approach could see a higher level of growth by St. Leonard's Forest and St. Leonard's Park Ponds SSSIs by Mannings Heath. This may also present reduced potential for development to be accommodated at brownfield sites considering that there may be potential for the disposal of development along key sustainable transport links.

2.72 Overall, a significant negative effect is expected for Option 6 in relation to SA objective 6.

SA Objective 7: To conserve and enhance the character and distinctiveness of the District's landscape and townscapes, maintaining and strengthening local distinctiveness and sense of place

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
+/--?	--?	--?	--?	--?	--?

2.73 The effects of delivering new growth in terms of potential impacts on the landscape character of the District as well as the existing townscapes of settlements will depend in part on the design and specific location of development. The design of

new proposals may present opportunities for mitigation of adverse impacts as well as enhancements, particularly where brownfield sites come forward and appropriate landscaping proposals are incorporated. All effects recorded in relation to SA objective 7 are uncertain considering that the detailed design and specific location of development is unknown at present.

2.74 Option 1 would result in the highest level of growth occurring at the larger settlements of Horsham in line with the existing development hierarchy. This approach could potentially result in opportunities for the redevelopment of brownfield land, particularly when compared with an approach which prioritises growth at smaller settlements and more rural locations.

2.75 The landscape capacity assessment work for the District[10] identifies that there are areas at the edges of the larger settlements which have moderate capacity to mostly medium scale growth. These areas lie most notably around the western edges of Southwater, the eastern and western edges of Billingshurst, a relatively small area at the north eastern edges of Pulborough, land to the north of Steyning and land to the north western edge of Horsham. However, many other locations at the edge of the larger settlements have no/low capacity to accommodate new growth in landscape terms. However, it is also recognised that the Landscape Capacity Study is currently being updated, therefore it is possible that, in light of new evidence emerging, some assessments may change.

2.76 Furthermore, land at Horsham is in close proximity to the High Weald AONB to the east, while land at the settlements of Steyning, Bramber and Upper Beeding, Storrington and Pulborough is at the edge of the South Downs National Park. It is expected that delivering a high level of growth at these locations could have significant adverse impacts on the landscape qualities of these areas.

2.77 An uncertain mixed (minor positive and significant negative) effect is therefore expected for Option 1 in relation to SA objective 7.

2.78 Option 2 would allow for a more dispersed distribution of development in Horsham in line with a proportionate approach to new growth. The expansion of a higher number of smaller villages could result in adverse impacts in terms of the open character of countryside. There is potential that the existing townscape and character of the smaller villages would be more vulnerable to change as new development is provided considering their less developed nature. Furthermore, the smaller villages of Manning Heath, Lower Beeding and Small Dole lie at the edge of High Weald AONB or the South Downs National Park. It is expected that providing a larger amount of new development at these locations which have not experienced high levels of recent growth would result in adverse impacts in terms of the special landscape character of these areas. There is also potential for adverse impacts in terms of the established townscapes of these smaller settlements, although the provision of some appropriate level of development at smaller settlements may allow for improvements given that many of these locations have not experienced recent regeneration. An uncertain significant negative is therefore expected for Option 2 in relation to SA objective 7.

2.79 Options 3 and 4 would result in a substantial amount of greenfield land take at the location of the new garden towns and urban extensions, although on a focused basis and potentially relieving potentially sensitive locations elsewhere of development pressure. The development delivered is likely to result in substantial changes in local character and may affect landscape setting.

2.80 While some of the land around Billingshurst, Southwater and Ifield has been identified as having moderate and low-moderate capacity to accommodate new large scale residential and employment development as set out in the landscape capacity work for Horsham, much of the land at these locations have been identified as having no/low capacity to accommodate new growth of this type. Furthermore, land by Crawley where the Ifield and Kilnwood Vale urban extensions would be site would be in close proximity to the High Weald AONB. Land at the new settlement site sites at North East of Henfield (Mayfield) and Adversane which are included through Option 4 contain large areas of land which have no/low capacity or low-moderate capacity for large scale residential and employment development. The site at Buck Barn mostly includes land which has been assessed as having moderate to moderate-high landscape capacity for large scale residential and low-moderate to moderate scale landscape capacity for large scale employment development. Both pitons would involve a large amount of greenfield land take at multiple urban extension or new garden town sites.

2.81 As such an uncertain significant negative effect is expected for Option 3 and Option 4 in relation to SA objective 7.

2.82 It is likely that allowing for growth in a manner which is reflective of areas which are of importance for economic growth in the District (including those in neighbouring districts) would place much of the new growth over the plan period at the larger settlements. It is noted, however that there may be exceptions to this, most notably for this SA objective by

[10] Horsham District Council (November 2019) Draft Landscape Capacity Assessment

Faygate at the northern edge of the High Weald AONB and at land to the south of Ashington which is in close proximity to the South Downs National Park. It is expected that this option would be most likely to deliver a proportion of growth at locations which are currently less developed and are in close proximity to the AONB and National Park.

2.83 Considering that this type of approach may result in adverse effects in terms of the respective settings of areas which have recognised special landscape qualities, an uncertain significant negative effect is expected for Option 5 in relation to SA objective 7.

2.84 Allowing for a high proportion of growth at locations which benefit from the strongest sustainable transport links in the District with a smaller amount of growth to be provided in areas with access to the primary road network is expected to deliver much of the new development over the plan period at the larger settlements. As identified for Option 1 many of these settlements have limited potential to accommodate development towards the urban edges without adverse impacts in terms of landscape setting occurring. This option is also likely to result in a level of growth occurring at smaller villages which benefit from stronger sustainable transport links (including Christ's Hospital and Mannings Heath). It is expected that the less developed nature of these locations will mean that a high level of new development is less likely to be accommodated without substantial changes to the existing townscapes. Considering the relatively good level of access to the primary road networks at some of the smaller settlements, (i.e. those which are outside of the top two tiers of the District's development hierarchy) including Ashington, Crabtree, Mannings Heath and Faygate it is expected that this option could also potentially result in adverse impacts on the existing setting of the High Weald AONB and the South Downs National Park.

2.85 An uncertain significant negative effect is therefore expected in relation to this SA objective.

SA Objective 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
--?	--?	--?	--?	--?	--?

2.86 The effects of development in relation to heritage assets and their settings in Horsham will depend in part on the design and specific location of development which may allow for mitigation and enhancement to be incorporated. These factors are currently unknown and therefore all effects recorded in relation to SA objective 8 are uncertain.

2.87 Providing the highest level of growth in line with the existing settlement hierarchy in Horsham would result in the larger settlements in the District accommodating the highest level of growth. This approach could present a few limited opportunities to enhance the setting of heritage assets in Horsham considering that it is the option most likely to promote a substantial proportion of brownfield development. However, these areas also contain the highest amount of heritage assets, most notably Listed Buildings. Many of the larger settlements (with the exception of Southwater) also contain or are in close proximity to Conservation Areas. It is therefore expected that Option 1 has the potential to deliver development which would affect the setting of a high number of heritage assets in Horsham.

2.88 As such, a significant negative effect is expected in relation to SA objective 8.

2.89 Option 2 would provide for a higher level of development at the smaller villages across Horsham. Many of the smaller villages contain or within close proximity of Listed Buildings or Scheduled Monuments. In addition, development at or by the villages of Rusper and Thakeham would fall within close proximity of Conservation Areas at these locations and could also affect the setting of Little Thakeham Registered Park and Garden. The potential for a higher amount of development at the smaller villages of Horsham may also result in substantial harm in terms of their existing character considering that their smaller size.

2.90 Option 2 is therefore expected to have an uncertain significant negative effect in relation to SA objective 8.

2.91 Option 3 and Option 4 would place a substantial amount of development at large scale sites to deliver new garden towns or urban extensions. The garden town and urban extension locations are in close proximity to a number of designated heritage assets. For example, land at the

Adversane garden town site is adjacent to the Adversane Conservation Area and the land at the Buck Barn garden town site is located within close proximity of Knepp Castle Register Park and Garden. Similarly, the urban extension land being considered at Ifield is adjacent to the Ifield Conservation Area and the urban extensions to the east and west of Billingshurst are located within close proximity of the Billingshurst Conservation Area.

2.92 While providing new urban extensions may result in adverse impacts on a high number of heritage assets considering that many of the Listed Buildings are concentrated within the built up areas of Horsham, providing a large amount of development through the garden town option at a rural location which is currently undeveloped has the potential to result in significant adverse impacts on the setting of surrounding heritage assets which many be linked to the existing rural character. Specific impacts will need to be identified as part of heritage impact work for sites considered for development.

2.93 It is therefore expected that Options 3 and 4 would have an uncertain significant negative effect in relation to SA objective 8.

2.94 Option 5 is likely to result in similar effects in terms of heritage assets in Horsham as Option 1 considering the importance of the larger settlements in terms of current and future employment growth in the District. Notable exceptions to this which could have implications in terms of the historic environment would include land to the south of Ashington, land by Kingsfold, land by Partridge Green and land adjacent to Ifield. Development at these locations could result in adverse impacts in terms the setting of a number of Listed Buildings at these locations as well as at the Ifield Conservation Area which is adjacent to the District within Crawley.

2.95 As such a significant negative effect is expected for Option 5 in relation to SA objective 8.

2.96 It is likely that Option 6 would deliver a high level of growth towards the larger settlements of the District considering their good level of access to rail and bus links, as well as the primary road network. As such this option is expected to result in similar effects to Option 1 in terms of impacts on the settings of heritage assets within the larger settlements. A proportion of growth over the plan period would be delivered at smaller settlements which benefit from similar levels of access to transport infrastructure, with some growth focussed at those settlements with a good level of access to the primary road network. Given the location of the villages of Cowfold and Crabtree along the primary road network it is likely that these locations would see some level of growth and there is potential for significant impacts on the Conservation Areas at these locations.

2.97 It is therefore expected that Option 6 would have a significant negative effect in relation to SA objective 8.

SA Objective 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++/-?	--?	--?	--?	+/-?	+/--?

2.98 Impacts on higher grade agricultural soils in the District will be dependent in part of the specific location and layout of new development. Development proposals may allow for the incorporation of undeveloped greenspaces, thereby preserving areas of higher grade agricultural land. Considering that the detailed design of development supported through each option is currently unknown, uncertainty is attached to all effects recorded for SA objective 9.

2.99 Considering its more rural character it is recognised that there is not a high amount of brownfield land present in Horsham. However, Option 1 would present the greatest number of opportunities to make use of brownfield land considering that it would focus a high level of development at the larger settlements and areas which currently accommodate the highest level of development in the District. There are extensive areas of Grade 3 agricultural land around the larger settlements, however, and the delivery of new growth and supporting infrastructure may potentially lead to the loss of this resource. The areas of Grade 2 agricultural land within Horsham are located to the south of the District by Small Dole, Thakeham, Henfield, and to the south of Ashington. It is therefore expected that development at the majority of the small towns and larger villages (with the exception of Henfield) would avoid the potential for loss of higher grade soils.

2.100 As such, Option 1 is expected to have an uncertain mixed (significant positive and minor negative) effect in relation to SA objective 9.

2.101 Options 2, 3, and 4 would be likely to result in substantial development of greenfield land as well as potentially higher value agricultural soils in the District. Delivering growth in a more dispersed distribution, as set out through Option 2, could allow for substantial greenfield land take at the smaller villages considering the less developed nature of these areas. This could include development at Small Dole where a swathe of Grade 2 agricultural is present. Option 3 and Option 4 would allow for the development of large scale greenfield sites to deliver new garden towns and urban extensions, respectively. Furthermore, much of the land considered for development through these options is Grade 3 agricultural land. The exception to this the urban extension location to the west of Ifield the majority of which is Grade 4 agricultural land with some smaller areas of Grade 3 agricultural land. As the North Horsham site considered through Option 4 would involve the densification of the existing allocation of this site, it is likely that more efficient use land than that already proposed might be achieved at this location.

2.102 Considering the high level of greenfield land take (much of which also comprises higher value agricultural soils) uncertain significant negative effect is therefore expected in relation to SA objective 9 for Options 2, 3 and 4.

2.103 It is likely that Option 5 could have similar effects to Option 1, in terms of delivering a high proportion of growth at areas where opportunities for the development of brownfield land are likely to be more prevalent. It is, however, noted that the amount of brownfield land in Horsham is limited. This effect is considered likely given that many of the larger settlements in the District allow for access to the existing key employment areas and accommodate areas which are considered most likely to allow for employment growth in the future. However, where development is to come forward through this option at locations which are less well related to the larger settlements, this is likely to include land to the south of Ashington. A large portion of Grade 2 agricultural land is present here and its development could represent a significant loss of higher grade agricultural soils in the context of the District, considering the limited amount of this type of land.

2.104 As such, an uncertain mixed (minor positive and significant negative) effect is therefore expected for Option 5 in relation to SA objective 9.

2.105 Option 6 could also result in some of the positive effects identified for Option 1 in relation to the potential for the redevelopment of brownfield land, thereby reducing the potential for greenfield land take as new development occurs. However, it is also likely to result in a proportion of new growth occurring at smaller villages which benefit from stronger sustainable transport links (such as Mannings Heath and Christ's Hospital) where opportunities for use of previously development land is likely to be limited. The potential for loss of Grade 2 land by Henfield is also identified for this option. The Grade 2 agricultural land by Ashington may also be adversely affected through Option 6 given that this option may allow for some growth along the primary road network.

2.106 Overall, Option 6 is expected to have an uncertain mixed (minor positive and significant negative) effect in relation to SA objective 9.

SA Objective 10: To conserve natural resources, including mineral resources in the District

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
-?	--?	--?	--?	--?	--?

2.107 Impacts relating to the conservation of mineral resources in Horsham will depend in part on the specific location of new development as well as the potential to maintain access to elements of mineral reserves as new growth is provided. Considering that both of these issues are unknown to an extent the effects expected in relation to SA objective 10 are uncertain.

2.108 Horsham contains a number of MSAs, which cover much of its landmass beyond the settlements. However, there are areas at the urban edges of the larger settlements of the District which fall outside of MSAs. It is expected that Option 1 would present opportunities for development to come forward where the sterilisation of mineral resources could be avoided. Nonetheless, the high proportion of the District which falls within MSAs means that it is expected that some element of the new growth through this option could still adversely affect mineral resources in Horsham.

2.109 An uncertain minor negative effect is therefore expected for Option 1 in relation to SA objective 10.

2.110 Options 2, 3 and 4 would result in growth which would in take in areas which extend beyond the existing built up area of larger settlements in the District. This approach is therefore likely to affect access to mineral resources at higher number of MSAs in Horsham or the development of a substantial amount of land at locations which falls almost entirely within MSAs.

2.111 An uncertain significant negative effect is therefore expected in relation to SA objective 10 for Options, 2, 3 and 4.

2.112 Options 5 and 6 would result in a high level of growth being delivered in areas which align with the larger settlements of the District considering these areas' importance in terms of current and future employment land as well existing sustainable transport links. Option 5, however, is likely to result in some development extending substantially beyond the built up areas of these settlements. Notably this would include land to the north of Horsham by Kingsfold, as well as at the District edge by Crawley. Both of these areas fall within MSAs for brick clay. Option 6 could allow for a more dispersed distribution of growth by and along the sustainable transport links in Horsham as well as some more limited amount of growth at areas which benefit from access to the primary road network. A more dispersed distribution of growth is likely to have adverse impacts in relation to a higher number of MSAs within Horsham.

2.113 An uncertain significant negative effect is therefore expected for Options 5 and 6 in relation to SA objective 10.

SA Objective 11: To achieve sustainable water resource management and promote the quality of the District's waters

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
-?	-?	0	-?	--?	-?

2.114 The appraisal of this SA objective has considered both the potential for the proposed distributions of development to have impacts in relation to the SPZs as well as wastewater infrastructure in the District. All options could potentially result in development occurring in close proximity to water courses in the District, which may increase run off potentially to the detriment of water quality. While it is expected that mitigation such as SuDS will help to address this issue, uncertainty is recorded in relation to each option for SA objective 11.

2.115 The western portion of the District contains land within an SPZ (Zones I, II and III) which extends to cover the southern portion of Pulborough, West Chiltington Village and Common and Thakeham.

2.116 Furthermore, discussions between the Council and relevant water providers (Thames Water and South Water) indicate that Crawley WwTW may need to be upgraded to accommodate large scale development. Development by Crawley is to be informed by flow monitoring and site surveys across the Crawley catchment to refine the hydraulic model. This in turn will enable a more detailed assessment of the network reinforcement required to accommodate growth. The Council's discussions have also indicated that the majority of the large site options considered which are covered by Southern Water, at present, have Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. Given the early stages of these discussions there is an element of uncertainty attached to these assumptions

2.117 Option 1, in line with the existing development hierarchy, would result in a proportion of development at the larger settlements which would include Pulborough. A smaller amount of growth would be provided at West Chiltington Village and Common and Thakeham considering their lower position in the hierarchy.

2.118 Option 2 would also see proportions of growth at these locations, however, the level of development would be distributed across the District in a more proportionate manner. Option 5 would direct the most development to the areas which are of importance in terms of current employment and future growth of this type in Horsham. Of these locations only Pulborough contains a key employment area, meaning that there is potential for the most adverse impacts in terms of water quality to occur at this location. Similar to Option 4, this option could also result in new development by Crawley where existing issues relating to capacity at wastewater infrastructure have been identified. Option 6 would result in a proportion of overall growth for the District being delivered at the locations identified for Option 1, considering the stronger sustainable transport links at Pulborough and West Chiltington Village and Common, in particular.

2.119 An uncertain minor negative effect is therefore expected for Options 1, 2, and 6 in relation to SA objective 11. Option 4 is expected to have an uncertain minor negative effect in relation to SA objective 11 given that development would be provided by Crawley where wastewater capacity is currently

limited. As Option 5 could result in development in areas where issues relating to relating to capacity at wastewater infrastructure have been identified and also within SPZs an uncertain significant negative effect is expected in relation to SA objective 11.

2.120 Option 3 would direct development to the new garden town, the options for all of which fall outside of the SPZs within Horsham and therefore an uncertain negligible effect is expected in relation to SA objective 11. These areas are also not in close proximity to Crawley where pressures on wastewater capacities have been identified

SA Objective 12: To manage and reduce the risk of flooding

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
--?	--?	--?	--?	--?	--?

2.121 It is expected that new developments have the potential to incorporate surface water management measures as they are provided. These measures are likely to include sustainable drainage systems (SuDS). As such all effects recorded in relation to SA objective 12 are uncertain.

2.122 Delivering growth to the larger settlements of the District in line with the existing development hierarchy as set out through Option 1 is expected to allow for the highest number of opportunities for the redevelopment of brownfield land. It is, however, recognised that the more rural character of the District means that opportunities for the re-use of brownfield land are mostly limited. This option is therefore likely to result in the smallest increase in terms of impermeable surfaces in Horsham. Furthermore, many areas at the larger settlements fall outside of the higher risk flood zones. It is, however, noted that much of the land around Steyning is constrained by Flood Zones 2 and 3 at the River Adur and much of the land by Pulburough is constrained by Flood Zones 2 and 3 at the River Arun. Furthermore, small areas of land by Boldings Brook and Channells Brook at the town of Horsham, by Par Brook at Billingshurst and by the River Stor at Storrington fall with Flood Zones 2 and 3.

2.123 As such an uncertain significant negative effect is expected in relation to SA objective 12 for Option 1.

2.124 By allowing for a more dispersed distribution of growth, Option 2 is likely to result in development at a wider range of greenfield sites, thereby substantially increasing the spread of impermeable surfaces in the Horsham. While this option could result in the areas of highest flood risk in the largest settlements accommodating a lower level of development, it is expected that this option could result in a higher level of growth at the smaller settlements where areas of higher flood risk have been identified. This is particularly likely to be the case at Partridge Green which would see a higher level of growth than in line with the existing development hierarchy. Land surrounding this settlement is constrained to the west, south and south west by tributaries of the River Adur.

2.125 Therefore, an uncertain significant negative effect is expected in relation to SA objective 12 for Option 2.

2.126 The development of new garden towns or urban extensions in the District would result in a high level of greenfield land take at specific locations in Horsham. As such, increases in the area of impermeable surfaces are likely to be substantial at concentrated locations in the District, which may result in adverse impacts in terms of flood risk. The options identified potentially to accommodate such growth are mostly outside of areas of higher flood risk. The exception to this is the land at Ifield which if developed would act as an urban extension to Crawley and contains land within Flood Zone 2 and Flood Zone 3 at the River Mole and Ifield Brook. A small part of the land at Billingshurst which could potentially accommodate new urban extensions to the east and west also falls within areas of higher flood risk. A small area of land that would deliver the new settlement by Kingsfold is also within Flood Zone 2 and Flood Zone 3 at Boldings Brook.

2.127 As such an uncertain significant negative effect is expected for Option 3 and Option 4 in relation to SA objective 12.

2.128 Focussing development in line with an employment based strategy would place much of the new growth at or in close proximity to the larger centres within or in close proximity to the District. This would include land adjacent to Crawley in the north east of the District. This may allow for opportunities for the development of brownfield and reduced greenfield land take. This option is also likely to result in a higher level of growth at Partridge Green, as well as potentially at the northern edge of the High Weald AONB by Faygate, towards Kingsfold and also towards the north eastern District boundary with Crawley. As discussed in relation to Options 3 and 4, development towards Kingsfold

and Crawley may result in higher numbers of residents being adversely affected in terms of flood risk.

2.129 An uncertain significant negative effect is therefore expected for Option 5 in relation to SA objective 12.

2.130 Option 6 is likely to result in similar levels of growth to Option 5 at the largest settlements. These areas provide access to the strongest sustainable transport links in Horsham. It would, however, see a high proportion of growth at smaller settlements such as Mannings Heath and Christ's Hospital where sustainable transport links are stronger as well as at villages which are located along the primary road network. This approach could give rise to a more dispersed distribution of growth along these networks, which is likely to result in increased levels of greenfield land take and hence run-off. An uncertain significant negative effect is therefore expected for Option 6 in relation to SA objective 12.

SA Objective 13: To reduce congestion and the need to travel by private vehicle in the District

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++/--	+/--	+/--	+/-	++/--	++/-

2.131 Option 1 is likely to direct development to the larger settlements which have a range of existing employment opportunities, education/healthcare facilities and amenities present. This is likely to reduce the need to travel further afield using private vehicle trips. In addition, the settlements of Horsham, Billingshurst and Pulborough have existing railway stations and the majority of larger villages in the settlement hierarchy have access to relatively good bus services. The presence of these existing sustainable transport options may further reduce the need to travel by private vehicle.

2.132 As well as positive impacts, there is also potential for this strategy option to result in negative impacts in terms of congestion in the District as growth is delivered. This option would fail to make use of locations by Crawley to accommodate new growth. Considering the strong economic relationship between the District and this settlement and the surrounding Gatwick Diamond, some residents may be required to travel longer distances on a regular basis to employment opportunities at these locations. Furthermore, allowing for a more concentrated approach to growth is likely to increase the number of vehicles on a more limited number of roads in Horsham. This may be addressed as road improvements are provided, however, impacts will be dependent on their phasing.

2.133 Overall, a mixed (significant positive and significant negative) effect is expected for Option 1 in relation to SA objective 13.

2.134 There is potential for Option 2 to result in an increased need to travel within the District overall. By directing a proportionate distribution of growth with a greater level of development directed to the smaller settlements, it is likely that a higher number of residents will need to travel longer distances to access essential services and jobs. A key departure from the settlement hierarchy strategy in Option 1 in this growth strategy would be increased development in Partridge Green and West Chiltington. The former does contain a key employment area and some other services and facilities but the latter does not, which is likely to result in an increased need to travel using private vehicle trips.

2.135 In addition, a lack of sustainable transport options (bus and rail) at settlements such as Ashington, Barns Green and Warnham, which would receive a proportion of new growth under this strategy, is likely to further compound the issue of increased private vehicle trips in the District. Option 2 would still see growth directed to larger settlements where there is a greater level of service provision, but the overall share of development at these locations would be lower than in Option 1. It is likely that this option may result in increased congestion and travel times when compared to Option 1.

2.136 As such, a mixed (minor positive and significant negative) effect is expected for Option 2 in relation to SA objective 13.

2.137 There is potential for the locations of new settlements (North East of Henfield (Mayfield) , Adversane and Buck Barn) in Option 3 to be less advantageous than the locations of urban extensions in Option 4 (at Horsham, Kingsfold, West of Crawley, Billingshurst and Southwater, respectively) in relation to congestion reduction. The new garden town locations proposed are within 2km of settlements that could be accessed by residents during the early stages of development, but currently have poor access to sustainable transport links.

2.138 Option 4 may be preferable in relation to reducing the need to travel considering to the proximity of the proposed extensions to existing town centres and sustainable transport links. In the case of both options, the provision of a large

amount of development at a given location is likely to provide critical mass to support the delivery of new infrastructure, which might potentially be funded by S106/CIL contributions. It is expected that both options may provide some degree of self-containment as new jobs and services and facilities are delivered. Urban extensions, though, may be better located to existing jobs than stand-alone new settlements, where businesses will need to be encouraged to invest, which could affect commuting patterns. As such, a mixed (minor positive and significant negative) effect is expected for Option 3 in relation to SA objective 13.

2.139 For Option 4, a mixed (minor positive and minor negative) effects is expected in relation to SA objective 13.

2.140 By directing development to areas which are expected to see significant employment growth or with existing key employment areas, it is possible that commuting distances for residents will be minimised, helping to address congestion in the District, depending upon the extent to which the residents decide to take up these opportunities to work close to home. The contribution of a new development to congestion in an area is likely to be contingent also on proximity to existing services and facilities. As such, Option 5 may result in negative impacts in this respect due to development being directed to Kingsfold and Partridge Green where there is a limited offer of services and facilities, which is likely to result in a need to travel further afield meet every day needs. This may be balanced by the positive impacts of development directed to the west of Crawley and Horsham where there is a wide range of existing services and facilities that will reduce the need to travel as well as sustainable transport options. The location of a substantial amount of development by Crawley, in particular, may reduce the need for many residents to travel longer distances on a regular basis, considering the strong flow of out commuting presently evident from the District towards this location and the surrounding Gatwick Diamond area.

2.141A mixed (significant positive and significant negative effect) is expected for Option 5 in relation to SA objective 13.

2.142 Option 6 would see a large proportion of growth directed to settlements with existing rail links, which includes Horsham, Billingshurst and Pulborough. These areas are those which in general allow for access to the strongest service provision in the District, as well as jobs. Development provided in this manner presents the potential for residents to avoid the need to make use of private car trips. This is of particular relevance when considering the high level of out commuting from the District.

2.143 This option is considered to most directly support the viability of sustainable transport links in the District as such increasing the potential to achieve modal shift. Smaller settlements with bus links such as Cowfold, Partridge Green and West Chiltington would also possibly receive a higher share of development in this option due to their existing bus links. In these cases, negative impacts may arise in relation to this SA objective due to the limited services and facilities present to support growth, which is likely to increase a need to travel elsewhere. The delivery of some development in locations where there is good access to the primary road network may result in an overall increase in the level of congestion in the District. The negative effect identified is also reflective of the failure of this option to include development by Crawley, to which a high number of residents commuting regularly.

2.144 Overall, a mixed (significant positive and minor negative) effect is expected for Option 6 in relation to this SA objective.

SA Objective 14: To limit air pollution in the District and ensure lasting improvements in air quality

Likely Sustainability Effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
+/-	+/--	+/--	+/--	+/--	+/--

2.145 By concentrating a high proportion of development in and around the larger settlements through Option 1, the need for residents to travel further afield for work or to access services and facilities is likely to be limited considering the current offer at these settlements. Furthermore, the settlements of Pulborough and Codmore Hill, Horsham and Billingshurst which would accommodate a high proportion of development in line with the development hierarchy, have access to rail links. In all, the majority of the smaller towns and larger villages in the settlement hierarchy also have access to a railway station and/or strong bus services. As such many residents may be encouraged to adopted more sustainable travel habits. This option could further embed the reduced level of access to services and facilities, employment opportunities and sustainable transport services which currently exists in the more rural locations. As such it would fail to help encourage sustainable transport uptake at these locations. It is expected that this option would also result in

some development directed to the settlement of Storrington in the south of the District, which contains an AQMA at the A283. As such, development around this settlement may increase traffic through the AQMA resulting in further decreased air quality.

2.146 Overall, a minor positive and minor negative effect is expected for Option 1 in relation to SA objective 14.

2.147 Option 2 would see a proportionate distribution of growth with a greater level of development directed to smaller settlements which are outside of the top tier in the development hierarchy. There is potential for this strategy to result in the need for increased travel due to there being reduced service and employment provision within smaller settlements. While some smaller settlements such as Partridge Green contain a key employment area and some other services and facilities this is not the case for other settlement such as West Chiltington.

2.148 The smaller settlements of the District also contain more limited sustainable transport links with settlements such as Ashington, Barns Green and Warnham not providing access to bus services which operate at least once per 30 minutes or a railway station. An approach of this nature could help to increase sustainable transport provision at more rural locations, however this may occur over a longer period of time and will dependent upon changing currently ingrained travel habits. This strategy would also result in some development directed to larger settlements where there is higher service provision and employment options, although the proportion of growth would be reduced when compares to Option 1. This would include development at the settlement of Storrington, which contains an AQMA. Therefore, this option could also result in exacerbation of existing air quality issues at this location.

2.149 Overall, a mixed minor positive and significant negative effect is expected for Option 2 in relation to SA objective 14.

2.150 The success of new settlements is often contingent upon them being located in areas with high levels of public transport accessibility and located within close enough proximity to existing settlements to share infrastructure and access to jobs during the early stages of development. Option 3 would see development directed to new settlements in the District. The new settlements proposed at Adversane, and Buck Barn are located within approximately 2.0km of settlements (Billingshurst and Southwater respectively) that could be accessed by residents during the early stages of development to meet every day needs. However, commuting patterns (based on 2011 census data) indicate that that the level of private car trips is above the national average in the areas adjacent to the proposed new settlements.

2.151 In addition, a lack of existing sustainable transport links in these areas is likely to result in private dominating high number of trips being made by private vehicle, which will result in decreased air quality. These effects have the potential to be greater at the Mayfield new settlement, considering that the closest settlement Henfield, would provide access to a more limited range of services and facilities. When fully built out, all the sites are likely to achieve a level of self-containment due to the provision of new services/facilities and employment land onsite, which will reduce the need for residents to travel, potentially reducing adverse impacts on air quality.

2.152 Overall, a mixed minor positive and significant negative effect is expected for Option 3 in relation to this SA objective.

2.153 Option 4 would direct development a high proportion of development in the District to urban extensions. It is important that urban extensions integrate well with existing settlements so that new residents are able to access existing employment opportunities and services/facilities. The success of connectivity with the existing development is likely to be a key factor in the determining the urban extension's impacts on air quality. The extensions proposed are in close proximity to existing public transport links, which may result in decreased private car trips into town centres and potentially decreased adverse impacts on air quality.

2.154 In particular, the urban extensions at Ifield, Horsham and Billingshurst would be in close proximity to railway stations as well as bus stops and there are key employment areas and a range of services and facilities available within Horsham, Crawley, Billingshurst and Southwater. Despite this access to existing services and facilities, it is possible that the level of growth to be provided may result in existing services and facilities becoming overburdened, resulting a need for residents to travel further afield and adversely impacting air quality. Furthermore, development at Ifield, by Crawley may result in increased levels of traffic in the Hazelwick AQMA within Crawley. It is expected that this option may have particularly detrimental impacts in relation to air quality at this location.

2.155 Overall, a mixed (minor positive and significant negative) effect is expected for Option 4 in relation to this SA objective.

2.156 Option 5 would direct the majority of development to areas allocated for significant employment growth or with existing key employment areas, which includes west of Crawley, Horsham, Kingsfold, west of Billingshurst, Southwater, Storrington and Partridge Green. There is potentially considerable variation in the effects on air quality that development across these locations would result in. In the case of Kingsfold and Partridge Green, the existing services and facilities present within these settlements is much more limited than the larger towns of Horsham and Crawley and therefore it may be necessary for residents to require more

private car trips to meet every day needs, which may result in decreased air quality.

2.157 In addition, the settlements of Storrington and Crawley contain AQMAs which are likely to receive more traffic as a result of development at this location. The proximity to employment centres that this strategy option would provide may provide some balance to negative impacts in terms of air quality by potentially reducing the distance that residents need to commute to work.

2.158 Overall, a mixed minor positive and significant negative effect is expected for Option 5 in relation to this SA objective.

2.159 By directing growth to the settlements with the best access to sustainable transport links, there is potential for a reduction in the need to take private car trips, which may reduce adverse impacts on air quality. Under Option 6, a large proportion of development would be directed towards Horsham, Billingshurst and Pulborough and Codmore Hill due to existing rail links at these locations. In addition to the strong sustainable transport links these locations offer, the majority also provide access to existing services and facilities that are likely to reduce the need to travel. The need to travel from smaller settlements which benefit from some sustainable transport links or access to the primary road network but more limited service provision (including Cowfold, Partridge Green and West Chiltington) is likely to be increased. The delivery of new growth towards Cowfold could be particularly detrimental in terms of air quality considering the presence of the AQMA along the A272 at this location. The delivery of some development at areas where there is good access to the primary road network may also give rise to increased congestion on key routes and thus further decreased air quality in the District.

2.160 This option is, however, considered most beneficial in terms of maintain the viability of sustainable transport services at locations where they are currently provided most regularly.

2.161 Overall, a mixed minor positive and significant negative effect is expected for Option 6 in relation to this SA objective.

SA Objective 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change

Likely sustainability effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
+/-	--/+	--/+	+/-	--/+	+/-

2.162 All new development is likely to result in some level of carbon emissions, for example, as construction occurs, and as new homes and businesses require heat and electricity. Carbon emissions in the built environment can be reduced through energy efficient design and construction, and the inclusion of low energy (e.g. energy efficient boilers and ground source heat pumps) and renewable energy sources (e.g. solar) to supply heat and power.

2.163 Providing CHP or new district heating schemes may be more likely to be achieved at larger developments. Furthermore, there may be some scope to connect smaller sites to these types of schemes. Given the uncertainty in relation to the threshold of development above which district heating schemes are likely to be more viable and location of any potential new schemes, this element of the SA has focussed primarily on potential transport patterns in the District and the likely effect of this in relation to climate change. However, where it is considered that specific options have advantages or disadvantages in relation to the inclusion of CHP or district heating, these are taken into account in identifying effects on this SA objective.

2.164 Option 1 would see the majority of development directed in and around larger settlements in line with the settlement hierarchy. This has the potential to result in positive impacts in relation to carbon emission minimisation due to the existing service/facilities and employment offer present that will reduce the need to travel in settlements such as Horsham and Billingshurst. There is potential for these services and facilities to become overburdened during the earlier stages of development, which may result in increased carbon emissions due to a greater need to travel further afield. The need to commute elsewhere may be less carbon intensive in settlements with existing rail links (Horsham, Billingshurst and Pulborough) that would receive growth under this option. In addition, the majority of smaller towns and larger villages in the settlement hierarchy have access to bus links which may also offer potential for travel using less carbon intensive modes. However, commuting patterns (based on 2011 census data) indicate that the amount of private car trips to work is higher than the national average on the whole in these locations. In the long term, larger developments at the larger towns in the settlement hierarchy offer the greatest potential to deliver supporting infrastructure that may create a level of self-containment, potentially reducing carbon emissions.

2.165 Current planning policy in the District supports an energy hierarchy where CHP sits at the top. Development at urban centres with large populations and complementary land uses may make achieving these types of provisions more likely. Conversely, it is also possible that it may be more viable at larger developments to support the incorporation of low carbon or renewable energy infrastructure that will make a significant contribution to reducing overall carbon emissions. Integration into renewable energy networks is less likely to be achieved where a more dispersed distribution of growth across a higher number of small sites is achieved.

2.166 Overall, a mixed minor positive and minor negative effect is expected for Option 1 in relation to this SA objective.

2.167 Overall, Option 2 would deliver a greater share of development to smaller settlements across the District that are not within the top tier in the development hierarchy. Development will still also be delivered in and around larger settlements like Horsham and Billingshurst, whose services/facilities and employment offer may contribute to reducing the need to travel and therefore minimising carbon emissions. However, the delivery of increased development at settlements such as West Chiltington under Option 2 may result in negative effects in relation to this SA objective. The services/facilities and employment offer is limited in smaller settlements such as this and therefore development in these locations is likely to increase the requirement of residents to travel further, increasing carbon emissions. Sustainable travel links (bus and rail) are also more limited in smaller settlements such as Ashington, Barns Green and Warnham and therefore development at these locations as part of this strategy is also likely to increase to increased carbon emissions.

2.168 This option is considered less likely to support the CHP and district heating schemes in the District. Development at high number of small sites is unlikely to support the delivery of new schemes of this nature and the wider distribution of growth is also considered less likely to support new development's connection to networks.

2.169 Overall, a mixed minor positive and significant negative effect is expected for Option 2 in relation to this SA objective.

2.170 The high level of access that Option 4 would provide to existing public transport links, services and facilities and employment opportunities through the urban extensions proposed (most notably at Horsham, West of Crawley, West and East of Billingshurst and West of Southwater) may result in reduced overall carbon emissions compared to the new settlements proposed in Option 3 (Land North East of Henfield (Mayfield), Adversane and Buck Barn). Whilst the new settlements are within 2km of existing settlements, there is poor existing access to sustainable transport links, which will likely result in carbon intensive transport options dominating during the early stages of development. In both cases, there is potential for existing services and facilities within key settlements to become overburdened, which may result in increased carbon emissions due to an increased need to travel further afield to meet every day needs.

2.171 This issue may be alleviated in both options through the delivery of supporting infrastructure through S106/CIL contributions, which is likely to be more viable in larger developments. In addition, larger developments in both options may be more likely to be able to support the delivery of low-carbon and renewable energy infrastructure onsite, including CHP. This type of approach may also be more supportive of connecting a higher number of new homes to district heating schemes It has been suggested that the costs of delivering adequate infrastructure for a new settlement can be double of what is required for an urban extension[11], which indicates that Option 4 may be more likely to secure the supporting infrastructure that will minimise carbon emissions in the long term compared to Option 3.

2.172 As such, a minor positive and significant negative effects is expected for Option 3 in relation to this SA objective, whilst a minor positive and minor negative effects is expected for Option 4 in relation to this SA objective.

2.173 Option 5 would see development directed to the settlements of Crawley, Horsham, Kingsfold, west of Billingshurst, Adversane, Southwater, Storrington and Partridge Green due to the employment growth allocated or existing employment in these areas. Positive impacts in relation to minimising carbon emissions may arise in development allocated to Crawley and Horsham due to the wide range of services/facilities and sustainable transport links existing as these locations. However, in the case of development at Adversane, Kingsfold and Partridge Green that would also form part of this strategy, there is a strong potential for out commuting to be required due to poor existing provision of services and facilities, which will result in increased carbon emissions.

2.174 Overall, a mixed minor positive and significant negative effects is expected for Option 5 in relation to this SA objective.

2.175 Considering their existing access to rail links, Horsham, Billingshurst and Pulborough and Codmore Hill would accommodate a large proportion of development over the plan period, as part of Option 6. The wide range of existing services and facilities and employment opportunities at these locations is likely to result in a reduced need to travel which may limit any increase in overall carbon emissions associated with new development in Horsham. Services and facilities may however become overburdened within these settlements due

[11] URBED, 2014, p.22

to the level of growth and therefore out commuting may be necessary for residents to meet every day needs. This may be mitigated to an extent by rail links and bus links as alternative modes, but current commuting patterns (based on 2011 census data) indicate that private car trips are above the national average in these locations.

2.176 Option 6 would also see development directed to smaller settlements such as Warnham, Manning's Heath, Cowfold, Partridge Green and West Chiltington due to their access to railway stations or strong bus links. Existing services and facilities are generally more limited at these locations and therefore it is likely residents will be required to travel increased distances, resulting in increased carbon emissions. Development in locations with good access to the primary road network that would be part of this strategy also has the potential to contribute to congestion in the District and therefore increased carbon emissions. This option is, however, considered most beneficial in terms of maintain the viability of sustainable transport services at locations where they are currently provided most regularly.

2.177 Overall, a mixed (minor positive and minor negative) effect is expected for Option 6 in relation to this SA objective.

SA Objective 16: To facilitate a sustainable and growing economy

Likely sustainability effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++/-?	--/+	+/-?	++/-?	++?	+/-

2.178 Option 1 would deliver new growth in the plan area in line with the existing development hierarchy. Concentrating homes and jobs at the larger settlements of the District could help strengthen the local economy through increasing its workforce and attracting investment to town centre locations. This approach would help to secure the vitality and viability of the more important town centre locations in Horsham which could attract skilled employees to the area.

2.179 It is expected that this approach would help to ensure the viability of the eight main employment clusters identified in the District, which accommodate the largest concentration of jobs at 42% of the District total[12]. With the expectation of West Chiltington these clusters lie within the first tier of the settlement hierarchy. In any case, West Chiltington is not an area which has a key employment area. Considering the more concentrated distribution of development which would result, this option would however be less likely to help promote the rural economy in Horsham. It is also noted that while this option could help to strengthen the self-reliance of Horsham in economic terms, it would fail to respond directly to the economic realities in the area, which see a high number of residents commuting to the nearby area of Crawley. It would provide limited growth towards this location.

2.180 Therefore, an uncertain mixed (significant positive and minor negative) effect is expected for Option 1 in relation to SA objective 16.

2.181 It is expected that by allowing for a more dispersed distribution of growth in Horsham Option 2 could help to contribute to the local economy at the more rural locations in Horsham in particular, thereby supporting the diversification of the rural economy.

2.182 This approach would, however, fail to make best use of the more developed locations in Horsham which in general benefit from the strongest access to sustainable transport links and the primary road network. These issues are considered of importance in terms of providing employment land which will be attractive to new businesses to the area. The more dispersed distribution of growth is also considered less suitable to secure financial contributions to support the delivery of new infrastructure to encourage economic growth, considering that a larger number of smaller sites may come forward.

2.183A mixed (minor positive and significant negative) effect is therefore expected for Option 2 in relation to SA objective 16.

2.184 The delivery of new garden towns (Option 3) and urban extensions (Option 4) in the District presents the opportunity to deliver new high quality employment space at concentrated locations to attract new employers. All of the garden town locations would provide relatively good access to the primary road network. However, the location of the garden towns being considered as part of Option 3 are not well related to the town of Horsham which is the economic centre of the District

[12] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council (August 2019) Northern West Sussex EGA Update Draft Report

or to Crawley which plays an important economic role for residents in the area. Considering this factor as well as the longer build out times to deliver infrastructure and the development of critical mass, these locations may prove to be less attractive to potential investors. Infrastructure improvements at new settlement locations may be required help to make these locations more attractive to employment providers.

2.185 Many of the new urban extension locations being considered benefit from immediate access to train links as well as access to the primary road network. Many of the options would also build on locations which have been proven to be key employment areas for the District and the Gatwick Diamond, most notably at the land by Ifield which has strong links to Crawley and Gatwick to the north east. This approach could, however, potentially continue the trend of out commuting from the District, by strengthening links to employment land outside of the District.

2.186 Overall a mixed (minor positive and significant negative) effect is expected for Option 3 and a mixed (significant positive and minor negative) effect is expected for Option 4 in relation to SA objective 16. The effect is uncertain for both options considering that impacts will depend very much on the location of such development and also in part on the phasing of the delivery of new employment development and infrastructure at the new garden town and urban extension locations.

2.187 Option 5 would result in development which most directly responds to the current economic direction of the District. It would provide growth at locations where the most substantial elements of economic growth are expected to come forward in the plan area and areas adjacent to the District. This approach would build on the existing employment strategy of Horsham, thereby providing new employment spaces which have been proven to be the most successful. Most of these areas are well related to the primary road network ensuring that they would benefit from appropriate levels of access and there is also potential that this approach would build upon existing commuting patterns to these areas.

2.188 This option is also expected to help promote the economy of the wider area, most notably within the Gatwick Diamond, considering that a proportion of development would occur at the settlement edges which are best relate to areas outside of the District which provide a high number of employment opportunities. This includes areas towards Crawley. In addition to London, this area accounts for significant portion of commuters out of the District. While this approach would have substantial benefits for the economy in the District and the surrounding area it could also continue the need for residents to travel outside of Horsham for work.

2.189 As such an uncertain significant positive effect is expected for Option 5 in relation to SA objective 16.

2.190 Option 6 would focus new growth along and around the areas with the strongest rail links and bus services as well as the primary road network to a lesser extent. This approach could prove to be attractive to potential investors, considering the access which most of these areas provide to A-roads. This option would, however, not respond as favourably as Option 5 to recent and expected economic growth in the plan area. It could also result in some dispersal of growth along the sustainable transport links. Furthermore, some areas which currently have and are expected to see the highest level of employment growth in Horsham do not align with those areas which have the strongest transport links. This includes Storrington and employment land to the south of Ashington.

2.191 Therefore, it is expected that Option 6 would have a mixed (minor positive and minor negative) effect in relation to SA objective 16.

SA Objective 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District

Likely sustainability effects					
Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
++/-	--/+	++/--?	++/-?	++	++/-

2.192 Option 1 would deliver new development in the District mostly at the larger settlements in line with the existing development hierarchy. As such, the majority of new residents would be provided with a good level of access to existing employment opportunities at the key employment areas, which are mostly found within larger settlements. The District also

has a strong relationship with Crawley, the Gatwick Airport area and London[13] with many residents commuting to these locations and providing the majority of new development at the larger settlements is likely to mean that sustainable transport links could be accessed to travel to these locations. This option is considered less likely to help provide employment opportunities to support residents at the more rural locations of the District.

2.193 As such an overall mixed (significant positive and minor negative) effect is expected for Option 1 in relation to SA objective 17.

2.194 Allowing for a more dispersed distribution of growth with development to be delivered in a manner which is proportionate is likely to result in growth at a number of smaller settlements in Horsham. While the settlement of Partridge Green (which is outside of the upper tiers of settlement hierarchy) currently benefits from access to a key employment area at Huffwood Trading Estate, allowing for a substantial proportion of the overall growth for the District at other relatively small settlements is likely to result in a high number of new residents having a poor level of access to existing job opportunities. This approach, however, is considered most beneficial in terms of helping to stimulate the rural economy in the District, which would provide employment access for residents at less developed locations. A mixed (minor positive and significant negative) effect is therefore expected in relation to SA objective 17 for Option 2.

2.195 It is likely that providing large scale growth to achieve the creation of new garden towns or urban extensions in the District would result in a high number of residents having access to the job opportunities created at these locations as sites are built out. New residents will also benefit from the provision of new transport infrastructure at these locations that will provide access to job opportunities further afield. This will, however, be dependent in part on the phasing of development and infrastructure delivery at the sites taken forward.

2.196 The majority of the urban extensions proposed would provide immediate access to existing key employment areas in the District at the larger settlements, as well as employment opportunities in Crawley in the case of the land at Ifield. The majority of the garden town locations would not benefit from the same level of access to key employment areas, although employment land is currently allocated (with some currently being built out) to the west of Adversane and to the south east of Mayfield. However, the new settlement options would have to attract economic activity from the start in order to provide jobs for the residents, which is by no means certain.

2.197 While the current evidence shows that there is a net outward movement of commuters from the District, it is expected that delivery of new homes in the District could have a bearing on local commuting patterns. The delivery of new high-quality employment floorspace which might be accommodated at large scale urban extension or garden town sites could also help to attract high quality employment opportunities to the District. This could help promote a degree of self-containment at these locations. However, considering the trends highlighted in the North West Sussex Economic Growth Assessment (EGA)[14], Crawley and the Gatwick Diamond and to a lesser extent the London boroughs continue to provide important employment opportunities for residents.

2.198 Considered as whole, it is likely that urban extensions (Option 4) would provide a higher number of new residents with immediate access to a higher number of job opportunities at the larger settlements, than development at new garden towns (Option 3). As such, an uncertain mixed (significant positive and significant negative) effect is expected for Option 3 and an uncertain mixed (significant positive and minor negative) effect is expected for Option 4 in relation to SA objective 17.

2.199 Option 5 would respond most directly to this SA objective by providing development at locations which allow for the highest levels of access to key employment areas and other employment sites in the District as well as employment opportunities in the surrounding areas, such as at Crawley, which tends to have a relatively self-contained workforce. This approach may help support the viability of these locations by allowing for the provision new infrastructure to improve the accessibility of these locations from outside of the District. New infrastructure provision is likely to be supported as critical mass is reached at existing employment locations.

2.200 As such a significant positive effect is expected for Option 5 in relation to SA objective 17.

2.201 The majority of employment clusters in the District are located close to the strategic road network[15]. As such it is expected that Option 6 would provide new growth to allow for a high level of access to some of the locations. This option is also likely to help support the viability of sustainable transport links in Horsham. This point is of particular importance to ensure that residents have access to employment opportunities considering the relationship of the District with

[13] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council (August 2019) Northern West Sussex EGA Update Draft Report
[14] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council (August 2019) Northern West Sussex EGA Update Draft Report
[15] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council (August 2019) Northern West Sussex EGA Update Draft Report

employment areas in nearby districts. It is likely that this will be beneficial in the short term for residents but could continue the trend of out commuting from Horsham. However, this approach is less likely to provide residents with immediate access to existing employment opportunities in some locations. This is likely to be case at settlements such as West Chiltington Village and Common as well as Christ's Hospital and Manning Heath which benefit from access to train or bus services but do not have existing employment land within their development envelope.

2.202 As such a mixed (significant positive and minor negative) effect is expected for Option 6 in relation to SA objective 17.

2.203A summary of the sustainability effect for the six overall strategy options being considered for the Horsham Local Plan is presented in **Table 2.1** below.

Table 2.1: Summary of Likely Sustainability Effects for the Overall Strategy Options for Horsham Local Plan

SA Objective	Option 1: Existing settlement hierarchy	Option 2: Proportionate growth	Option 3: New garden towns	Option 4: New urban extensions	Option 5: Employment strategy	Option 6: Sustainable transport
SA 1: Housing	++	++/-?	++?	++?	++	++
SA 2: Access to services and facilities	++/-?	--/+	++/--?	++/-?	++/--	++/-
SA 3: Inclusive Communities	++	+/-	++/--?	++/-?	++/-	+/-
SA 4: Crime	0	0	0	0	0	0
SA 5: Health and wellbeing	++/-?	--/+	++/--?	++/-?	+/-	+/-?
SA 6: Biodiversity and geodiversity	--?	--?	--?	--?	--?	--?
SA 7: Landscapes and townscapes	--/+?	--?	--?	--?	--?	--?
SA 8: Historic environment	--?	--?	--?	--?	--?	--?
SA 9: Soil quality	++/-?	--?	--?	--?	+/-?	--/+?
SA 10: Mineral resources	-?	--?	--?	--?	--?	--?
SA 11: Water resources	-?	-?	0	-?	--?	-?
SA 12: Flooding	--	--?	--	--	--?	--?
SA 13: Transport	++/--	--/+	--/+	+/-	++/--	++/-
SA 14: Air pollution	+/-	--/+	--/+	--/+	--/+	--/+
SA 15: Climate change	+/-	--/+	--/+	+/-	--/+	+/-
SA 16: Economic growth	++/-?	+/--	+/-?	++/-?	++?	+/-
SA 17: Access to employment opportunities	++/-	+/--	++/--?	++/-?	++	++/-

2.204 The summary of effects indicates that **Option 1** and **Option 4** perform better overall compared to the other strategy options in relation to many of the SA objectives.

Option 1 would provide benefits in terms of providing a high number of residents access to the largest settlements of Horsham which support access to the widest range of services

and facilities and employment opportunities in the District. The distribution of growth supported through both options would provide new growth by the main settlement of Horsham which acts as the main economic centre and service provider in the District. Through **Option 1** this might be delivered in manner which is would present reduced potential for impacts in terms of social integration and local landscape and townscapes.

2.205Option 4 would include the benefit of providing a large amount of growth by Crawley which is a significant employment centre in the wider area and provides a substantial service offer. Providing new growth at large scale new urban extensions would allow new residents to benefit from access to existing services and facilities as well as employment opportunities and sustainable transport links. The scale of growth would also perform more favourably than Option 1 in terms of supporting substantial new service provision in the District.

2.206 It is expected that **Option 4** and **Option 5** could respond strongly to the economic realities of the area, reflecting the importance of Crawley and the surrounding Gatwick Diamond Area. **Option 2** consistently scores negatively the majority of SA objectives compared to the other strategy options and therefore is likely to be the least sustainable option. Providing growth in a proportionate manner would fail to make best use of the settlements with the strong service offer and employment opportunities, which in turn could result in increased need for residents to travel regularly by private vehicle in Horsham District. It may also result in a higher amount of development at smaller settlements and more rural location than might be the case through other options meaning impacts may result in terms of biodiversity, heritage and landscape may result.

2.207 Option 1 and Option 4 generally perform better than Option 3 and Option 5 in relation to SA objective 13: transport, SA objective 14: air pollution and SA objective 15: climate change. Option 6 performs quite similarly to Options 1 and 4 in relation to these options given transport focus of this option and the close correlation between the position of settlements in the development hierarchy and the strength of their sustainable transport offer. In addition, the Option 1 and Option 4 also perform better than Option 3, Option 5 and Option 6 in relation to SA objective 5: health and wellbeing considering that the larger settlements also provide access to healthcare facilities in Horsham District. Providing most new development at these settlement (particularly at large sites) may support for the delivery of new healthcare facilities, although there is potentially for existing facilities to become overburdened if this issue is not given appropriate consideration particularly through the cumulative effects of multiple sites. Unsurprisingly, Option 5 performs particularly well in relation SA objective 16: economic growth and SA objective 17: access to employment opportunities compared to other options, given its focus on achieving a more employment focussed strategy. Despite a similar effect in relation to the majority of SA objectives, Option 1 performs better than Option 4 in relation to SA objective 7: landscapes and townscapes, SA objective 9: soil quality and SA objective 10: mineral resources.

2.208 In all it the initial recommendations of the SA were that that the Council might consider taking forward a hybrid of options which includes development in line with the existing development hierarchy, one or more large growth points (with many of the urban extensions noted to performing more sustainably in relation to a number of objectives) and a sizeable proportion of growth delivered at a location which makes best use of the District strong relationship with Crawley. It may be that development will need to be accommodated at one of the new settlement site options, given the over level of growth which is required over the plan period. The inclusion of this type of site could help to provide new services and facilities as well as new high quality employment land which makes use of the strategic road network to the benefit of the surrounding area. It is noted that an approach of this nature would have to be considerate of particular environmental sensitivities of the District, including the High Weald AONB, which borders parts of settlement edge of the town of Horsham as well as Crawley.

2.209 The actual effects of overall strategy options will depend heavily upon the precise location and scale of development, the quality of design and the delivery of supporting infrastructure. As such, the results of this high level appraisal were provided to the Council as a guide to inform the development of strategy to include in the Regulation 18 Local Plan Review document.

Chapter 3
Quantum of growth options for the Horsham Local Plan Review

3.1 In addition to the six overall strategy options, the Council is also considering three different quanta of growth for the Local Plan. Each of the three quantum options (lower growth, medium growth and higher growth) considering the level housing and employment growth which would be provided in the District over the plan period. These are:

- **Quantum option 1:** Lower growth - 1,000 dpa (16,405 total) and 35.3 hectares employment land

  Level of housing development set out at a level to meet the standard methodology calculation for Local Housing Need for the District (965 dpa) with consideration for a slight uplift in provision to ensure flexibility in housing supply

  Level of employment growth set out to meet the gross need for the District based on emerging Economic Growth Assessment

- **Quantum option 2**: Medium growth - 1,200 dpa (20,400 total) and 43.4 hectares employment land

  An intermediate level of housing development which meets the standard methodology calculation for Local Housing Need for the District and some but not all of the Duty to Cooperate cross-boundary need from a number of neighbouring districts

  Level of employment growth proportionately scaled from the emerging Economic Growth Assessment total to reflect the medium housing growth option

- **Quantum option 3:** Higher growth - 1,400 dpa (23,800 total) and 50.7 hectares employment land

  The approximate maximum level of housing growth if the District was to accept significant additional growth to meet the unmet needs of a number of neighbouring districts under the Duty to Cooperate

  Level of employment growth proportionately scaled from the emerging Economic Growth Assessment total to reflect the higher housing growth option

3.2 The quantum options considered presently do not incorporate any specific approach to the spatial distribution of growth across the plan area. As such they have been considered at a high level and in effect the appraisal findings reflect the potential effects of delivering varying levels of growth at undecided locations of the District. **Table 3.1**

overleaf presents a summary of the likely SA effects for the 3 quantum options considered.

3.3 In general, providing a higher level of growth over the plan period would require a higher amount of greenfield land take, which could have a range of environmental impacts. The delivery of a higher amount of growth could also place more development in closer proximity to sensitive environmental receptors, higher value landscapes and heritage assets. It is also expected that an approach which includes a higher amount of development would significantly increase the number of private vehicle journeys being made regularly, which is likely to be to the detriment of air quality and the District's contribution to climate change. In contrast allowing for higher growth could support new service provision as well the viability of sustainable transport links in Horsham. It would also be likely to deliver benefits in relation to addressing housing affordability in the plan area as well as contributing to the housing need of neighbouring local authority areas.

Table 3.1: Summary of likely sustainability effects for the growth quantum options for Horsham Local Plan Review

SA Objective	Quantum Option 1: Lower growth	Quantum Option 2: Medium growth	Quantum Option 3: Higher growth
SA Objective 1: Housing	+	++?	++
SA Objective 2: Access to services/facilities	+?	++?	++/-?
SA Objective 3: Inclusive Communities	+	+	+/-?
SA Objective 4: Crime	0?	0?	0?
SA Objective 5: Health and wellbeing	+	+	+/-?
SA Objective 6: Biodiversity	-	--	--
SA Objective 7: Landscape	-	--	--
SA Objective 8: Historic environment	--	--	--
SA Objective 9: Soil quality	--?	--?	--?
SA Objective 10: Mineral resources	--?	--?	--?
SA Objective 11: Water resources	-?	-?	-?
SA Objective 12: Flooding	-	--	--
SA Objective 13: Travel	+/-?	+/-?	++/--?
SA Objective 14: Air pollution	+/-?	+/-?	--/+?
SA Objective 15: Climate change	+/-?	+/-?	++/--?
SA Objective 16: Economic growth	+	+/-	++/-
SA Objective 17: Access to employment opportunities	+	+	++/-

3.4 All three quantum options considered would provide a level of housing to meet the local housing need for Horsham in line with the standard methodology calculation. As such all three options are expected to have at least a minor positive effect in relation to **SA objective 1: housing**. Quantum Options 2 and 3 are expected to have a significant positive effect in relation to this SA objective considering that they would contribute to the housing need of neighbouring districts under the Duty to Cooperate. Delivering a higher level of housing growth in the plan area may also have benefits in terms of addressing housing affordability in the plan area and is also considered more likely to help deliver a wider range of homes in terms of tenure and type to meet the needs of a wider range of residents. This is likely to include a high number of affordable homes. The positive effect expected for Quantum Options 2 and 3 are therefore likely to be significant. Uncertainty is attached to the positive effect expected for Option 2 considering that allowing for a mid-range of housing growth is may to have less substantial positive impacts in terms of general affordability.

3.5 While new service provision is not directly linked to housing or employment growth, providing a high level of growth in the plan area is likely to provide the critical mass to support these types of provisions. Furthermore, there is potential for a higher level of growth to provide benefits in relation to securing increased financial contributions through S106/CIL to support infrastructure enhancements. Both issues will however be dependent in part on the distribution of growth, however, with a more dispersed distribution of growth at a higher number of smaller sites considered less likely to support significant service improvement. As such the effect for all three quantum options considered is uncertain. All three options are likely to support some level of service provision and are therefore expected to have at least a minor positive effect in relation to **SA objective 2: access to services/facilities**. The higher levels of growth supported through Quantum Options 2 and 3 could support a higher level of service provision in the plan area. Considering that Quantum Option 3 would result in a substantially higher level of housing growth over the plan period it could result in capacity issues resulting at some services and facilities. The minor negative effect identified is particularly likely in the short term as new improvements are being delivered.

3.6 As all three quantum options are expected to help support level of service provision in the District, it is likely that minor positive effects would result in relation to **SA objective 3: inclusive communities**. Positive effects are most likely to result where improvements are made within close proximity of existing and new homes and may be most evident in terms of the access older people and people with disabilities have to essential provisions. The higher level of growth set out through Quantum Option 3 may present issues in terms of social integration and community cohesion. These issues are expected considering the higher number of residents which will be accommodated in Horsham which may place strain on existing service provision, particularly in the short term. There is also potential that a higher number of locations would come forward where place making issues would be more evident. This may, for example, be the case where new towns are created. Therefore, an uncertain minor negative effect is expected in relation to SA objective 3 for Quantum Option 3.

3.7 Delivering varying levels of growth in the District is not expected to impact issues relating to occurrence and fear of crime. These issues will be most affected by the design of new development. A negligible effect is therefore expected for all three options in relation to **SA objective 4: crime.**

3.8 The impacts of delivering a level of growth in the District relating to public health will depend in part on the ability of new growth to support the delivery of new heath care facilities. Impacts relating to health will also be influenced by the potential for promoting more active lifestyles and active travel habits among residents. However, this is likely to be most influenced by the delivery of growth to provide access relevant provisions. It is expected that the level of growth supported through all three options would help to provide critical mass to support new service provision in Horsham and therefore a minor positive effect is expected in relation to **SA objective 5: health and wellbeing**. The positive effect expected for Quantum Option 3 is likely to be combined with an uncertain minor negative effect considering that this substantial higher level of growth may result in capacity issues at existing healthcare centres. This option may also result in the need to deliver a higher level of growth within the Gatwick Airport noise contour to the north east meaning that there is increased potential for adverse impacts in terms of exposure of residents to noise pollution.

3.9 It is expected that the higher levels of growth set out through Quantum Options 2 and 3 would have particularly adverse impacts in relation to **SA objective 6: biodiversity** and **SA objective 7: landscape**. Effects relating to the natural environment including designated and undesignated biodiversity sites as well as the special designated landscapes in the area (including the High Weald AONB and South Downs National Park) will be dependent in part on the amount of land take development requires as well as potential for human activities following development to result in disturbance or fragmentation of habits and existing character. Impacts relating to landscape character will also be informed by the landscape capacity work undertaken to inform the Local Plan Review. While the specific location of new growth will influence the significance of effects, it is expected that a high amount of land take could have a significant negative effect in relation to both SA objectives. Quantum Options 2 and 3 could result in not only a substantially higher amount of land take

being required, but the higher level of development set out could also result in development coming forward at locations which are in close proximity to biodiversity designations and areas which have limited landscape capacity.

3.10 It is likely that all options considered for the level of growth in Horsham would result in some level of growth at the settlements of District. These locations contain a concentration of the designated and undesignated heritage assets, including Listed Buildings and a total of 37 Conservation Areas. Many of these cover land towards the centres of the larger settlements. Development at the more rural locations of the District (which most notably might account for any new settlements being delivered over the plan period) also has the potential to adversely affect the setting of heritage settings including the six Registered Parks and Gardens which are distributed across Horsham. As such all options considered are expected to result in a significant negative effect in relation to **SA objective 8: historic environment.**

3.11 The amount of greenfield land required for each option considered is likely to result in development occurring on some land which is of higher agricultural value. The District only contains small areas of Grade 2 agricultural soils which are towards the south, by Henfield in the east and towards Ashington and Thakeham towards the central portion of the District. The loss of Grade 2 agricultural soils, in the context of the District is considered to be particularly significant, given its currently limited supply. In any case all options would result in a high amount of greenfield take and a significant negative effect is expected in relation to **SA objective 9: soil quality**.

3.12 The high level of land take expected for each option is also likely to result in a significant negative effect in relation to **SA objective 10: mineral resources.** The majority of the District falls within an MSA. As such the delivery of a relatively high growth in the plan area is expected to substantially limit access to finite mineral resources regardless of the spatial distribution that is taken forward.

3.13 Development within SPZs in the plan area has the potential to adversely affect water quality in Horsham. There are small areas of the south western part of the District towards Pulbourough, West Chiltington which fall within an SPZ and it is expected that the level of growth provided through all options considered could result in development at these locations. As such a minor negative effect is expected in relation to **SA objective 11: water resources**. The impact of new development on water quality in the plan area will be dependent in part the capacity of wastewater treatment infrastructure and the potential to increase this capacity where required in the District. These variables are currently unknown. Therefore, uncertainty in attached to the effect recorded for each option. It is likely that all options have the potential deliver sites which could potentially be constrained by areas of high flood risk from various sources. Parts of the River Arun and River Adur extend into the southern portion of the District and account for large areas of Flood Zone 2 and Flood Zone 3 at this location. The River Arun also re-enters the District to the north west of the District, to the south of Rudgwick, and would act as a constraint to the development of some sites at this location. It is noted that the sequential test will apply to the allocation of new sites in the District. The development of a higher amount of greenfield land is likely to increase the area of impermeable surfaces in Horsham which may adversely impact flood risk in the area. As such a significant negative effect is expected for Quantum Option 2 and 3 in relation to **SA objective 12: flooding**. The lesser amount of greenfield land which would be required to be developed through Quantum Option 1 means that a minor negative effect is expected for this option in relation to SA objective 12.

3.14 The impacts of delivering a specific level of new growth in Horsham relating to reducing the need to travel, encouraging modal shift and reducing congestion will depend largely on the location of new development in relation to sustainable transport links, services and facilities and employment land. As such an element of uncertainty is attached to all effects recorded in relation to **SA objective 13: travel.** It is likely that the substantially higher level of growth set out through Quantum Option 3 would result in a high number of trips being made on a regular basis in Horsham. This option is also most likely to help fund new transport infrastructure, including bus services and cycle links through S106/CIL, as well as potentially ensuring their longer terms viability through increased usage. Overall an uncertain mixed (significant positive and significant negative) effect is expected for this option in relation to SA objective 13. The lower levels of growth set out through Quantum Options 1 and 2 are likely to result in a lower number of journeys being undertaken regularly in the District to the benefit of congestion in the area. These options are likely to provide more limited opportunities for the funding of transport improvements, however and therefore an uncertain mixed (minor positive and minor negative) effect is expected.

3.15 Similar effects are expected to result in relation to the potential for new development to result in increased levels of air pollution and emissions of carbon dioxide. This judgement is made considering the influence day to day travel plays in relation to these issues. Development within the District also has the potential to affect existing air quality issues at AQMAs declared within or adjacent to Horsham, most notably at Cowfold, Storrington and Hazelwick AQMA in the adjoining district of Crawley. The lack of spatial element attached to the quantum options considered means that no variation has been identified in relation to the potential to intensify existing air

quality issues at these locations. In contrast to the effect identified for SA objective 13, the positive effect expected for Option 3 in relation to **SA objective 14: air quality** is likely to be minor. While this option is likely to help support the viability of sustainable transport provision in the plan area, services which may be provided are likely to include buses which are still likely to have some implications in terms of air quality. It is recognised that Option 3 may present opportunities for the delivery of infrastructure which supports renewable energy generation, particularly where larger sites come forward and funding can be gained via S106/CIL. Current planning policy in the District supports an energy hierarchy where CHP sits at the top. While large sites might provide funding for sustainable transport improvements and provide the scale of development at which renewable energy schemes are viable, development at urban centres with large populations and complementary land uses may make achieving CHP more likely. In all it is expected that the positive effect for Option 3 in relation to **SA objective 15: climate change** is recorded as significant.

3.16 The emerging Economic Growth Assessment indicates that based on past take-up and baseline labour supply, the robust and aspirational scenario for employment land growth to plan for, lies between 35.3 ha and 39.1 ha. It is noted that Gatwick Airport's proposed growth plans are likely to have an impact upon job growth and business land requirements in the Gatwick Diamond area which Horsham contributes towards. Quantum Option 1 would deliver land which meets the lower end of the projected requirement for the District. As such the level of growth set out should meet local need but would not allow for aspirations to substantially grow the local economy. It is noted that this approach is most likely to respond to the economic realities of the District considering its strong relationship with (and out commuting towards) the Gatwick Diamond area, Crawley and London to which a high number of residents commute regularly. A minor positive effect is therefore expected for Option 1 in relation to **SA objective 16: economic growth** and **SA objective 17: access to employment opportunities**. The high amount of employment land set out through Quantum Options 2 and 3 could allow for more ambitious level of economic growth to be achieved in Horsham, most notably through Quantum Option 3 for which a significant positive effect is expected in relation to SA objective 16 and SA objective 17. Through these options it is expected that uptake of all employment land identified is unlikely to be achieved and overly ambitious economic targets not met. In effect the economy in the District may not be able to meet the needs of growing local population, by attracting sufficient inward investment. As such a minor negative effect is also expected for both options in relation to SA objective 16. The higher overall level of growth set out through Quantum Option 3 is also likely to result in increased congestion in the area, which may make employment sites hard to access and economic investment less attractive in the District. This is particularly likely in the short term as new road infrastructure is delivered to support growth in the District.

Chapter 4
Large site options for Horsham Local Plan Review

4.1 The Council has considered ten large site options as part of the Local Plan review. It should be noted that the Land West of Ifield (SA101) and West of Kilnwood Vale (SA291) are presented together in the draft Horsham District Local Plan (Regulation 18) as a single larger strategic site 'Land West of Crawley', however for the purposes of this stage of the SA they have been considered separately to allow a more fine-grained analysis. These are sites which can make a significant contribution to the future housing needs for the District. These sites have been appraisal in more detail than the small site options, with consideration for the specific proposals at each location. The sites comprise a mix of urban extensions and new settlement proposals.

4.2 In addition to these ten site options, the Ashington cluster site has been appraised with regard for a similar level of detail considering the high amount of development which could be provided at the site. This also reflects that delivery of some parcels is dependent on the whole cluster coming forward. This approach does not imply that certain parcels could not come forward independently, should a lower level of development ultimately be deemed appropriate.

4.3 The assumptions set out in **Appendix A** have been used to inform decision making for the appraisal of the large site options, however, specific detail of the proposals for each site has also informed this element of the appraisal work. The detailed matrices for each of the large site options is are presented in **Appendix B**.

4.4 The large site options appraised are as follows:

- Site SA101: Land West of Ifield (urban extension)
- Site SA118: Land East of Billingshurst (urban extension)
- Site SA119: West of Southwater (urban extension)
- SA291: West of Kilnwood Vale extension (urban extension)
- Site SA394: Rookwood (urban extension)
- Site SA414: Land North East of Henfield (Mayfield) (new settlement)
- Site SA459/SA674/SA846: Land East of Kingsfold
- Site SA597: Adversane / Land at Steepwood Farm (new settlement)

- Site SA716: Buck Barn / Land at Newhouse Farm, West Grinstead (new settlement)
- Site SA744(includes SA225)/SA668: West of Billingshurst (urban extension)
- Site SA085/SA520/SA524/SA539/SA790: Ashington cluster

4.5 In effect each site would be delivered as a new standalone garden settlement or an urban extension of the higher order settlement (i.e. Crawley, Horsham, Billingshurst or Southwater) which it adjoins or is in close proximity to. Information available from the Council about the type of development and infrastructure which are being promoted and are expected to be provided to support new growth at each site has been used to inform the appraisal process.

4.6 **Table 4.1** below presents a summary of the SA scores for these eleven large site options. As discussed below, the development of sites which would provide new homes, as well as new services and facilities and space for employment within the District is generally likely to have positive effects on some of the social and economic objectives (housing and economic growth). More mixed effects are expected in relation to health and wellbeing as well as access to services depending on proximity to existing settlements, while a range of negative effects are expected for many of the large site options in relation to the environmental objectives. These negative effects are expected considering the potential for development of many of the large site options to result in loss of large areas of greenfield land, high value agricultural soils and permeable surfaces as well as finite mineral resources, and potential impacts on the landscape, the historic environment and biodiversity/geodiversity assets in the District.

Table 4.1 Summary of likely sustainability effects of the large site options

SA Objective	SA101: West of Ifield	SA118: Land East of Billingshurst	SA119: West of Southwater	SA291 West of Kilnwood Vale extension	SA394: Rookwood	SA414: Land North East of Henfield (Mayfield)	SA459/SA674/SA846: Land East of Kingsfold	SA597: Adversane	SA716: Buck Barn	SA744(includes SA225)/SA668: West of Billingshurst	SA085/SA520/SA524/SA539/SA790: Ashington cluster
SA Objective 1: Housing	++	++	++	++	++	++	++	++	++	++?	+
SA Objective 2: Access to services and facilities	++?	+?	++?	++/-?	++?	++/-?	--/+?	++/-	++/--?	++/-?	+/-?
SA Objective 3: Inclusive Communities	+?	+?	+?	0	+?	0	0	0	0	+/-?	+?
SA Objective 4: Crime	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?
SA Objective 5: Health and wellbeing	++/--?	++/-?	++/-?	++/-?	++/--?	++/-?	--/+	++/-?	++/-?	++/-?	++?
SA Objective 6: Biodiversity	--?	--?	--?	--?	--?	--?	--?	--?	--?	--/+?	--?
SA Objective 7: Landscape	--?	--?	--?	--?	--?	--?	--?	--?	-?	--?	--?
SA Objective 8: Historic environment	--	--?	--?	-?	--?	--?	--?	--?	--?	--?	--?
SA Objective 9: Soil quality	-	--?	--?	--?	-	--?	--?	--?	--?	--?	--?

SA Objective	SA101: West of Ifield	SA118: Land East of Billingshurst	SA119: West of Southwater	SA291 West of Kilnwood Vale extension	SA394: Rookwood	SA414: Land North East of Henfield (Mayfield)	SA459/SA674/SA846: Land East of Kingsfold	SA597: Adversane	SA716: Buck Barn	SA744(includes SA225)/SA668: West of Billingshurst	SA085/SA520/SA524/SA539/SA790: Ashington cluster
SA Objective 10: Mineral resources	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
SA Objective 11: Water resources	-?	0	0	-?	0	0	0	0	0	0	0
SA Objective 12: Flooding	-?	-	-	-	-	-	-	-	-	-	-
SA Objective 13: Transport	++/-?	++/-?	++/-?	++/-?	++/-?	--/+?	+/-?	--/+?	--/+?	++/-?	+/-?
SA Objective 14: Air pollution	++/--?	++/-?	++/-?	++/--	++/-?	--/+?	+/-?	+/-?	--/+?	++/-?	--/+?
SA Objective 15: Climate change	+/-	+/-?	+/-?	+/-?	+/-?	++/--?	+/-?	++/-?	--/+?	+/-?	+/-?
SA Objective 16: Economic growth	++	+?	+	+	+	++?	++?	++?	++?	++	+?
SA Objective 17: Access to employment opportunities	++	+/-?	+	+	++	--/+?	+/-	+/-	--/+	+/-?	-/+?

Summary of the likely sustainability effects of the large site options

4.7 All eleven large sites are expected to have a positive effect in relation to **SA objective 1: housing**. Each site would make a sizeable contribution to the District's identified housing need, including the provision of affordable housing.

4.8 While the Ashington cluster site (SA085/SA520/SA524/SA539/SA790) is expected to deliver 400 new homes over the plan period, the housing provision for this site is substantially lower than the amount expected for the other large site options. As such this is the only site for which the positive effect expected in relation to SA objective 1 is likely to be minor. The proportion of affordable housing to be delivered within the southern portion of the West of Billingshurst site (SA744(includes SA225)/SA668) is currently unknown and therefore the significant positive effect expected in relation to **SA objective 1** is uncertain. It is noted that Homes England own the land proposed for the Ifield site (SA101). It is considered likely that development at a site owned by a government body would meet the affordable housing target set in the District.

4.9 The sites at Ifield (SA101) and Kilnwood Vale (SA291) are in close proximity to the boundary with Crawley and could potentially contribute to the unmet housing need within that local authority. The Ifield (SA101), Rookwood (SA394), Land North East of Henfield (Mayfield) (SA414), Adversane (SA597), Buck Barn (SA716) and West of Billingshurst (SA744(includes SA225)/SA668) sites would deliver a substantial number of new homes over the plan period. These sites could also potentially deliver a high number of new homes in the longer term beyond the plan period given their capacity and developers proposals.

4.10 As well as meeting the area's identified housing need, the delivery of the large sites also has the potential to contribute to the local economy by increasing the available workforce, increasing local expenditure and providing construction job opportunities in the short term. As such, positive effects are expected for all sites in relation to **SA objective 16: economic growth**. Sites that are mixed use and are to include the delivery of an element of employment land are likely to have a significant positive effect in relation to this SA objective. This includes the Ifield (SA101), Land North East of Henfield (Mayfield) (SA414), Kingsfold (SA459/SA674/SA846), Adversane (SA597), Buck Barn (SA716) and West of Billingshurst (SA744 (includes SA225)/SA668) sites.

4.11 The locations of the large sites in relation to existing town centres, key employment sites and sustainable transport links has been considered for **SA objective 17: access to employment opportunities**. A significant negative effect has been identified for two of the sites (Land North East of Henfield (Mayfield) (SA414) and Buck Barn (SA716)) considering their relative remoteness to key employment areas and town centre locations that may restrict resident's access to employment opportunities during the early stages of development.

4.12 In addition, a minor negative effect has been identified for five of the sites (East of Billingshurst (SA118), Kingsfold (SA459/SA674/SA846), Adversane (SA597), West of Billingshurst (SA744(includes SA225)/SA668) and Ashington cluster (SA085/SA520/SA524/SA539/SA790)) due to current commuting patterns indicating that that there is a high level of out commuting from these locations to access jobs. It is expected that delivery of new homes in the District could have a bearing on local commuting patterns. Furthermore, the delivery of new high-quality employment floorspace could also help to attract high quality employment opportunities to the District.

4.13 However, considering the trends highlighted in the North West Sussex Economic Growth Assessment (EGA), Crawley and the Gatwick Diamond and to a lesser extent the London boroughs continue to provide important employment opportunities for residents. The most recent evidence shows that many of Horsham's residents commute to areas outside of the District to access higher paid jobs and Crawley. Furthermore, recent trends indicate that commercial occupiers in general moved from Horsham towards Crawley, as Horsham's business stock has consolidated and as new development (particularly industrial development) in and around Gatwick has attracted occupiers away from the District[16].

4.14 The sites at Adversane (SA597) and the Ashington cluster (SA085/SA520/SA524/SA539/SA790) have some level of access to nearby key employment sites, but that this access is unlikely to be via foot considering the lack of current pedestrian routes. A positive effect has however been identified in relation to this SA objective for all the sites (resulting in mixed effects for the majority of sites) considering their strong access to existing sustainable transport links, town centres or close proximity to key employment areas. The effect is also considerate of where sites include the provision of new sustainable transport links. In the case of sites at Ifield SA101 and Rookwood (SA394), a significant positive effect has been identified in relation to this SA objective given that

[16] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council Northern West Sussex August 2019) EGA Update Draft Report

these sites are located adjacent to the higher order town centres of Crawley and Horsham. The significant positive score is reflective of the importance of these towns in terms of employment opportunities for the surrounding area.

4.15 A positive effect is expected for all large sites considered in relation to **SA objective 2: access to services and facilities**. Many of the large site options (most notably the urban extensions) would provide access to existing services and facilities within the larger settlements. Proposals for many of the large site options also include the delivery of new services and facilities. A significant positive effect alone has been identified for sites at Ifield (SA101), West of Southwater (SA119) and Rookwood (SA394). These sites are located within walking distance of an existing settlement (Crawley, Southwater and Horsham town, respectively) and existing services and facilities, and would also deliver new services and facilities of a more substantial scale. The positive effect expected for the East of Billingshurst site is only expected to be minor. Although this site is in close proximity to the built-up area boundary of this settlement and services and facilities here, the proposals for new services at the site are less substantial than those expected at new settlement sites and many of the other urban extensions. This site would not include a new neighbourhood centre and essential service provision would be more limited with contributions secured towards a primary school and health facilities.

4.16 For seven sites (Kilnwood Vale (SA291), Land North East of Henfield (Mayfield) (SA414), Kingsfold (SA459/SA674/SA846), Adversane (SA597), Buck Barn (SA716), West of Billingshurst (SA744(includes SA225)/SA668 and Ashington cluster (SA085/SA520/SA524/SA539/SA790)) a mixed effect has been identified given that they are not in close proximity to specific types of services and facilities. The negative effect expected as part of an overall mixed effect for sites SA459/SA674/SA846 and SA716 at Kingsfold and the new settlement of Buck Barn respectively is expected to be significant. Although the proposals for these sites include the provision of new services and facilities, the nearest town centre and healthcare and education facilities are not within close proximity and unlikely to be easily accessible to residents. Uncertainty is attached to the scores recorded considering that the effects identified will be dependent in part on the delivery of new services and facilities, the phasing of development and existing pressures on service provision.

4.17 None of the sites are located within a 40% most deprived area and therefore the potential for development to achieve local regeneration in areas at which issues of social deprivation are mostly likely to be prevalent is limited. However, where sites are located within close proximity of an existing town or neighbourhood centre (sites at Ifield (SA101), East of Billingshurst (SA118), West of Southwater (SA119), Rookwood (SA394), West of Billingshurst (SA744(includes SA225)/SA668) and Ashington cluster (SA085/SA520/SA524/SA539/SA790)), a minor positive effect has been identified in relation to **SA objective 3: inclusive communities**. It is expected that the new uses at these sites could potentially complement and contribute to the vitality of the existing uses at the town and neighbourhood centres in question.

4.18 The potential for promoting community cohesion and fostering local relationships may be further achieved at new urban extensions and settlements where policy requirement for the development is included to support community events and/or facilities. In the case of West of Billingshurst site (SA744(includes SA225)/SA668), a minor negative effect has been identified in combination with the positive effect. There is potential for the path of the A29 to act as a barrier between the site and the existing urban edge at Billingshurst, which may limit the potential for cohesion between the existing settlement and the new development.

4.19 All sites are expected to result in an uncertain negligible effect in relation to **SA objective 4: crime**. The potential for development to minimise the occurrence and fear of crime is likely to be influenced mostly by the detailed design of development, which is unknown at this stage.

4.20 A mixed effect is expected for all but one of the sites in relation to **SA objective 5: health and wellbeing**. The exception to this is the Ashington cluster site (SA085/SA520/SA524/SA539/SA790) for which a significant positive effect alone is expected. This site is in close proximity to existing healthcare facilities and sports facilities within Ashington and would also deliver new open space facilities which could help to promote uptake of physical activities among residents.

4.21 Of the remaining sites, all but one (the Kingsfold site, (SA459/SA674/SA846)), are expected to have a significant positive effect considering that they are in close proximity to at least one existing health centre and an area of open space/sports facility or given that site proposals would include the delivery of new healthcare facilities and open space/active travel routes. However, uncertainty is attached to effects identified scores considering the potential for existing healthcare facilities to be overburdened as a high amount of new development is delivered at each location.

4.22 A significant negative effect has been identified for three sites. The development of sites at Ifield (SA101) and Rookwood (SA394) could result in the loss of an area of outdoor sports provision. The Kingsfold site (SA459/SA674/SA846) is not located in close proximity to any existing healthcare or recreational areas. Provisions for this site would be less than those included for some other sites. This would include new open space but only financial

contributions towards healthcare are to be secured, with land to be made available for a new healthcare facility only if this is required. A negative effect has also been identified in relation to this SA objective for this site and other sites that may be affected by noise (all other sites except for sites at Land North East of Henfield (Mayfield) (SA414) and Ashington cluster (SA085/SA520/SA524/SA539/SA790)) from aircraft at Gatwick, from railway lines or from A-roads.

4.23 An uncertain significant negative effect is expected for all the sites in relation to **SA objective 6: biodiversity**. All eleven sites are within close proximity of a biodiversity designation and/or fall within an Impact Risk Zone (IRZ) which identifies residential or employment development as a potential risk. In the case of three of the sites which are within the west of District at East of Billingshurst, Adversane, West of Billingshurst and Ashington respectively (SA118, SA597, SA744(includes SA225)/SA668 and SA085/SA520/SA524/SA539/SA790), the negative effect is also reflective of their location within the Bat Sustenance Zone associated with the Mens SAC.

4.24 The majority of sites include the provision of new and enhancement of existing open space and Green Infrastructure. As such, the effects are uncertain given that these measures may help to mitigate adverse effects in relation to the natural environment. A minor positive effect is identified in combination with the negative effect for site at West of Billingshurst (SA744 (includes SA225)/SA668) as a significant area of the site is expected to be preserved as a new country park.

4.25 In addition to the potential to negatively impact upon biodiversity designations, there is also potential for the large sites to impact negatively upon the historic environment within the District. As such, an uncertain significant negative effect has been identified for the majority sites in relation to **SA objective 8: historic environment**. These sites contain or are in close proximity to designated and/or local heritage assets, whose respective settings may be impacted upon as result of new development. The exception to this is site SA291 which would form an extension to Kilnwood Vale to the west of Crawley. The closest designated heritage asset to the site is located approximately 500m to the west and therefore it is likely that the potential for impacts upon its setting will be reduced. As such the negative effect expected for this site is minor.

4.26 All of the large sites proposed are to be delivered on mostly greenfield land as substantial urban extensions or new growth points at currently undeveloped locations. Therefore, there is potential for development to impact the existing character of the landscape. A significant negative effect has been identified for ten sites (Ifield (SA101), East of Billingshurst (SA118), West of Southwater (SA119), Kilnwood Vale (SA291), Rookwood (SA394), Land North East of Henfield (Mayfield) (SA414), Kingsfold (SA459/SA674/SA846, SA597), West of Billingshurst (SA744(includes SA225)/SA668) and Ashington cluster (SA085/SA520/SA524/SA539/SA790)) in relation to **SA objective 7: landscape.** These sites lie on land assessed in the Horsham District Landscape Capacity Assessment as having no/low or low-moderate landscape capacity to accommodate large-scale residential and/or employment development. It is recognised that the Landscape Capacity Study is currently being updated, therefore it is possible that, in light of new evidence emerging, some assessments may change. The Kilnwood Vale site also lies almost immediately to the north of the High Weald AONB and therefore development at this location has the potential to impact upon the setting of this designated landscape.

4.27 Only one site (Buck Barn (SA716)) lies on land which is mostly assessed having moderate capacity for large scale residential development as part of the Landscape Capacity Assessment[17]. A minor negative effect has therefore been identified in relation to SA objective 7 for this site. All effects identified in relation to this SA objective are uncertain considering that the design of new development may provide opportunities to mitigate adverse effects and achieve enhancements. This may particularly be the case where the delivery of new urban extensions provides opportunities to soften existing settlements edges and improve the transition to the open countryside.

4.28 The District contains large swathes of Grade 3 agricultural land as well as substantial portions of land which fall within MSAs. Most of the large sites take up substantial areas of undeveloped land which comprise higher value soils and land within MSAs. As such an uncertain significant negative effect is expected for the majority of sites in relation to **SA objective 9: soil quality** and **SA objective 10: mineral resources**.

4.29 The sites at Ifield (SA101) and Rookwood (SA394) have been identified as having potentially to result in a minor negative effect in relation to soil quality. A high proportion of these sites is located on Grade 4 agricultural land.

4.30 Uncertainty is attached to the majority of the scores for these sites in relation to SA objective 9 as there is no data available to distinguish whether the Grade 3 land in the District is Grade 3a (good quality) or the Grade 3b (moderate quality). Uncertainty is also attached to the significant negative effect

[17] Horsham District Council (November 2019) Draft Landscape Capacity Assessment

expected for all sites in relation to SA objective 10, as there may be opportunities to deliver development in a manner which would allow continued access to mineral resources in the future. The high amount of land required for each site option means that some adverse impact relating to soil quality and mineral resources in Horsham may result regardless of measures to achieve mitigation.

4.31 All of the sites considered are expected to have a minor negative effect in relation to **SA objective 12: flooding**. While all sites fall mostly outside of the higher risk flood areas, they would result in the development of a large amount of greenfield land. Therefore, all sites would contribute to a substantial increase in the overall area of impermeable surfaces in Horsham. Early discussions between the Council and Thames Water and Southern Water indicate that Crawley WwTW may need to be upgraded to accommodate substantial additional development towards the north east of the District. Given the early stages of these discussions there is an element of uncertainty attached to these assumptions. As such sites which are located towards the boundary with Crawley (Ifield (SA101) and Kilnwood Vale (SA291)) are expected to have an uncertain minor negative effect in relation to **SA objective 11: water resources**.

4.32 None of the large sites considered are located within an SPZ and the remaining sites are not expected to be constrained by the existing capacity of the wastewater infrastructure in the District. A negligible effect has therefore been identified for the remaining sites in relation to SA objective 11.

4.33 Mixed effects are expected for all the sites in relation to **SA objective 13: transport**, **SA objective 14: air pollution** and **SA objective 15: climate change**. The achievement of these SA objectives is likely to be influenced to varying degrees by the potential for the new development to promote modal shift in the District. As such, the proximity of sites to existing sustainable transport links and services and facilities as well as the potential to make new provisions of this type onsite will play an important role in relation to these SA objectives. All of the sites include provisions which could help reduce the need for residents to travel and therefore potentially limit the contribution to congestion, climate change and air pollution in the long term. In addition, the existing commuting patterns in the areas adjacent to the proposed developments have also been taken into account. All effects are uncertain given that the decisions of residents to choose to travel by private car or otherwise will influence any potential for achieving modal shift.

4.34 All new development is likely to result in carbon emissions, as new homes and businesses require heat and electricity. Carbon emissions in the built environment can be reduced through energy efficient design and construction, and the inclusion of low energy (e.g. energy efficient boilers and ground source heat pumps) and renewable energy sources (e.g. solar) to supply heat and power.

4.35 Providing and connecting to district heating schemes may be more likely to be achieved at larger developments, although there is no agreed threshold above which this is considered to be more viable. However, those strategic sites where the inclusion of low carbon and sustainable energy generation explicitly from part of the development proposals have been scored more favourably, although other strategic sites may also offer this potential. Otherwise, options that are likely to place greater reliance on private vehicles, as opposed to walking, cycling and public transport are considered more likely to generate higher carbon emissions.

4.36 The delivery of a high amount of development at the large sites has the potential to increase the overall traffic in the District and therefore negative effects have been identified for all sites in relation to SA objective 13. For the sites Land North East of Henfield (Mayfield) (SA414), Adversane (SA597) and Buck Barn (SA716) the relationship of the site with the existing strategic road network and/or the lack of accessibility to sustainable transport as well as access to existing services and facilities means that the negative effect is likely to be significant. Significant positive effects are expected in relation to SA objective 13 for sites at Ifield (SA101), East of Billingshurst (SA118), Southwater (SA119), Kilnwood Vale (SA291), Rookwood (SA394) and West of Billingshurst (SA744(includes SA225)/SA668) as they are well related to existing sustainable transport links and higher order settlements which provide access to a wide range of services and facilities.

4.37 It is likely that increased travel in the District will contribute to issues relating to air pollution as well as increasing carbon emissions. The Ifield (SA101), Kilnwood Vale (SA291), Land North East of Henfield (Mayfield) (SA414), Adversane (SA597), Buck Barn (SA716) and Ashington cluster (SA085/SA520/SA524/SA539/SA790) sites are expected to have significant negative effects in relation to SA objective 14 as they could lead to increased levels of traffic through AQMAs which may exacerbate existing air quality issues.

4.38 A significant positive effect has been identified in relation to SA objective 15 for the sites Land North East of Henfield (Mayfield) (SA414) and Adversane (SA597) as the site proposals include low carbon and sustainable energy generation. This type of provision would directly help limit any increase in carbon emissions as a result of new development at these sites. For the Land North East of Henfield (Mayfield) site (SA414) a significant negative effect is expected in combination with the significant positive effect. The site is not in close proximity to any existing sustainable transport links

and would help deliver a new link road which may help to reduce local congestion but may also limit the potential for achieving modal shift in the area.

4.39 The Buck Barn site (SA716) is poorly related to existing services and facilities and would result in the upgrading of the strategic road network which could reduce the potential to achieve modal shift at this location. While the large sites in closest proximity to Crawley (Ifield (SA101) and Kilnwood Vale (SA291)) could also help facilitate improvements to the strategic road network by facilitating the delivery of the Crawley Western Relief Road, these sites are comparatively well related to existing services and facilities as well as sustainable transport links within the Crawley and the surrounding area. As such the negative effect expected as part of overall mixed effects in relation to SA objective 15 for these sites is only expected to be minor.

Chapter 5
Small site options for Horsham Local Plan Review

5.1 In addition to the new, large site allocations that will be necessary to help meet the housing requirements for the District, the Council has identified 66 small sites which have potential to be developed for housing and other uses in and around the towns and villages.

5.2 Fifty-six of these sites have potential to be allocated to contribute to the local housing need (i.e. those considered for residential use or residential led mixed use development) and the remaining 10 sites have been considered for employment use only. It should be noted that the 56 housing or mixed use sites do not include some sites in Ashington, which have instead been assessed as part of the 'Ashington cluster' as reported in earlier sections.

5.3 Each of these small site options has been appraised in line with the methodology set out in **Chapter 1** of this Summary Report. The assumptions which have been used to inform decision making for the appraisal of these site options is presented in **Appendix A** and the detailed matrices for each of the site options are presented in **Appendix C**. The summary of SA findings for the small site options is presented in **Table 5.1** below.

5.4 Each small site option is presented below the settlement which it is in closest proximity to in the development hierarchy for the District. The number of expected homes to be provided at residential and mixed use site options has been included for reference. In general, the amount of employment land at relevant site options is equivalent to the site size and therefore this information has not been included in the table.

Table 5.1 Summary of likely sustainability effects of the small site options

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
Horsham																	
SA074 (residential use – 100 dwellings)	++	++?	0	0?	+	--?	--?	--?	-	0	0	-	++	0	++	0	++
SA191 (employment use)	0	-?	0	0?	-	-?	?	-?	-	--?	0	-	++	0	++	+	++
SA363 (employment use)	0	-?	0	0?	-	-?	--?	--?	-	--?	0	-	++	0	++	+	++
SA568 (mixed use - residential and commercial use – 350 dwellings)	++	++/-?	0	0?	+	-?	-?	--?	--?	--?	0	-	++	--	++	+	++
SA568 (employment use)	0	++	0	0?	+	-?	-?	--?	--?	--?	0	-	++	--	++	++	++
SA570 (employment use)	0	++	0	0?	+	-?	--?	--?	-	-?	0	-	++	0	++	+	++
Warnham																	
SA070 (residential use – 25 dwellings)	++	+?	0	0?	+	-?	--?	--?	--?	--?	0	-	++	0	++	0	+

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
SA071 (residential use – 20 dwellings)	++	+?	0	0?	+	0?	--?	--?	--?	--?	0	-	++	0	++	0	+
Broadbridge Heath																	
SA102 (employment use)	0	++?	+	0?	+	--?	--?	--?	-	--?	0	-	+	0	+	+	+
SA386 (mixed use - residential and employment use – 170 dwellings)	++	++/-?	+	0?	+	-?	-?	--?	--?	--?	0	-	+	0	+	+	+
SA622 (residential use – potential for retirement housing and specialist care accommodation)	++	++/-?	+	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	+
Christ's Hospital																	
SA129 (residential use – 35 dwellings)	++	++?	0	0?	+	-?	--?	-?	-	--?	0	-	++	0	++	0	++
Barns Green																	
SA006 (residential use – 46 dwellings)	++	+?	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	--

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
SA344 (residential use – 30 dwellings)	++	+?	0	0?	+	-?	--?	--?	--?	--?	0	-	+	0	+	0	--
SA510 (residential use – 25 dwellings)	++	+?	0	0?	+	-?	--?	--?	--?	--?	0	-	+	0	+	0	--
SA613 (mixed use - residential and employment use – 30 dwellings)	++	+?	+	0?	--/+	-?	-?	--?	+	--?	0	0	+	0	+	+	--/+
Southwater																	
SA644/645 (employment use)	0	-?	0	0?	-	-?	?	--?	--?	--?	0	-	+	--	+	++	+
SA703 (employment use)	0	++	0	0?	+	-?	--?	0?	--?	--?	0	-	++	0	++	+	++
Lower Beeding																	
SA567 (residential use – 30 dwellings)	++	+?	0	0?	+	-?	--?	-?	--?	-?	0	-	+	0	+	0	--
SA575 (residential use – 13 dwellings)	++	+?	0	0?	+	-?	--?	-?	--?	0	0	-	+	0	+	0	--
SA584 (residential use – 6 dwellings)	+	+?	0	0?	+	-?	--?	--?	--?	0	0	-	+	0	+	0	--

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
Rusper																	
SA080 (residential use – 12 dwellings)	++	+?	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	--
SA465 (residential use – 12 dwellings)	++	+?	0	0?	+	-?	--?	-?	-	--?	0	-	+	0	+	0	--
SA737 (residential use – 10 dwellings)	++	+?	0	0?	+	-?	--?	-?	-	--?	0	-	+	0	+	0	--
Rudgwick and Bucks Green																	
SA442 (residential use – 30 dwellings)	++	+/-?	0	0?	++	-?	--?	--?	-	--?	0	-	+	0	+	0	--
SA574 (residential use – 120 dwellings)	++	+?	0	0?	++	-?	--?	--?	--?	--?	0	-	+	0	+	0	--
Billingshurst																	
SA565 (residential use – 12 dwellings)	++	++/-?	0	0?	++	-?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA656 (residential use – 8 dwellings)	+	++?	0	0?	+	--?	?	--?	--?	--?	0	-	++	0	++	0	+
SA819 (employment use)	0	++	+	0?	+	--?	--?	--?	+	--?	0	0	++	0	++	++	++

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
Pulborough and Codmore Hill																	
SA112 (residential use – 30 dwellings)	++	++/-?	0	0?	+	--?	--?	--?	-	--?	0	-	++	0	++	0	+
SA385 (employment use)	0	++	0	0?	+	--?	--?	--?	--?	--?	0	-	+	0	+	+	+
SA445 (residential use – 120 dwellings)	++	++?	0	0?	++	--?	-?	--?	--?	--?	0	-	++	0	++	0	+
SA556 (residential use – 25 dwellings)	++	++?	0	0?	++	--?	--?	-?	--?	--?	0	-	++	0	++	0	+
West Chiltington Village and Common																	
SA066 (residential use – 15 dwellings)	++	+?	0	0?	+	--?	-?	--?	--?	--?	0	-	+	0	+	0	--
SA429 (residential use – 14 dwellings)	++	+/-?	0	0?	-	--?	--?	-?	--?	-?	-	-	-	0	-	0	+
Thakeham																	
SA039 (residential use – 20 dwellings)	++	+/-?	0	0?	+	--?	?	0?	--	-?	-	-	+	0	+	0	+
SA513 (residential use – 20 dwellings)	++	+/-?	0	0?	+	-?	--?	-?	--	--?	-	-	+	0	+	0	+

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
Storrington																	
SA361 (residential use – 60 dwellings)	++	++/-?	0	0?	+	--?	--?	--?	--?	--?	0	-	+	--	+	0	+
SA639 (residential use – 60 dwellings)	++	++?	0	0?	++	--?	--?	-?	--?	--?	0	-	+	--	+	0	+
SA732 (residential use – 60 dwellings)	++	++?	0	0?	++	--?	--?	--?	-	--?	0	-	+	--	+	0	+
Ashington																	
SA122 (residential use – potentially part of wider total allocation of 225 dwellings)	++	+?	0	0?	++	-?	--?	--?	-	--?	0	-	+	0	+	0	+
SA131 (residential use – 40 dwellings)	++	+?	0	0?	++	-?	-?	-?	--?	--?	0	-	+	0	+	0	+
SA548 (residential use - potentially part of wider total allocation of 225 dwellings)	++	+?	0	0?	++	-?	--?	--?	--?	--?	0	-	+	0	+	0	+
SA735 (mixed use - residential and	++	+?	0	0?	++	-?	--?	--?	-	--?	0	-	+	0	+	+?	+

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
employment use – 100 dwellings)																	
Bramber and Upper Beeding																	
SA055 (residential use – 25 dwellings)	++	++	0	0?	++	--?	?	--?	--?	0	0	-	-	0	-	0	-
SA483 (residential use – 15 dwellings)	++	++	0	0?	++	--?	?	--?	--?	0	0	-	-	0	-	0	-
SA488 (residential use – 20 dwellings)	++	++/-?	0	0?	++	--?	?	--?	-	0	0	-	-	0	-	0	-
Steyning																	
SA742 (residential use – 50 dwellings)	++	++	0	0?	++	--?	-?	--?	--?	0	0	-	+	0	+	0	--
Small Dole																	
SA505 (residential use – 40 dwellings)	++	-?	0	0?	+	-?	-?	-?	--?	--?	0	-	+	0	+	0	+
SA538 (residential use – 40 dwellings)	++	-?	0	0?	+	-?	-?	--?	--	--?	0	-	+	0	+	0	+
Henfield																	

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
SA005 (residential use – 155 dwellings)	++	++/-?	0	0?	++	0?	--?	--?	--	--?	0	-	+	0	+	0	+
SA011 (residential use – 25 dwellings)	++	++/-?	0	0?	++	-?	--?	--?	--?	--?	0	-	+	0	+	0	+
SA065 (residential use – 40 dwellings)	++	++/-?	0	0?	++	0?	0?	--?	--?	--?	0	-	+	0	+	0	-
SA317 (residential use – 55 dwellings)	++	++/-?	0	0?	+	--?	--?	--?	--	--?	0	-	+	0	+	0	-
SA504 (residential use – 10 dwellings)	++	++/-?	0	0?	+	-?	--?	--?	--?	--?	0	-	+	0	+	0	+
SA686 (residential use – 100 dwellings)	++	++?	0	0?	++	-	--	--?	--?	--?	0	-	+	0	+	0	-
Partridge Green																	
SA063 (employment use)	0	++	0	0?	++	--?	?	--?	--?	--?	0	-	+	0	+	+	+
SA274 (residential use – 55 dwellings)	++	++?	0	0?	++	0?	-?	--?	--?	--?	0	-	+	0	+	0	+
SA320 (residential use – 70 dwellings)	++	++/-?	0	0?	++	--?	--?	-?	--?	--?	0	-	+	0	+	0	+

SA objectives	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health	SA6: Biodiversity and geodiversity	SA7: Landscapes and townscapes	SA8: Historic environment	SA9: Efficient land use	SA10: Mineral resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air Quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
SA433 (residential use – 90 dwellings)	++	++?	0	0?	++	--?	--?	--?	--?	--?	0	-	+	0	+	0	+
SA634 (residential use – 20 dwellings)	++	++/-?	0	0?	++	--?	-?	--?	--?	--?	0	-	+	0	+	0	+
Cowfold																	
SA076 (residential use – 10 dwellings)	++	+?	0	0?	++	0?	--?	-?	--?	--?	0	-	+	--	+	0	+
SA083 (residential use – 5 dwellings)	+	+?	0	0?	++	0?	--?	-?	--?	--?	0	-	+	--	+	0	+
SA366 (residential use – 100 dwellings)	++	+/-?	0	0?	++	-?	--?	--?	--?	--?	0	-	+	--	+	0	+
SA609 (residential use – 35 dwellings)	++	+?	0	0?	++	0?	--?	-?	--?	--?	0	-	+	--	+	0	+
SA610 (residential use – 35 dwellings)	++	+?	0	0?	++	0?	-?	--?	--?	--?	0	-	+	--	+	0	+

Summary of SA findings for the small site options

5.5 Of the 66 small site options, 56 are expected to have positive effects in relation to **SA objective 1: housing**. These are sites that would support the delivery of new homes in the District. The 10 remaining sites are being considered for uses which would not include the delivery of new homes. The majority of the sites for which positive effects are expected (53 sites) are likely to have significant positive effects given that they have the capacity for more than 10 dwellings. One of these sites (SA622 at Broadbridge Heath) is being considered for allocation for retirement housing and specialist care accommodation and could provide specialist housing to help meet the specific local needs.

5.6 Three of the sites located in Lower Beeding (SA584), Billingshurst (SA656) and Cowfold (SA083) respectively are expected to have minor positive effects as they have the capacity for fewer than 10 dwellings.

5.7 The majority of the small site options (61 out of 66) are expected to have positive effects in relation to **SA objective 2: access to services and facilities**, due to their close proximity to the boundaries of a built-up area as well as specific services and facilities within the District. For 34 sites a significant positive effect is likely as they are located within close proximity to the Main Town (Horsham) or a Small Town or Larger Village in the District. However, 14 of the sites which are being considered for residential use are not located within close proximity of a primary school or a secondary school and therefore the significant positive effect is combined with an uncertain minor negative effect.

5.8 For a further 27 small sites a minor positive or uncertain minor positive effect is expected as these sites are located within close proximity of the built-up area boundary of a Medium Village and/or a primary school or secondary but not both of these types of education facility. Five sites are located within close proximity of one type of education facility but not a higher order settlement or are located within close proximity of a Medium Village but no education facilities. Therefore, a mixed minor positive effect and minor negative effect is expected in relation to SA objective 2 for these sites.

5.9 An uncertain minor negative effect alone is expected for five sites. Sites SA505 and SA538 which are being considered for residential use are located at the Smaller Village of Small Dole, but would not provide residents with easy access to an education facility and therefore expected to have an uncertain minor negative effect in relation to this SA objective. A minor negative effect is also expected for sites SA191, SA363 and SA644/SA645 which are being considered for employment use and are not located within close proximity to the built-up area of any of the settlements on the development hierarchy in the District.

5.10 Negligible effects are expected for all but five of the small site options in relation to **SA objective 3: inclusive communities**. These sites are not located within a 40% most deprived area according to the IMD 2019. They are also not located on brownfield, the development of which might otherwise promote regeneration in Horsham District and would not provide new retail or community uses to complement existing uses within the town or village centre locations of the District.

5.11 A minor positive effect is expected for the remaining five sites. Small sites at the settlements of Barns Green (SA613) and Billingshurst (SA819) are not located within a 40% most deprived area but are located on brownfield land. Two sites at Broadbridge Heath (SA102 and SA386) are located within a 40% most deprived area where development may help to achieve benefits relating to regeneration for those who are currently most affected by deprivation in the District. A third site at Broadbridge Heath (SA622) is not located within a 40% most deprived area, but as it would support the delivery of retirement or specialist care housing, it could help to promote social integration in the area.

5.12 All of the small site options are expected to have uncertain negligible effects in relation to **SA objective 4: crime.** It is expected that the potential for new development to minimise incidences of crime and the fear of crime will depend mostly on design considerations, which are not yet known. Measures such as ensuring open spaces are designed to be overlooked and the incorporation of appropriate lighting schemes will help to ensure that residents at new development in Horsham District feel secure.

5.13 Of the 66 small site options, 62 are expected to have positive effects in relation to **SA objective 5: health**, due to their proximity to healthcare facilities and areas such as open spaces or sports facilities which may help to encourage more active lifestyle choices in Horsham. Of the 62 small sites that are expected to have a positive effect, the effect for 29 is expected to be significant. These sites are located within close proximity of both a healthcare facility and an area of open space or sports facility. Thirty-three small sites are located within close proximity of either a healthcare facility or an area of open space or sports facility but not both. As such minor positive effects are expected in relation to SA objective 5. However, development at one site at Barns Green (SA613), may result in the loss of an area of open space or sports facility at Sumners Pond Fishery and Campsite. Therefore, a significant negative effect is expected in combination with the minor positive effect for this site.

5.14 The remaining four sites, at or in close proximity to the town of Horsham (SA191 and SA363), Southwater

(SA644/SA645), and West Chiltington Village and Common (SA429) respectively, are expected to have minor negative effects alone. These sites are not located within close proximity of these types of facilities.

5.15 The majority of the 66 small site options are expected to have negative effects in relation to **SA objective 6: biodiversity and geodiversity**. It is likely that the land take required for new development as well as resultant human activities once the development is occupied would result in habitat loss, fragmentation and/or disturbance.

5.16 A significant negative effect is expected for 23 of the sites due to their location within one of Natural England's designated SSSI Impact Risk Zones (IRZ) which have been declared in relation to the potential risk residential or employment related uses planning applications may result in. Minor negative effects are expected for 35 of the sites due to their proximity to locally biodiversity or geodiversity designated sites or areas of ancient woodland. Of the 58 small site options for which a negative effect has been identified, 26 lie within the bat sustenance zone which has been designation in relation to the Mens SAC.

5.17 The remaining eight sites at Warnham, Henfield, Partridge Green and Cowfold respectively, are located within an IRZ which does not list planning applications relating to the use proposed for the site as a potential risk. Therefore, a negligible effect is expected for these sites. In all cases, the effects identified are uncertain. Appropriate mitigation may avoid or reduce negative effects and the incorporation of measures such as green infrastructure may result in benefits such as improved habitat connectivity. The uncertainty also reflects the potential for adverse impacts in relation to undesignated biodiversity and geodiversity features in the District as development occurs.

5.18 Development within the District has the potential to disrupt existing character as well as the setting of designated landscapes such as that of the High Weald AONB and those within the South Downs National Park. The potential for impacts relating to landscape character in the District has been informed by the findings of the Landscape Capacity Assessment which assessed the capacity of the landscape to accommodate change relating to different types of use. It is recognised that the Landscape Capacity Study is currently being updated, therefore it is possible that, in light of new evidence emerging, some assessments may change.

5.19 Of the 66 sites, 44 are located within a Local Landscape Area identified as having 'No/Low' landscape capacity or 'Low-Moderate' landscape capacity for new housing development or employment development. Significant negative effects are expected for these small site options in relation to **SA objective 7: landscapes and townscapes**. Thirteen sites are located within Local Landscape Areas identified as having 'Moderate' or 'Moderate-High' landscape capacity for new housing development or employment development and are expected to have minor negative effects in relation to this SA objective.

5.20 A negligible effect is expected for only one of the small sites at the settlement of Henfield (SA065). This site is located within an existing built-up area. The landscape capacity of the areas at which eight of the sites are located has not yet been assessed, and therefore, uncertain effects are expected for these sites.

5.21 Information available in Conservation Area Appraisals for the District has been used to identify particularly sensitive heritage assets and key views. This information and the proximity of the small site options to heritage assets has been used to consider the potential for the allocation of sites for development to have an impact on the significance of these assets or that of their setting.

5.22 Seventeen of the small site options are expected to have a minor negative effect in relation to **SA objective 8: historic environment** considering their proximity to designated heritage assets which may be negatively affected by development of the site. For these sites it is expected that mitigation might be achieved through appropriate design measures. An additional 47 sites are expected to have significant negative effects in relation to this SA objective, as it is unlikely that the impacts of the development relating to the significance of nearby heritage assets can be adequately mitigated. A negligible effect is expected in relation to two small site options at Thakeham (SA039), and at Southwater (SA703) as they are not located within close proximity of any heritage assets and in any case are set amongst features (including areas of existing residential development) which act to screen these sites in most directions.

5.23 All effects identified in relation to this objective are all uncertain at this stage as they will depend on the detailed design of the development, which is not yet known. The design process may allow for the incorporation of appropriate mitigation in relation to impacts on the setting of heritage assets and potential improvements to the character of a given area.

5.24 Sixty-four of the small sites are expected to have negative effects in relation to **SA objective 9: efficient land use**, given that they are located on greenfield land. The negative effect is likely to be significant for 47 of these sites due to their location on land, which is classed as Grade 1, Grade 2, or Grade 3 agricultural quality. Information is not currently available to establish whether Grade 3 agricultural soils within the District are of Grade 3a or 3b quality and therefore the significant negative effect is uncertain for 42 small sites. Of the 64 sites, 17 are expected to have minor negative effects due to their location on greenfield which is

classed as Grade 4 or Grade 5 agricultural, non-agricultural, or urban land.

5.25 The remaining two sites at Barns Green (SA613), and Billingshurst (SA819) are located on brownfield land. Development at these sites could therefore promote a more efficient use of land in the District. As such, a minor positive effect is expected in relation to this SA objective. None of the small site options contain land which is identified as being contaminated and therefore there is likely to be limited potential/need to promote the remediation of land as new development occurs.

5.26 The majority of the small site options are expected to have negative effects in relation to **SA objective 10: mineral resources** as they lie within or are within close proximity to an MSA. It is expected that development at these locations could result in loss of access to or sterilisation of the finite mineral resources in the District.

5.27 Of the total 66 sites, 55 are located within an MSA where development is expected to result in a significant negative effect. The negative effects identified in relation to this SA objective are uncertain, as there may be potential for mineral extraction to be undertaken prior to the development of the sites or for development to be designed to maintain access to mineral resources at these locations. Four of the sites are located within 250m of an MSA and are therefore a minor negative effect is expected. The remaining seven sites are located within the settlements of Horsham (SA074), Lower Beeding (SA575, SA584), Bramber and Upper Beeding (SA055, SA483 and SA488) and Steyning (SA742), and are more than 250m from an MSA. A negligible effect is expected in relation to SA objective 10 for these sites.

5.28 Only three of the 66 small site options are expected to have minor negative effects in relation to **SA objective 11: water resources**. These are sites which are located at Thakeham (SA039 and SA513) and West Chiltington Village and Common (SA429) and lie with within an SPZ. Development of these sites may result in adverse impacts in relation to the contamination of the District's drinking water. The remaining sites are not located within an SPZ and therefore a negligible effect is expected.

5.29 All of the 66 small site options are located on land that is mostly within flood zone 1. However, the majority (64) of these sites are also located on greenfield land. As development may result in an increased risk of flooding considering the overall increase in impermeable surfaces in the District, a minor negative effect is expected in relation to **SA objective 12: flooding** for the majority of small sites. It is recognised that development of these sites would be required by planning policy to incorporation mitigation, including SuDS.

5.30 The remaining two sites, which are located at or in close proximity to the settlements of Barns Green (SA613), and Billingshurst (SA819) contain a substantial portion of brownfield land. As such, development of these sites is unlikely to result in a substantial increase in impermeable surfaces and a negligible effect is expected in relation to SA objective 12.

5.31 It is expected that sixty-two of the small site options would have a positive effect in relation to **SA objective 13: transport**. These are sites which are in close proximity to public transport links. It is expected that development at these locations offer the greatest potential to limit increases in location congestion levels related to travel by private vehicles in the District. A significant positive effect is expected for 16 of these sites as they are within 1.8km of a railway station. These sites are located within or in close proximity to the settlements of Pulborough and Codmore Hill, Billingshurst, Christ's Hospital, Horsham Town or Warnham where the District's railway stations are found.

5.32 A minor positive effect is expected for 46 sites as they are within 450m of a bus stop or cycle route but not a railway station. Minor negative effects are expected in relation to SA objective 13 for four sites, located in West Chiltington Village and Common (SA429) and Bramber and Upper Beeding (SA055, SA483, SA488), as they are not within close proximity to any of the considered sustainable transport links.

5.33 The potential for increased travel by private vehicle is likely to impact air quality in the District as development is provided over the plan period. This is particularly likely to be case where existing air pollution issues have been identified.

5.34 Of the 66 small site options, 11 sites are either within or directly connected via a road to an Air Quality Management Area (AQMA). These sites are located at or in close proximity to Horsham Town (SA568 (considered for both residential led mixed use and employment use)), Storrington (SA361, SA639, SA732), Southwater (SA644/SA645) and Cowfold (SA076, SA083, SA366, SA609 and SA610).

5.35 Development at these sites has the potential to intensify existing air quality issues within the AQMAs at Hazelwick in Crawley, as well as those at Storrington and Cowfold within the District. Therefore, a significant negative effect is expected for these sites in relation to **SA objective 14: air quality**. The remaining fifty-five sites are not located within, or directly connected to an AQMA. A negligible effect is therefore expected for these sites in relation to SA objective 14.

5.36 It is expected that that all new development is likely to result in some level of carbon emissions, for example, as new homes and businesses require heat and electricity. Providing and connecting to district heating schemes may be more likely to be achieved at larger developments. However, there is no

agreed threshold above which this is considered to be more viable. Furthermore, there may be some scope to connect smaller sites to these types of schemes which have not yet been agreed at large strategic sites in the District. As such, **SA objective 15: climate change** has focussed on potential transport patterns in the District and the likely effect of this in relation to climate change.

5.37 Sixty-two of the sites are expected to have a positive effect in relation to SA objective 15: climate change given their proximity to more sustainable transport links. Providing residents with opportunities to make use of more sustainable modes of transport is expected to help encourage modal shift, thereby limiting the potential for substantial increased in carbon emissions as new development is provided.

5.38 Of these 62 sites, 16 are within 1.8km of a railway station, and therefore a significant positive effect is expected. A minor positive effect is expected for 46 of the small sites as they are located within 450m of a bus stop or cycle route. The remaining four sites, located at West Chiltington Village and Common (SA429) and Bramber and Upper Beeding (SA055, SA483, SA488), are not within close proximity to sustainable transport links. Development of these sites is therefore likely to require residents to undertake journeys by private vehicle on a more regular basis which could have detrimental impacts in relation to the District's contribution to climate change. Therefore, minor negative effects are expected for these sites in relation to SA objective 15.

5.39 The majority of the small sites considered would provide residential development only. This type of development could provide some amount of employment opportunities associated with the construction of new homes. However, the delivery of a wider range of employment opportunities and sustainable economic growth in the District will be most supported through the allocation of viable employment sites or mixed use sites which include some employment development.

5.40 Fourteen of the small sites would provide new employment development alone or a mix of uses which include employment or commercial uses. Three of these sites (SA568, SA644/SA645 and SA819) have the potential to provide more than 5.0ha of employment land and are expected to have a significant positive effect in relation to **SA objective 16: economic growth**. For the remaining 11 of the sites which are being considered to provide some employment uses the amount of land would be less than 5.0 ha and therefore the positive effects expected are minor. The amount of employment development to be provided as part of the mixed use at site SA735 is currently unknown and therefore the minor positive effect expected for this site is uncertain.

5.41 All seven sites (SA074 SA129 and SA568 for residential uses and SA191, SA363, SA568 and SA570 for employment uses) being considered at Horsham and Christ's Hospital are expected to have a significant positive effect in relation to **SA objective 17: access to employment opportunities**. This reflects the close proximity of Key Employment Areas (within 1.8km) and Horsham town centre (within 720m) to these sites, which are likely to provide some employment opportunities for new residents. The positive effects are also reflective of the potential for sites SA191, SA363, SA568 and SA570 to provide new employment uses in the plan area, considering the uses they are being proposed for.

5.42 Of the three remaining mixed use sites considered, one site (SA613) is expected to have a mixed overall effects. The site is more than 2.7km from a Key Employment Area and not within 720m of Horsham town centre meaning that new residents at the site could have limited access to more substantial employment opportunities in the District. The site is, however, located within close proximity of a bus stop which could provide some residents at locations further afield with some access to the new employment opportunities which might be provided as part of the mixed use development.

5.43 The other two mixed use residential led sites (SA386 and SA735) are expected to have a minor positive effect alone, as they are located within 1.8km of a Key Employment Area and 450m of a bus stop but not within 720m of Horsham town. Thirty-three sites considered for residential development only across Ashington, Billingshurst, Cowfold, Henfield, Partridge Green, Pulborough and Codmore Hill, Small Dole, Storrington, Thakeham, Warnham and West Chiltington Village and Common are expected to have a minor positive effect alone in relation to SA objective 17. These sites are within close proximity to a key employment area or Horsham town centre but not both.

5.44 Thirteen sites are not located within 2.7km of a key employment area or within 720m of Horsham town centre and therefore a significant negative effect is expected in relation to this SA objective. These sites include those located across Barns Green, Lower Beeding, Rusper, Rudgwick, Steyning, Bucks Green and West Chiltington Village and Common. Of the remaining sites, six are expected to have a minor negative effect given that they are located between 1.8km and 2.7km of a key employment area but are not within 720m of Horsham town centre.

Chapter 6
Growth scenario options for Horsham Local Plan Review

Appraisal of growth scenario options for the Local Plan Review

6.1 Drawing on the appraisal of the six overall strategy options, the appraisal of the three quanta of growth, and the appraisal of the large-scale and small-scale sites, the Council has prepared nine more spatially specific growth scenarios that could be included in the Local Plan Review. These have also been subject to SA.

6.2 The growth scenario options relate to either lower, medium or higher growth scenarios. They include different combinations of large site and small site options to ensure that all reasonable alternative options relating to approach to the distribution of growth in the District have been appraised. For each growth scenario, a level of growth to be achieved from smaller non-strategic sites is assumed. With the exception of Scenario 7, this can be met from the 56 residential or mixed use sites referred to in the preceding section.

6.3 **Table 6.1** below shows the distribution of growth for each scenario. The distribution is shown across the large site options and also considers the number of homes to be provided at small site options. While the Ashington cluster site is considered to be a small site, the relatively high number of homes to be provided here during the plan period means that it is helpful to include the site alongside the large site options for the appraisal of each growth scenario option.

6.4 The rationale underpinning each growth scenario is as follows. Note that the total homes relates to the whole plan period and refers to housing delivery on allocated sites only. It does not include already-committed development, windfall housing or homes already completed.

- **Scenario 1: lower growth settlement hierarchy - urban extension *(Total new homes: 8,050)***

  This scenario accommodates a lower level of growth. It includes all settlement extensions that are immediately adjacent to settlements with good prospect of integration with the host settlement. It does not include any new settlements or 'satellite' settlements (i.e. are close to but not directly connected to the host settlement). There is a small amount of small settlement growth allowed for to

provide opportunity for modest sustainable growth across a number of other settlements within the settlement hierarchy. This option, whilst low growth, would broadly follow the settlement hierarchy approach.

- **Scenario 2: lower growth new settlement option *(Total new homes: 8,050)***

  This scenario accommodates a lower level of growth, It includes all three of the new settlement proposals but assumes a slower delivery hence no more than 2,000 homes would be delivered on any one site within the Plan period. It does not include any major settlement extensions. However, it allows for a medium level of growth from smaller sites at settlements within the settlement hierarchy. This scenario represents an alternative approach that departs from the historic approach of focusing strategic growth at the larger settlements, to ensure that this reasonable alternative has been tested.

- **Scenarios 3a, 3b and 3c: medium growth new settlement plus settlement hierarchy *(Total new homes: 11,700)***

  These three scenarios accommodate a medium level of growth. They all include all settlement extensions that are immediately adjacent to settlements with good prospect of integration with the host settlement. It does not include any new settlements or 'satellite' settlements (i.e. are close to but not directly connected to the host settlement). The respective options include one new settlement - either Land North East of Henfield (Mayfield), Adversane or Buck Barn. Each respective scenario includes some additional growth from small site allocations in line with the settlement hierarchy. This scenario reflects that a medium level of growth (c.1,200 dpa) necessitates bringing forward at least one new settlement.

- **Scenario 4: medium growth new settlements and small sites only *(Total new homes: 11,700)***

  This scenario accommodates a medium level of growth. It includes all three of the new settlement proposals but does not include any major settlement extensions. However, it necessitates a high level of growth from smaller sites at settlements within the settlement hierarchy. This scenario represents an alternative approach that departs from the historic approach of focusing strategic growth at the larger settlements, to ensure that this reasonable alternative has been tested.

- **Scenario 5: medium growth urban extension and small sites option *(Total new homes: 11,700)***

  This scenario accommodates a medium level of growth. It includes all settlement extensions that are immediately adjacent to settlements with good prospect of integration with the host settlement. It also includes new settlements or 'satellite' settlements (i.e. are close to but not directly connected to the host settlement). There is a high amount of small settlement growth allowed for which provides growth across a number of other settlements within the settlement hierarchy. This option would broadly follow the settlement hierarchy approach whilst avoiding the need for any new settlement allocations (albeit the 'satellite settlements' of Kingsfold and East of Billingshurst are not directly integrated with their host settlements of Horsham and Billingshurst).

- **Scenario 6: higher growth urban extension and new settlements *(Total new homes: 17,100)***

  This scenario accommodates a high level of growth. It includes all three of the new settlement proposals, and all the major settlement extensions. It does not require any allocations of smaller sites, i.e. 100% of growth is from sites of at least 400 homes. This scenario represents an alternative approach that 'maxes out' on strategic growth, most of which is around the larger settlements, but provides no growth for settlements lower down the settlement hierarchy. This ensures that this reasonable alternative has been tested.

- **Scenario 7: higher growth urban extension and small sites *(Total new homes: 15,100)***

  This scenario accommodates a high level of growth. It includes all settlement extensions that are immediately adjacent to settlements with good prospect of integration with the host settlement. It also includes new settlements or 'satellite' settlements (i.e. are close to but not directly connected to the host settlement). It does not include any new standalone settlements. It also relies on very significant delivery from small sites - the number to be delivered in this way is well beyond the capacity of sites assessed as potentially suitable for allocation by officers but could theoretically be achieved by bringing back in sites submitted to the SHELAA that are currently considered Not Currently Developable . This is an alternative approach representing a more dispersed approach to small sites development (some would be located in open countryside), whilst still focusing the lion's share of the growth on strategic sites at or close to the larger settlements.

Table 6.1 Growth scenario options considered by Horsham District Council and subject to sustainability appraisal

Site reference and name	Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
	Scenario 1: lower growth settlement hierarchy - urban extension	Scenario 2: lower growth new settlement option	Scenario 3a: medium growth new settlement plus settlement hierarchy (Land North East of Henfield (Mayfield))	Scenario 3b: medium growth new settlement plus settlement hierarchy (Adversane)	Scenario 3c: medium growth new settlement plus settlement hierarchy (Buck Barn)	Scenario 4: new settlements and small sites only	Scenario 5: medium growth urban extension and small sites option	Scenario 6: higher growth urban extension and new settlements	Scenario 7: higher growth urban extension and small sites
	Number of homes to be delivered over the plan period								
(SA101) West of Ifield	3,000	0	3,000	3,000	3,000	0	3,000	3,000	3,000
(SA118) East of Billingshurst	700	0	700	700	700	0	700	700	700
(SA119) West of Southwater	1,200	0	1,200	1,200	1,200	0	1,200	1,200	1,200
(SA296) North Horsham densification	500	0	500	500	500	0	500	500	500
(SA291) West of Kilnwood Vale Extension	800	0	800	800	800	0	800	800	800
(SA394) Rookwood	900	0	900	900	900	0	900	900	900
(SA414) Land North East of Henfield (Mayfield)	0	2,000	3,000	0	0	3,000	0	3,000	0

(SA459/SA674/SA846) Land East of Kingsfold	0	0	0	0	0	0	1,000	1,000	1,000
(SA597) Adversane	0	2,000	0	2,000	0	2,000	0	2,000	0
Site reference and name	**Lower Growth Scenarios**		**Medium Growth Scenarios**					**Higher Growth Scenarios**	
	Scenario 1: lower growth settlement hierarchy - urban extension	**Scenario 2: lower growth new settlement option**	**Scenario 3a: medium growth new settlement plus settlement hierarchy (Land North East of Henfield (Mayfield))**	**Scenario 3b: medium growth new settlement plus settlement hierarchy (Adversane)**	**Scenario 3c: medium growth new settlement plus settlement hierarchy (Buck Barn)**	**Scenario 4: new settlements and small sites only**	**Scenario 5: medium growth urban extension and small sites option**	**Scenario 6: higher growth urban extension and new settlements**	**Scenario 7: higher growth urban extension and small sites**
	Number of homes to be delivered over the plan period								
(SA716) Land at Buck Barn	0	2,000	0	0	3,000	3,000	0	3,000	0
(SA744(includes SA225)/SA668) West of Billingshurst	0	0	0	0	0	0	1,000	1,000	1,000
(SA085/SA520/SA524/SA539 /SA790) Ashington cluster	400	0	400	400	400	0	400	0	400
Small sites	550	2,050	1,200	2,200	1,200	3,700	2,200	0	5,600
Total	***8,050***	***8,050***	***11,700***	***11,700***	***11,700***	***11,700***	***11,700***	***17,100***	***15,100***

Findings for the likely sustainability effects of the growth scenario options considered for the Local Plan Review

SA Objective 1: To provide affordable, sustainable and decent housing to meet local needs

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
+/-	+/-?	++	++	++	++/-	++	++?	++?

Lower Growth Scenarios

6.5 All scenarios considered would contribute to meeting the local housing need for the District. Each scenario would provide homes over and above the 7,416 commitments and 1,285 expected windfalls for the plan period. These development commitments and windfall sites considered, each option would meet the objectively assessed 'local housing need' of 965 dwellings per annum (dpa). The Duty to Cooperate requires the District to consider how much additional development can be accommodated to help meet the unmet needs of surrounding local authority areas. For all scenarios the total portion of development to be delivered through small sites plus expected windfall sites is not less than 10% of the total allocation as required by the NPPF[18].

6.6 Providing a substantially lower number of homes through the Lower Growth Scenarios, is considered less likely to help address the issues of housing affordability in the District. These options are also likely to provide a lower level of affordable housing as part of the overall amount of new housing delivered. Of the Lower Growth Scenarios, Scenario 2 would include a higher portion of growth at small sites, which could support faster build out rates. Scenario 1 would support the delivery of homes mostly as urban extensions to the larger settlements in the District as well as to Crawley. Providing a considerably lower number of homes at small sites may have adverse impacts in terms of achieving faster build out rates in Horsham District. As such, while Scenarios 1 and 2 are both expected to have a minor positive effect in relation to this SA objective, this is uncertain for Scenario 2.

Medium Growth Scenarios

6.7 All of the Medium Growth Scenarios are likely to support the achievement of a more affordable stock of housing in the District. Allowing for this medium level of growth is also likely to help to contribute to meeting the housing needs of neighbouring local authority areas. Of the Medium Growth Scenarios, the three options considered for Scenario 3 would allow for a level of growth at site SA101 (West of Ifield) and SA291 (West of Kilnwood Vale Extension) which could contribute to meeting Crawley's unmet housing need given the proximity of these sites to the settlement. Scenario 3a would include the new settlement at the Land North East of Henfield (Mayfield) site (SA414) which could help to contribute to housing need in Mid Sussex, however the delivery of these homes would be subject to agreement. A significant positive effect is expected overall for these three scenarios.

6.8 Scenario 4 would not provide any new housing in close proximity to Crawley. It would, however, include a high number of smaller sites which could contribute to achieving faster build out rates, although this could be offset by limiting larger sites to new settlements, which may take a while to deliver. Scenario 4 is therefore considered to result in a significant positive effect combined with a minor negative effect.

6.9 Scenario 5 could potentially help to meet the existing demand at the larger settlements of the District by allowing for a distribution of growth across urban extensions at the larger settlements of Billingshurst, Southwater and Horsham (including site SA394 at Rookwood) as well as at Crawley. At Crawley this would include the sites at West of Ifield and West of Kilnwood Vale which would be an extension of the existing

[18] Ministry of Housing, Communities and Local Government (February 2019) Paragraph 68, National Planning \Policy Framework

allocation set out through the West of Bewbush JAAP[19]). As such only a significant positive effect is expected for Scenario 5.

Higher Growth Scenarios

6.10 The Higher Growth Scenarios are expected to contribute most substantially to meeting the housing need of Horsham District as well as potentially helping to meeting the unmet need for any of the surrounding local authority areas. This is considered likely for both Scenarios 6 and 7 given that both include the large sites which are in closest proximity to Crawley. These scenarios may also be most effective in terms of delivering a supply of housing to positively impact housing affordability in Horsham District.

6.11 Including a high level of growth at urban extensions and/new settlements, which is the particular focus of Scenario 6 could help to deliver a high level of affordable housing in the District. However, as this scenario would not include any small sites, longer lead in times might be needed before the delivery of new homes could be achieved. This scenario would only include sites which would provide 400 or more new homes. Scenario 7 would include a high proportion of homes at small sites and it is likely less that these sites would support the delivery of affordable homes.

6.12 A significant positive effect is expected for both Scenarios 6 and 7. However, given the potential for longer lead in times to result for Scenario 6 and the limited potential for Scenario 7 to provide affordable homes uncertainty is attached for both scenarios.

SA Objective 2: To maintain and improve access to centres of services and facilities including health centres and education

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
+/-	--/+?	++/-	++/-?	++/--	--/+	++/--	--/+	--/+

6.13 Higher levels of growth in Horsham District are more likely to support investment in existing and new service provision than lower levels of growth. Conversely, lower levels of growth could place less pressure on existing services and facilities that have capacity issues.

Lower Growth Scenarios

6.14 Scenarios 1 and 2 are likely to place less pressure on existing services and facilities but also deliver less investment in the provision of new services and facilities. By providing a portion of the new development (550 homes) at small sites, to be broadly in line with the existing settlement hierarchy, much of the new development would provide a good level of access to existing services and facilities through Scenario 1. As the growth at the small sites would be broadly in line with the existing settlement hierarchy this scenario could also support service provision at the smaller settlements without overburdening existing provisions by allowing for an appropriate level of growth at these locations. Scenario 1, however, would also include the provision of a high number of homes (400) at the Ashington cluster site, which adjoins a lower ranked settlement (Ashington) where current service provision is understood to be moderate. This settlement provides access to healthcare facilities and a primary school but not a secondary school.

6.15 Scenario 2 departs from the approach of focussing development at the larger settlements by including a high number of new homes at each of the new settlement sites SA414 (Land North East of Henfield (Mayfield)); SA597 (Adversane); and SA716 (Buck Barn). It is noted that this option would cap development at the new settlement options at 2,000 homes over the plan period, thereby slowing development at these locations in comparison to the medium and higher growth options. The more limited growth provided at each location may support a more limited service provision at these settlements. A high proportion of growth would also

[19] Horsham District and Crawley Borough Councils (July 2009) West of Bewbush Joint Area Action Plan

be provided at small sites. While the new settlements at the sites Land North East of Henfield (Mayfield), Adversane and Buck Barn would allow for incorporation of new services and facilities a high number of residents could have limited immediate access to services and facilities dependent upon the phasing of new development. Scenario 2 would also result in a departure from delivering a higher proportion of growth at the larger settlements where existing services and facilities are concentrated. Therefore, a mixed minor positive and significant negative effect is expected for Scenario 2. The effect is uncertain given that the slower rate of development at the new settlement site options may mean that service provision over the plan period is limited.

Medium Growth Scenarios

6.16 Scenarios 3a, 3b and 3c include growth provided at urban extension sites and in line with the settlement hierarchy, similar to Scenario 1. Each of the scenarios would, in addition, include one of the three new settlement site options Land North East of Henfield (Mayfield) (SA414), Adversane (SA597) or Buck Barn (SA716), respectively.

6.17 With respect to most of the strategic sites, access to services and facilities for these three options are likely to be comparable to those expected for Scenario 1. Scenarios 3a, 3b and 3c may lead to benefits which are over and above those expected for Scenario 1 given that a high proportion of growth would be delivered at the small sites which would be broadly in line with the settlement hierarchy. This is particularly the case for Scenario 3b, which has a higher proportion of small sites than the other two scenarios. This element of growth could help to support new service provision at the smaller settlements.

6.18 Providing a high amount of development at a single new settlement site is likely to provide residents at the site with access to new services and facilities, but this will be dependent upon the phasing of new development. Overall a mixed significant positive and negative effect is therefore expected for Scenarios 3a, 3b and 3c. The proposals for all sites include support for new healthcare and education facilities. The level of new service provision at site SA597 (Adversane) would be more limited than the other new settlement options, considering the lower number of homes (2,000) to be provided within the plan period. Only financial contributions are to be secured for a new primary school and through school, in addition to a new GP centre at the Adversane site. As such the significant positive effect expected for Scenario 3b is uncertain. The level of housing to be provided beyond the plan period at Adversane (approximately 3,500 homes) is in line with the level to be provided at Buck Barn. It is therefore expected that more substantial service provision is likely to be more viable beyond the plan period for both sites. For Scenario 3c, the negative effects expected in combination is likely to be significant given that this scenario would include the site at Buck Barn which is less well related to existing settlements and services and facilities. This site is located more than 1.0km from the built up area boundary of the nearest large settlement (Southwater) as well as existing essential services including healthcare and education.

6.19 Scenario 4 would include all three new settlement site options, but no strategic urban extensions. The level of growth to be concentrated at each new settlement is expected to support new service provision. This is particularly likely to be case in the longer term and beyond the plan period as the sites are built out. Each site could potentially provide additional homes beyond the plan period, with site SA414 (Land North East of Henfield (Mayfield)) expected to deliver 7,000 dwellings up to 2042. The potential to achieve a degree of self-containment is particularly likely at this location in the long term. This scenario would include a relatively high level of development (3,700 homes) to be distributed across the small sites which would greatly exceed the amount that could be provided at sites which were positively assessed in the Council's Site Assessment Report 2019. This could result in a high number of new homes in more rural locations. Some of these residents would have poor levels of access to existing service provision, particularly where development is provided beyond the existing settlement built up area boundaries and at smaller settlements. This is also likely to be the case at some settlements which are higher in the development hierarchy such as Henfield which provides access to only one primary school and no secondary school. Overall a mixed minor positive and significant negative effect is expected for Scenario 4.

6.20 Scenario 5 would include all urban extension sites, many of which are well related to the larger settlements in Horsham District and also to the Crawley area, but no new settlements. The notable exception to this is site SA459/SA674/SA846 at Kingsfold which in effect would form a 'satellite' settlement to the existing development at the town of Horsham. While the site is relatively well related to Horsham it would not provide a direct extension to development at the settlement. The relatively high level of growth at this location (1,000 new homes) would be less than that provided at any of the three new settlement options but could support some more limited service provision. Proposals for the site include a new primary school but no new secondary school or healthcare services. As the level of development (2.200 homes) to be provided at small sites would not exceed the level of development which can be accommodated at sites which have been positively assessed in the Council's Site Assessment Report, development would be broadly in line with the settlement hierarchy. The small amount of growth provided at the smaller settlements might help to support some rural service

provision. A mixed significant positive and significant negative effect is expected for Scenario 5.

Higher Growth Scenarios

6.21 Delivering a high level of growth in line with Scenarios 6 and 7 could support substantial new service provision in Horsham District. Furthermore, as both options would provide a high level of growth as urban extensions of existing settlements, residents at these locations are likely to have a good level of access to existing services and facilities. However, the high level of growth (both options include all potential urban extensions) may result in existing services at the settlements of the District and surrounding areas (most notably Crawley considering its proximity to the north eastern edge of the District) becoming overburdened.

6.22 Both High Growth Scenarios also have the potential to result in a high proportion of residents being located in areas where services are not immediately accessible. For Scenario 6 this is at the new settlements of Mayfield, Adversane and Buck Barn. These new settlements will be supported by the delivery of new services and facilities, although service provision at Adversane may be more limited considering its smaller size. Access to new services and facilities for new residents will be dependent upon the phasing of new development. Development at the Kingsfold site (SA459/SA674/SA846) is also likely to provide residents with limited access to existing services and facilities. These areas are not within close proximity of all necessary services (including schools and healthcare) with the Buck Barn site and Kingsfold site particularly poorly located in terms of access to existing provisions.

6.23 Scenario 6 would allow for no development at small sites and this is likely to increase the potential for rural service provision to stagnate in Horsham with reduced potential for services at smaller settlements to be use regularly over the plan period.

6.24 For Scenario 7 no new settlements would be included, with a very high proportion of growth (5,600 homes) focussed towards small sites. This approach could help support service provision at smaller settlements, but would also mean there is reduced potential to secure funding for new service provision which might be achieved at large scale development. Dispersing a large amount of growth to a higher number of small sites is likely to result in a proportion of new development being located in more rural locations where services are not immediately accessible. Furthermore, the scale of growth which is achieved as development is dispersed to a higher number of locations is less likely to support new service provision.

6.25 A mixed effect is expected for both Scenarios 6 and 7. For Scenario 6 the failure to allow for any new growth at smaller sites could have particularly adverse impacts in relation to rural service provision and therefore the negative effect is likely to be significant.

6.26 The negative effect expected in relation to Scenario 7 is also likely to be significant given the potential for a large proportion of growth to come forward at more rural locations in a more dispersed approach.

SA Objective 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
++/-	--/+	+/-	+/-	+/-	--/+	--/+	--/+	--

6.27 In general, it is expected that accommodating a particularly high level of growth in Horsham District over the plan period could have impacts relating to access to services and facilities. New development is likely to incorporate and support some new service provision, however, adverse effects may occur both in terms of overburdening of existing services and the increased potential for some residents to be located in areas where service provision is not immediately accessible.

6.28 Higher growth is considered more likely to result in issues relating to place making and integration with existing social networks in the District as well as wider community cohesion, particularly in the short and medium term until the new developments have bedded in.

6.29 Although providing higher levels of growth at large site options (i.e. through urban extensions or new settlements) is likely to incorporate new service provision, achieving sense of

place at these locations could take longer to foster and will likely be dependent on their specific design and masterplanning.

6.30 Conversely lower growth is likely to support a lower level of new service provision in the District, but is less likely to place an undue strain on existing services. Lower levels of growth are also considered more likely to be able to be integrated within the District without resulting in problems relating to place making and disruption of existing community cohesion in Horsham District.

Lower Growth Scenarios

6.31 Scenario 1 would allow for a lower level of growth in Horsham District and includes urban extensions at settlements with good potential to achieve integration. While this scenario has reduced potential to disrupt existing social networks, it includes a high level of growth (400 homes) at the settlement of Ashington (site SA085/SA520/SA524/SA539/SA790) which is a lower order settlement. The high level of growth proposed by this settlement could represent an increase of approximately 40% of the current household numbers within the village if one new home is considered to be equivalent to one new household. This could have implications in terms of overburdening the more limited service provision at this location as well as leading to issues relating to the integrity of established local community networks and local placemaking.

6.32 While Scenario 2 would also allow for a lower level of growth over the plan period, it would incorporate much of this growth as new settlements and with a substantial proportion also delivered as small site development. In effect the new settlements included in this scenario would depart from an approach which focusses more development at the larger settlements which in the past have been considered most suitable to accommodate new growth. Delivering much of the new growth over the plan period at small sites would be mostly in line with the development hierarchy. It could lead to a more dispersed distribution of growth than Scenario 1, which could result in some new residents having a limited level of access to community facilities. This element of Scenario 2 could also result in place making issues at a wider number of locations in Horsham District. However, it is recognised that the magnitude of any impacts is likely to be more limited considering that the reduced number of homes small sites would provide. As such this could result in implications relating to pressures on community networks as well as disruption of sense of place.

6.33 Whilst for both scenarios there are likely to be mixed effects, for Scenario 1 this is likely to include a significant positive effect, whereas for Scenario 2 it is likely to include a significant negative effect.

Medium Growth Scenarios

6.34 The delivery of a medium level of growth would present increased challenges in terms of successfully integrating new development within the District, compared to the lower level of growth scenarios. The three options considered for Scenario 3 would, however, involve the delivery of urban extensions which have potential to integrate positively with existing settlements as well as development at small sites which is largely in line with the settlement hierarchy. These elements of growth could result in adverse impacts in terms of established community cohesion of the larger settlements. However, the larger nature of these settlements and the relatively high number of services and facilities at these locations may mean any effects are more limited. While the delivery of a proportion of growth at small sites would be in line with the development hierarchy through these three options, there is potential for impacts on the existing community networks at a higher number of locations than through Scenario 1. As small site options would support a lower number of new homes, any effects at specific locations are likely to be limited, dependent upon whether or not a higher number of sites are taken forward in a single area. Considering the sites which have been positively assessed in the Council's Site Assessment Report, none of the settlements which are Smaller Villages or lower in the development hierarchy have the potential to accommodate more than 100 homes. As such the potential for place making issues to arise is likely to be reduced.

6.35 Scenarios 3a, 3b and 3c would include the development of the Ashington cluster. The sizeable increase of households at this settlement means there is potential for the limited service provisions at this location to become overburdened and community network to be disrupted. The footprint of the site itself would also represent a sizeable increase to the settlement itself which is likely to present challenges relating to placemaking.

6.36 While Scenario 3b would also include a new settlement site option (SA597 at Adversane) for development, it differs most notably from Scenarios 3a and 3c most notably by including a higher level of growth (2,200 new homes) at small site options. Impacts relating to social cohesion are likely to be mostly similar if any of the new settlement options were delivered as they would incorporate new services and facilities. Furthermore, the level of new homes provided through small site options would not exceed the level that could be accommodated at sites which have been positively assessed in the Council's Site Assessment Report. This means that this element of growth would broadly be in line with the settlement hierarchy. As such while Scenario 3b could result in a more dispersed distribution of growth it would not differ significantly from the distribution which is likely for Scenarios 3a and 3c. While the higher levels of growth to be delivered through Scenarios 3a, 3b and 3c means that

achieving social cohesion is likely to be more challenging than Scenarios 1 and 2, these scenarios would achieve a pattern of growth which is mostly in line with the settlement hierarchy. This approach would provide much of the new development at locations where service provision is most likely to be able to accommodate new growth. An overall mixed minor positive and minor negative effect is expected for these three options.

6.37 Scenarios 4 and 5 would potentially result in increased issues resulting in terms of place making and successful integration of new development and residents with existing social networks. Scenario 4 would result in the number of homes to be accommodated at small sites (3,700) exceeding the level of growth which could be accommodated at sites which have been positively assessed in the Council's Site Assessment Report. For Scenario 5 it is noted that the 2,200 homes to be accommodated in this manner would be less than the level of development which can be accommodated at sites which have been positively assessed in the Council's Site Assessment Report. As such, much of the growth set out through this scenario would be in line with the development hierarchy.

6.38 This scenario would, however, deliver 1,000 new homes at the Kingsfold site which currently lacks immediate access to most essential services and facilities. Scenario 4 would include the additional challenge of incorporating a high proportion of new development at the three new settlement site options.

6.39 Scenarios 4 and 5 are both expected to result in a mixed minor positive and significant negative effect.

Higher Growth Scenarios

6.40 Scenarios 6 and 7 are likely to be most successful in terms of supporting long term service provision which could help facilitate the integration of new residents in the District. The delivery of much of the new development over the plan period at both urban extension sites and new settlement sites (Scenario 6) would help to limit the potential for overburdening of existing provisions in comparison to Scenario 7. By concentrating growth at large scale sites, the provision of new services and facilities is more likely to be directly supported or achieved through financial contributions from developers. Conversely the high level of growth to be delivered through Scenario 6 could result in the overburdening of existing facilities at existing settlements, particularly as new provisions are delivered at urban extensions. Impacts relating to the disruption local community networks and place making are also likely through this scenario considering the high level of growth (17,100 new homes) to be provided up to 2036.

6.41 Scenario 7 could deliver a very high proportion of overall growth at smaller settlements, as well as in more rural locations. This is considered likely given that the number of homes to be accommodated at small site options (5,600) would be well above the number of new homes which can be accommodated at sites positively assessed in the Council's Site Assessment Report. It is expected that any positive effect relating to new service provision would be significantly outweighed by delivering this high proportion of growth at rural locations which could be seen to fundamentally change existing settlement character and cohesion. The delivery of more piecemeal development through small site options through this scenario could also result in adverse impacts in relation to place making at a high number of locations. While impacts relating to place making could be more limited at specific locations considering the lower level of development to be accommodated at small site options, the high proportion of overall growth provided in this manner could result in overall cumulative effects.

6.42 While a mixed minor positive and significant negative effect is expected for Scenario 6, a significant negative effect alone is expected for Scenario 7.

SA Objective 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
0	0	0	0	0	0	0	0	0

6.43 It is expected that the potential for reducing the occurrence and fear of crime in the District will be most influenced by design considerations. Design measures incorporated at new development and open spaces including

those which promote natural surveillance may help to address this issue.

6.44 While each scenario considered would result in varying distributions of growth in the District, they would not influence the design of new development which comes forward. A negligible effect is therefore expected for each scenario considered.

SA Objective 5: To improve public health and wellbeing and reduce health inequalities

Likely Sustainability Effects							
Lower Growth Scenarios		Medium Growth Scenarios				Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
++/-	++/--?	++/ --	++/ --?	++/ --	--/+	--/+	--/+	--

6.45 Health and wellbeing in the District will be influenced by access to healthcare facilities and recreation facilities which might help to encourage the uptake of physical activities. Where development is located in areas where residential amenity might be impacted upon by noise and air pollution additional adverse impacts may result in terms of local public health. Similar to the consideration for service provision in Horsham District, the delivery of a lower level of growth could reduce the potential for new healthcare to be provided. Lower growth could, however, also reduce the potential for existing healthcare facilities to become overburdened as new development is provided, compared to higher growth.

Lower Growth Scenarios

6.46 While AQMAs have been declared within the District at Storrington and Cowfold none of the sites considered for development fall within these areas. As such it not expected that any one option would result in approach which would place a high level of development in areas where specific air pollution issues have been identified. While some options may result in increased levels of traffic within the AQMAs, the potential to intensify existing air quality issues has been considered separately though SA objective 14.

6.47 Providing for a majority of new development under Scenario 1 as urban extensions would provide many residents with a good level of access to existing healthcare facilities, with healthcare facilities to be incorporated through many of these large sites.

6.48 Urban extensions at Horsham Town and by Crawley (sites SA394 and SA101) include land which lies partially within the noise contour for Gatwick Airport or is adjacent to an A-road, as well as land which currently provides outdoor sports uses.

6.49 The significant positive effect expected for Scenario 1 is likely to be combined with a minor negative effect.

6.50 Scenario 2 would depart from the approach of providing most of the development at the larger settlements, with the three new settlements of Mayfield (SA414), Adversane (A597) and Buck Barn (SA716) accommodating a high level of development. While none of these sites are in close proximity to any existing healthcare facilities, they are expected to accommodate new healthcare facilities when fully built out. Each site would also incorporate provisions that could support recreation, such as open spaces and walking/cycling routes. The lower level of growth to be provided at each new settlement option through this scenario (capped at 2,000 homes over the plan period for each site option) could however reduce the potential to secure new healthcare provision.

6.51 Accommodating the remainder of the growth under Scenario 2 (2,050 homes) over the plan period at smaller sites would mean that the distribution of growth would be less likely to support substantial new healthcare provision. However, much of this growth would be delivered in line with the settlement hierarchy meaning that many new residents could be located at the large settlements where provision already exists. It is recognised this could result in some facilities being overburdened as growth occurs.

6.52 A mixed significant positive and significant negative effect is expected for Scenario 2. The lower level of growth to be provided at the new settlement options through this option means that there is uncertainty attached to the effect. The uncertainty reflects the potential for new service provision to be more limited.

Medium Growth Scenarios

6.53 Scenarios 3a, 3b and 3c differ in terms of the location and scale of new settlements which would be delivered as part of development over the plan period, and the number of homes delivered via small sites.

6.54 None of the three sites considered for new settlements are particularly well related to existing healthcare facilities. However, each new settlement site option would include some new healthcare and recreation provisions as part of the development.

6.55 Delivering the remainder of growth at urban extensions and at small sites broadly in line with the settlement hierarchy is likely to provide further opportunities for supporting the delivery of new healthcare facilities which could benefit many existing residents. This approach is likely to help prevent the overburdening of existing facilities as new development occurs. In all this approach is likely to help ensure that the majority of new resident would have suitable access to existing or new healthcare facilities in the District.

6.56 The significant positive effects expected for Scenarios 3a, 3b and 3c are likely to be combined with significant negative effects as residents at the new settlements included for each option would not benefit from immediate access to any existing healthcare provisions. While each new settlement site option is expected to include new healthcare provision, Scenario 3b would allow for a lower level of growth (2,000 homes) at the new settlement of Adversane over the plan period. The lower level of development has reduced potential to support substantial new healthcare services, although the viability of substantial service provision is considered more likely in the longer term given that 3,500 homes would be provided at the Adversane site beyond the plan period. The number of homes provided at the Adversane site beyond the plan period would be the same as that provided at the Buck Barn site. However, the Land North East of Henfield (Mayfield) site would provide the greatest certainty in terms of its ability to support substantial new service provision over the plan period and in the longer term. This site would deliver 3,000 homes over the plan period and 7,000 homes up to 2042.

6.57 Furthermore, Scenario 3b would include a higher level of growth at smaller sites than Scenarios 3a and 3c. The more dispersed distribution of growth supported through this scenario may mean that development occurs in a manner which is less likely to provide critical mass for new healthcare services. As such the effect expected for Scenario 3b is uncertain.

6.58 Furthermore, each option would include sites SA101 (Ifield) and SA394 (Rookwood) and therefore a proportion of the overall growth would include some land which both lies within the noise contour for Gatwick Airport or is adjacent to an A-road and currently provides outdoor sports uses. Development of these locations could result in loss of or reduced access to the current sport uses supported at these sites.

6.59 Scenario 4 would result in all three new settlement site options at Mayfield (SA414), Adversane (A597) and Buck Barn (SA716) coming forward for development. While these locations would not provide immediate access to healthcare facilities, their development would incorporate new facilities to the benefit of new residents as well as those in the surrounding areas.

6.60 Scenario 4 would also result in a high level of growth (3,700 homes) at small sites. This level is above the level of development which could be provided at sites positively assessed in the Council's Site Assessment Report and therefore is expected to result in a more marked departure from the existing development hierarchy in the District. It is expected that this approach would result in a high proportion of new residents having less access to healthcare facilities. It is also considered less likely to support new facilities given that a more dispersed distribution of growth may result.

6.61 Scenario 5 would result in much of the new development occurring at urban extension sites, with a substantial amount of growth also at small sites. The urban extension locations mostly benefit from access to existing health care facilities, with the notable exception of site SA459/SA674/SA846 due to the lack of healthcare provision in Kingsfold. Some of the development at Kingsfold could also fall within the noise contour associated with Gatwick Airport. This scenario could also result in the development of areas of open space/outdoor sport provision at site SA394 and SA101 at Rookwood and West of Ifield respectively, although these could be protected from development in the masterplanning process. Both Scenario 4 and 5 are expected to have a mixed minor positive and significant negative effect.

Higher Growth Scenarios

6.62 Scenarios 6 and 7 present the greatest opportunity to secure the delivery of new healthcare services or support for improvements of existing facilities through S106 or CIL contributions considering the proportion of growth to be focussed at large sites in the form of new settlements or urban extensions.

6.63 These scenarios could, though, result in existing facilities becoming overburdened given the high levels of growth, with 17,200 and 15,100 homes to be delivered, respectively.

6.64 Both scenarios would include the large sites at Kingsfold (SA459/SA674/SA846), Rookwood (SA394) and West of Ifield (SA101) where residents would not be provided with immediate access to existing facilities and/or could be affected

by the noise contour for Gatwick Airport or would result in loss of existing open spaces to development.

6.65 Scenario 7 is considered less likely to support new healthcare provision given that it would result in a high proportion of new growth (5,600 homes) at small sites. Focussing this level of growth at small sites is likely to result in a more dispersed pattern of growth where a substantial number of residents are located at lower tier settlements or at more rural locations. These locations are unlikely to provide immediate access to healthcare services and the dispersed distribution of development is considered less likely to support new healthcare provision, except through CIL contributions.

6.66 While Scenario 6 is expected to result in a mixed minor positive and significant negative effect, Scenario 7 is expected to result in a significant negative effect alone.

SA Objective 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest

<table>
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6.67 All scenarios considered would result in a relatively large amount of greenfield land take as well as the accommodation of a substantial number of new residents in the District. Direct increased habitat loss, as well as habitat fragmentation and other pressures on ecological networks are likely to result as of human activities and resultant pollution. Impacts will be dependent in part on effects relating to non-designated assets as well as the specific design of new development which may include mitigation measures as well as habitat improvements. Therefore, the effects for each scenario are uncertain.

Lower Growth Scenarios

6.68 Allowing for a lower level of growth over the plan period is likely to reduce the number of biodiversity and geodiversity assets which are affected and potentially the significance of any effects which occur. Where development occurs as extensions of existing settlements and in line with the settlement hierarchy (Scenario 1) effects relating to assets in the open countryside are less likely to result.

6.69 However, there are biodiversity assets in close proximity to Horsham Town including most notably the SSSI of Warnham to the north which could be affected by the densification of the North Horsham at site SA296. Including the urban extension at site SA101 (West of Ifield) has the potential to affect the House Copse SSSI. Furthermore, development within the western portion of the District through Scenario 1 at West of Billingshurst (site SA744(includes SA225/SA668)) would lie within the bat sustenance zone which has been declared in relation to the Mens SAC. A significant negative effect is expected for Scenario 1.

6.70 Scenario 2 would also result in a lower level of development being delivered over the plan period, meaning that effects relating to biodiversity may be reduced in terms of their magnitude and/or the number of assets which are affected. This scenario would, however, include the new settlements of Mayfield (site SA414), Adversane (site SA597) and Buck Barn (site SA716), which would result in significant greenfield land take at each location. Land North East of Henfield (Mayfield) (SA414) falls within an Impact Risk Zone (IRZ) for Beeding Hill to Newtimber Hill SSSI which has been declared in relation to industrial development and also contains areas of Ancient Woodland. The Buck Barn site contains a Local Wildlife Site. The site at Adversane lies within an IRZ for the Upper Arun SSSI as well as the bat sustenance zone. This scenario also includes the Ashington cluster (site SA524SA085/SA520/SA524/SA539/SA790) and although this site is not located within a SSSI IRZ declared for the residential use, it is located within relatively close proximity (600m) to Warminghurst Road Cutting Local Geological Site. This site also falls within the bat sustenance zone. Considering the potential detrimental impacts new development may have in relation to the identified designations a significant negative effect is expected in relation to Scenario 2.

Medium Growth Scenarios

6.71 Scenarios 3a, 3b and 3c would include all development set out for Scenario 1 plus one of the new settlements which are being considered at Mayfield (site SA414), Adversane (site SA597) and Buck Barn (site SA716) respectively. As

such the effects identified in relation to individual designations for Scenario 1 apply to these three scenarios.

6.72 Adverse effects relating to Beeding Hill to Newtimber Hill SSSI which lies in close proximity to site SA414 at Land North East of Henfield (Mayfield) may result through Scenario 3a. Similarly, the effects identified in relation to the Upper Arun SSSI as well as the bat sustenance zone for site SA597 at Adversane may potentially result through Scenario 3b. Given that Scenario 3c would include development at the new settlement at Buck Barn (site SA716) there is potential for impacts to result at Downs Link, Nutham Wood and Greatsteeds Farm Meadow Local Wildlife Site considering the close proximity of these designations. These three scenarios would also include the Ashington cluster site. As such, there is also potential for adverse impacts in relation to the bat sustenance zone and Warminghurst Road Cutting Local Geological Site.

6.73 Scenario 4 would include all of three potential new settlements meaning that impacts relating to each of the designations identified for each individual site are expected to occur. This scenario would also include a high level of growth (3,700 homes) as small sites. As this growth would be above the level of development which could be provided at sites positively assessed in the Council's Site Assessment Report it is likely to result in a significant amount of development of greenfield sites. This component of growth could have additional impacts in terms habitat fragmentation and degradation of existing ecological networks at more rural locations. It is also likely to reduce the potential to incorporate a more joined up approach to green infrastructure and habitat provision, which might otherwise be achieved at large sites.

6.74 The remaining Medium Growth Scenario (Scenario 5) would include additional land at site SA459/SA674/SA846 (East of Kingsfold) which would accommodate 1,000 new homes as well as at site SA744(includes SA225)/SA668 (West of Billingshurst). Effects relating to the urban extensions already described as well as relating to Warnham SSSI and Brockhurst Wood and Gill and Morris's Wood Local Wildlife Site which are in close proximity to Kingsfold and Billingshurst are therefore expected for Scenario 5. This scenario would, though, include the provision of a new country park at the West Billingshurst urban extension (site SA744(includes SA225)/SA668). However, considering cumulatively the level and location of new development is still likely to result in a significant negative effect.

Higher Growth Scenarios

6.75 Both of the Higher Growth Scenarios would also include the provision of a new country park at the West Billingshurst urban extension. However, the substantially higher number of new homes (17,100 and 15,100 respectively) is likely to offset some of the beneficial effects relating to biodiversity arising from the country park.

6.76 Scenario 6 would focus all development at large sites at either urban extensions or new settlements meaning that the effects identified in relation to designations such as Warnham SSSI, Upper Arun SSSI, Beeding Hill to Newtimber Hill SSSI and House Copse SSSI as well as the bat sustenance declared for the Mens SAC may occur for this scenario.

6.77 Scenario 7 would include only those large sites which are urban extensions. As such the potential to cause habitat disturbance in more rural open countryside which might otherwise result where new settlements are to be provided is less likely to occur. New urban extensions would still result in losses of large areas of greenfield land to development and there is still potential for impacts relating to designations such as Warnham SSSI and House Copse SSSI as well as the bat sustenance zone declared for the Mens SAC. The high amount of growth (5,600 homes) which would be accommodated through small sites in Scenario 7 would mean that sites beyond those which have been positively assessed through the Council's Site Assessment Report would likely be taken forward. This is likely to include some sites in more rural locations, thereby potentially affecting designated and non-designated biodiversity assets. As Scenario 7 would include the Ashington cluster (site SA085/SA520/SA524/SA539/SA790) there is potential for development to result in further adverse impacts in relation to the bat sustenance zone and Warminghurst Road Cutting Local Geological Site.

6.78 Significant negative effects are therefore expected in relation to Scenarios 6 and 7.

SA Objective 7: To conserve and enhance the character and distinctiveness of the district's landscape and townscapes, maintaining and strengthening local distinctiveness and sense of place

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
--?	-?	--?	--?	--?	--?	--?	--?	--?

6.79 Impacts on landscape will be dependent upon the potential for development to integrate with existing local character and the capacity for new development to be accommodated in these terms. Of particular landscape sensitivity are those areas which have been designated for their particular importance in terms of landscape character. These areas comprise the High Weald AONB to the north east and South Downs National Park to the south. Development within or within the setting of these areas are most likely to have significant adverse effects in landscape terms.

6.80 The rural character of the District means that some areas have been assessed through the Landscape Capacity Assessment as being highly sensitive to change as a result of new development[20]. All effects recorded in relation to landscape and townscape are dependent in part on the potential for mitigation and the detailed design of development and therefore have an element of uncertainty is attached to them. It is also recognised that the Landscape Capacity Study is currently being updated, therefore it is possible that, in light of new evidence emerging, some assessments may change.

Lower Growth Scenarios

6.81 It is expected that accommodating a lower level of growth in the District could help to limit the potential for adverse impacts on the overall existing landscape character of the District. This would include elements of the townscape and rural landscape such as existing land uses and areas of tranquillity.

6.82 Scenario 1 would include urban extensions at the larger settlements as well as a proportion of growth at small sites which would broadly be in line with the settlement hierarchy. While there is a limited supply of previously developed land in Horsham, this approach could accommodate some development at brownfield land at the larger settlements and existing urban edges, which could help to safeguard much of the existing character of the plan area. Of the large sites set out for development through this scenario, all sites contain some area of land which has been assessed as having no/low or low-moderate capacity for large scale housing development and/or employment development. Sites at Ifield (SA101) and Kilnwood Vale (SA291) would facilitate the delivery of the Crawley Relief Road which could have additional impacts in terms of the tranquillity of the wider area. The Ashington cluster site (SA085/SA520/SA524/SA539/SA790) has been assessed as having low-moderate landscape capacity to accommodate medium scale residential development. Parts of the north Horsham site (SA296) and Kilnwood Vale Extension (SA291) lie within close proximity of the High Weald AONB. The Ashington cluster site lies within 2.3km of the South Downs National Park, although development within the existing settlement lies between these areas meaning the potential for impacts on the setting of the National Park is reduced. While a lower level of development is set out through Scenario 1, and there may be potential for achieving some level of development at brownfield land, this scenario would include a number of sites that take in land that has limited landscape capacity for new development. This option would furthermore include a number of sites in close proximity to the AONB and National Park and therefore a significant negative effect is expected.

6.83 Scenario 2 would involve the same amount of development as Scenario 1. However, it would require the delivery of three new settlements in the District. This scenario would cap growth at 2,000 homes for each site over the plan period. Providing large scale development in areas of the open countryside is likely to present particular challenges in terms of disruption of established character at these locations. This would include the delivery of new supporting infrastructure such as new roads. For site SA716 at Buck Barn specific improvements are likely to result at the A24 and A272 junction and the Downs Link. Land at sites SA414 (Land North

[20] Horsham District Council (November 2019) Draft Landscape Capacity Assessment

East of Henfield (Mayfield)) and SA597 (Adversane) which are included through Scenario 2 to accommodate new settlement growth has been assessed as containing large areas which have no/low capacity or low-moderate capacity for large scale residential and employment development. The site at Buck Barn (SA716) mostly includes land which has been assessed as having moderate to moderate-high landscape capacity for large scale residential and low-moderate to moderate scale landscape capacity for large scale employment development.

6.84 Scenario 2 would also include the delivery of 2,050 homes at small sites. As such, this approach has the potential to result in impacts relating to landscape at wider range of locations as well as existing townscape in a higher number of settlements considering the wider distribution of growth compared to Scenario 1. The element of uncertainty attached to this scenario therefore has the potential to be stronger than for Scenario 1.

6.85 Given the relatively low level of development to be accommodated through Scenario 2 and the capacity for new development at the large scale site included, a minor negative effect is expected.

Medium Growth Scenarios

6.86 The higher level of growth supported through Scenarios 3a, 3b and 3c is likely to present increased potential for erosion of the established character of the District. Infrastructure (such as new roads) required to support the overall level of development is likely to have further impacts relating to landscape character. While there is also potential for these types of impacts at sites which would provide a high level of development as urban extensions, new infrastructure of this type provided to support new settlements could have particularly detrimental impacts considering the more rural nature of such locations. For the new settlement options this would include improvements to the A24 and A272 junction and Downs Link at site SA716 at Buck Barn.

6.87 Scenario 3c includes site SA716 and it is noted that this site performed comparatively favourably in terms of its landscape capacity for large scale residential and employment development. Each option would also include all urban extension site options under Scenario 1. All of these site options contain land which has been assessed as having no/low or low-moderate capacity for the scale of housing development (large scale for all sites except for the Ashington cluster site) and/or employment development for which the site has capacity. These three scenarios also include sites which could have adverse impacts on the respective settings of the High Weald AONB (SA291 and SA296) and South Downs National Park (SA085/SA520/SA524//SA539/SA790) considering their close proximity.

6.88 There is limited availability of brownfield land in Horsham. Considering the higher overall level of growth set out through these scenarios there is potential for increased harm to the established townscapes in Horsham District. Scenario 3b could potentially result in effects resulting across a wide range of landscapes and townscapes in the District. As the settlement option included through this scenario (Adversane) would accommodate a lower amount of development than the other settlements options, a higher amount of development (2,200 homes) would be dispersed to the smaller sites. As this level of growth would allow for development which is broadly in line with the settlement hierarchy impacts of this nature are more likely to be limited. Overall, significant negative effects are expected for Scenarios 3a, 3b and 3c.

6.89 Scenario 4 includes all three new settlement site options, of which Buck Barn has been assessed as performing most favourably in relation to landscape capacity. This scenario would also include a high level of development (3,700 homes) at the small site options. As this level of development would greatly exceed the level of growth that could be accommodated at sites positively assessed in the Council's Site Assessment Report, this scenario is likely to introduce new development to more rural locations, with potential landscape impacts at a wider range of locations. Dispersing a high level of growth across a high number of sites also has the potential for impacts relating to townscape at a wider range of settlements to result.

6.90 Scenario 5 would not include any of the new settlement site options, instead setting out development at all urban extension site options. As such there is potential for adverse impacts relating to the respective settings of the High Weald AONB and South Downs National Park. This scenario also includes two sites over and above those included in Scenario 1 – site SA744(includes SA225)/SA668 at West of Billingshurst and site SA459/SA674/SA846 at East of Kingsfold). These sites contain large areas of land which have been assessed as having no/low to low-moderate landscape capacity for new large scale residential and employment development. This scenario also includes the same level of growth at small site options as included for Scenario 3b. As such there is potential for this scenario to result in effects across a wide range of landscapes and townscapes in the District

6.91 A significant negative effect is expected for both Scenarios 4 and 5.

Higher Growth Scenarios

6.92 The high level of growth (17,100 homes) to be provided through Scenario 6 would be accommodated by allowing for development at all large sites being considered for potential

inclusion in the Local Plan. This takes in all urban extension sites and the three new settlement options. This would allow for development at large areas of land which have been assessed as having no/low capacity for housing development. While this scenario would not include any small sites meaning the potential adverse impacts across a high number of locations is more limited, the inclusion of such a high number of large development sites presents increased potential for cumulative effects in terms of existing rural character of the District. To support new growth of this scale new infrastructure is likely to be required, which could have further impacts in terms of landscape character. As previously discussed, this would include improvements to the A24 and A272 junction and Downs Link at site SA716 and the delivery of the Crawley Relief Road at sites SA101 and SA291.

6.93 Scenario 7 would include all urban extension site options, but none of the new settlement options. As discussed previously, all of the urban extension sites contain some land which performs poorly in terms of existing landscape capacity for large scale residential and/or employment development. At the Ashington cluster site land is included which has low-moderate landscape capacity to accommodate medium scale housing development. This scenario would also include the highest amount of new development (5,600 homes) at small sites. As this approach is likely to mean a distribution of growth to numerous areas or a more rural character, adverse effects on the open and rural character of Horsham District may result. Both Scenario 6 and Scenario 7 also include large site options which have the potential to result in adverse impacts on the respective settings of the High Weald AONB and the South Downs National given their close proximity to these areas. Overall, a significant negative effect is expected for Scenario 6 and Scenario 7.

SA Objective 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
--?	--?	--?	--?	--?	--?	--?	--?	--?

6.94 The level of development which is to be provided over the plan period under all scenarios is likely to present challenges in terms of protecting the setting of designated heritage assets as well as the existing character of the District. Mitigation and enhancement may be achieved through the specific design of new development in the District. As these factors are currently unknown the effects recorded are uncertain for all scenarios.

6.95 The high amount of greenfield land take required in all scenarios is likely to result in a range of impacts on the historic environment in Horsham District. This is particularly likely to be case at new urban extensions and new settlements considering the large amount of land take involved. It is recognised, however, that urban extensions may present opportunities to soften the transition at the existing settlement edges.

Lower Growth Scenarios

6.96 Many of the heritage assets (including Conservation Areas and Listed Buildings) in the District are located within the larger settlements. As many of the scenarios include new urban extensions it is likely that effects will occur in relation to the setting of many such assets. For Scenario 1 this would include site SA101 (West of Ifield) which is in close proximity to Ifield Conservation Area, site SA118 (East of Billingshurst) which is in close proximity to Billingshurst Conservation Area and site SA394 (Rookwood) which is in close proximity to Warnham Conservation Area and Warnham Court Registered Park and Garden. Furthermore, site SA085/SA520/SA524//SA539/SA790 by Ashington is located adjacent to a number of Grade II Listed Buildings along Billingshurst Road. Scenario 1 would include the delivery of a relatively low number of homes (550) at small sites, meaning that a relatively low proportion of the overall growth would be achieved through a potentially more dispersed distribution. As such, this scenario could help limit the number of heritage assets which might be adversely affected. However, considering the number of heritage assets which are in close proximity to sites which would accommodate significant levels of new development (i.e. at urban extension sites), a significant negative effect is expected for Scenario 1.

6.97 Scenario 2 would deliver the same level of overall growth (8,050 new homes) as Scenario 1. The new settlements site options SA414 (Land North East of Henfield (Mayfield)), SA597 (Adversane) and SA716 (Buck Barn) are all located within close proximity of designated heritage assets including Henfield Conservation Area, Adversane Conservation Area and Knepp Castle Registered Park and Garden respectively. While growth is to be capped at 2,000 new homes for each of these sites through Scenario 2, development of this scale still has the potential to result in detrimental impacts in terms of setting and significance.

6.98 The level of development (2,050 new homes) to be provided at small site options through Scenario 2 would be less than the level which can be accommodated at sites positively assessed in the Council's Site Assessment Report. This means that there is reduced potential for a high level of growth to occur in more rural areas. A more dispersed distribution of growth than Scenario 1 is likely to result through this element of growth, however, meaning there is potential for adverse impacts in relation to a higher number of heritage assets. Overall a significant negative effect is also expected for Scenario 2.

Medium Growth Scenarios

6.99 Scenarios 3a, 3b and 3c would include all of the sites included through Scenario 1 (i.e. urban extension sites) meaning similarly adverse impacts in relation to the previously identified heritage assets might result. These three options would also include one of the new settlement site options of Mayfield (SA414), Adversane (SA597) and Buck Barn (SA716). As such, Scenario 3a has the potential to result in additional adverse impacts in relation to Henfield Conservation Area; Scenario 3b has the potential to result in additional adverse impacts in relation to Adversane Conservation Area; and Scenario 3b has the potential to result in additional adverse impacts in relation to Knepp Castle Registered Park and Garden.

6.100 Scenario 3b differs from Scenarios 3a and 3c by including a higher amount of development (2,200 homes) at small site options. This could support a more dispersed distribution of growth in the plan area, meaning that a higher number of heritage assets might be adversely affected in terms of their respective settings. Overall, a significant negative effect is expected for Scenarios 3a, 3b and 3c.

6.101 Scenario 4 would include all three new settlement site options. The remaining development (3,700 new homes) would be provided at small site options. As such this scenario has the potential to result in changes to the setting of the Henfield Conservation Area, Adversane Conservation Area; and Knepp Castle Registered Park and Garden. The high level of growth supported at small sites is likely to result in some growth being accommodated at sites which did not perform strongly in the Council's Site Assessment Report , meaning a higher proportion of new homes are sited at more rural locations. This more dispersed approach to growth has the potential to impact on a wider number of heritage assets and could have cumulative impacts in terms of the rural character of the District. As such, a significant negative effect is expected for Scenario 4.

6.102 Scenario 5 would also include the additional sites SA459/SA674/SA846 (East of Kingsfold) and SA744(includes SA25)/SA668 (West of Billingshurst). Therefore, additional effects may result through this scenario in relation to Grade II Listed Buildings Cripplegate, Friday Farm and Little Benhams by Kingsfold and Hole Cottage and Newbridge Framhouse by Billingshurst. Scenario 5 would include a proportion of growth (2,200 homes) at small sites which is less than the level of development which can be accommodated at sites positively assessed in the Council's Site Assessment Report but is substantially higher than Scenario 1. It is unlikely to have the same level of impact on rural character as Scenario 4 but could still result in some dispersal of growth to the detriment of a relatively high number of heritage assets in the District. A significant negative effect is also expected for Scenario 5.

Higher Growth Scenarios

6.103 The comparatively high level of growth to be delivered through Scenarios 6 (17,100 new homes) and 7 (15,100 new homes) could result in impacts on a wide range of heritage assets. Scenario 6 would include all large urban extension site options with the exception of the Ashington cluster site meaning that the effects identified for Scenario 5 would all mostly apply. It would also include all new settlement site options. Scenario 6 would include no small site options meaning that development would be more concentrated than other scenarios considered. As such, the potential for impacts on a wide range of heritage assets is likely to be reduced. However, as all impacts relating to the large site options (with the exception of the Ashington cluster site) would be included, the overall effect for Scenario 6 is expected to be significant negative.

6.104 Scenario 7 would result in a level of housing development being set out for small sites (5,600 new homes) which is substantially above the level of growth which could be accommodated at sites positively assessed in the Council's Site Assessment Report. Therefore, a higher amount of development may come forward at the smaller settlements and more rural locations. For this scenario there is potential for a wider range of affects to result in terms of the established rural character and heritage assets at these locations. Scenario 7 would also include all large urban extension site options (including the Ashington cluster) meaning there is potential for specific adverse impacts in relation to each of the

heritage assets identified in close proximity to these sites. As such there is potential for the significant negative effect expected for Scenario 7, in particular, to be intensified.

SA Objective 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils

Likely Sustainability Effects							
Lower Growth Scenarios		Medium Growth Scenarios				Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
+/-	-	--/+	--/+	--/+	--	--	--	--

6.105 The rural character of Horsham District means that there are few brownfield sites available for development. As such much of the new growth over the plan period is likely to come forward on greenfield land.

Lower Growth Scenarios

6.106 The Lower Growth Scenarios will require the development of a lower amount of land in the District and therefore are only expected to have a minor negative effect in relation to efficient land use.

6.107 As Scenario 1 would allow for large scale growth through urban extensions as well as some growth in line with the settlement hierarchy it is considered more likely to provide a higher proportion of overall growth where there will be opportunities for the re-use of brownfield land within the existing built-up areas as well as at the urban edge. The inclusion of the North Horsham densification (site SA296) may present particular opportunities for more efficient use of land by promoting higher but still appropriate densities of development. Of the small site options appraised through the SA work a small number at the town of Horsham, Barns Green, Lower Beeding and Billingshurst lie on brownfield land meaning that there is potential to promote efficient use of land at these locations. Furthermore, much of the land at the urban extensions of Ifield (site SA101) and Horsham (sites SA296 and SA394) and to a lesser extent the Ashington cluster site (site SA085/SA520/SA524/SA539/SA790) which would be included through Scenario 1, is of lower agricultural value (Grade 4).

6.108 The new settlement site options included in Scenario 2 take in land which is greenfield and of Grade 3 and Grade 4 agricultural value. Land at Adversane (site SA597) comprises Grade 3 soils, while land at both North East of Henfield (Mayfield) (site SA414) and Buck Barn (SA716) contains large areas of both Grade 3 and Grade 4 soils. The rate of housing delivery to be achieved at the new settlement options through Scenario 2 is lower than the medium and higher growth scenarios. As such, impacts in relation to greenfield land take and higher value agricultural soils are likely to be reduced.

6.109 Overall a minor positive effect is expected in combination with the minor negative effect for Scenario 1. Given that Scenario 2 is less likely to result in a higher proportion of overall development being achieved at brownfield land or on lower value agricultural soils a minor negative effect alone is expected.

Medium Growth Scenarios

6.110 The increased level of growth which would result through the Medium and Higher Growth Scenarios is expected to result in higher greenfield land take than the Lower Growth Scenarios. As such significant negative effects are expected in relation to these scenarios.

6.111 All of the sites for the new settlement options at Mayfield (SA414), Adversane (SA597) and Buck Barn (SA716) respectively include areas of Grade 3 and Grade 4 agricultural land. Scenarios 3a, 3b and 3c would each include one of these sites. At site SA597, included in Scenario 3b, the land is almost exclusively Grade 3 agricultural land. While all three options would allow for proportion of growth at small site options, Scenario 3b would provide the highest proportion of overall growth in this manner. The level of growth supported at small sites is, however, lower than that which can be accommodated at sites positively assessed in the Council's Site Assessment Report for all three scenarios. As such development at the small sites is likely to occur broadly in line with the settlement hierarchy. These three scenarios would also include new development at urban extensions. In addition to providing development at small sites in line with the

settlement hierarchy this element of growth may result in increased potential for a proportion of development to promote the re-use of previously developed land. Therefore, the significant negative effects expected for these scenarios are combined with a minor positive effect.

6.112 Scenario 4 would include only the new settlement site options plus a higher amount of growth at small sites. This combined approach is likely to result in higher amounts of greenfield land being lost to new development. While a small number of small site options considered contain areas of brownfield land where a more efficient pattern of land use might be promoted, the level of development (3,700 homes) would be above that which can be supported at sites positively assessed in the Council's Site Assessment Report. This element of growth may result in development being disturbed to greenfield sites in more rural locations. While the impacts relating to agricultural soils at these locations are less certain, much of the District is covered by Grade 3 agricultural soils meaning there is potential for new development to affect this resource. As such, a significant negative effect is expected for Scenario 4.

6.113 Scenario 5 would result in development occurring at urban extension sites and small sites only. However, all urban extension sites would come forward through this scenario. The urban extension sites at West of Billingshurst (SA744(includes SA225)/SA668) and East of Kingsfold (SAA459/SA674/SA846) would be included through this scenario as well as those sites already considered for the Lower Growth Scenarios as well as other Medium Growth Scenarios. Both of these sites take in substantially areas of Grade 3 agricultural land. Aa significant negative effect is therefore expected for Scenario 5.

Higher Growth Scenarios

6.114 Scenario 6 would include all urban extensions and new settlement sites and no small sites, which might otherwise be provided in line with the settlement hierarchy. As such the potential for a substantial proportion of development to delivered at brownfield sites is likely to be reduced. Conversely, the high amount of development to be provided at small sites (5,600 dwellings) included in Scenario 7 would greatly outstrip the level which can be accommodated at sites positively assessed in the Council's Site Assessment Report. As such a high number of sites may come forward at greenfield locations in more rural locations through this scenario. This scenario could potentially result in development of a high number of locations which take in higher value soils considering the widespread nature of Grade 3 agricultural soils in Horsham District. A significant negative effect is therefore also expected for Scenarios 6 and 7.

SA Objective 10: To conserve natural resources, including mineral resources in the District

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
-?	--?	--?	--?	--?	--?	--?	--?	--?

6.115 Impacts on mineral resources in the District will be dependent in part on the location of new development. Locations of new development will be influenced by the overall level of development proposed for the District. While Horsham contains several M S Areas which cover much of its area, there may be potential to maintain access to mineral reserves as development is provided, or to extract minerals prior to development to prevent their sterilisation.

Lower Growth Scenarios

6.116 There are areas at the urban edges of the larger settlements of the District which fall outside of MSAs. Providing a lower level of growth in line with Scenario 1 could present opportunities for development to come forward where the sterilisation of mineral resources could be avoided. Scenario 1 would include a proportion of development at small sites in line with the settlement hierarchy as well as urban extension sites, the majority of which extend into MSAs within the District. Therefore, an uncertain minor negative effect is expected for Scenario 1.

6.117 Allowing for development at the new settlement options Land North East of Henfield (Mayfield) (SA414), Adversane (SA597) and Buck Barn (SA716) would fall within a brick clay safeguarding MSA. As all three of these sites are included as part of Scenario 2 a significant negative effect is expected for this scenario.

Medium Growth Scenarios

6.118 The Medium Growth Scenarios 3a, 3b and 3c would include one of each of these new settlement options, as well as all the urban extension sites included for Scenario 1. The overall increase in the numbers of homes to be delivered through these scenarios and the inclusion of a new settlement which would involve the development of large areas of greenfield land which fall mostly within an MSA means that a significant negative effect is expected.

6.119 Scenario 4 would deliver the same overall level of development (11,700 homes) as Scenarios 3a, 3b and 3c but would include all three new settlement sites instead of any urban extensions. This scenario would also include a high number of homes at small sites which would exceed the level of development which could be accommodated at the positively assessed SHELAA sites. Therefore, this option could result in a high number of new homes being delivered at sites at more rural locations in the District. Considering the extent of the MSAs in Horsham, it is likely that many of these sites would lie within MSAs. A significant negative effect is expected for Scenario 4.

6.120 Scenario 5 includes the same sites as those included for Scenario 1 with the addition of site SA459/SA674/SA846 (East of Kingsfold) and site SA744(includes SA225)/ SA668 (West of Billingshurst), both of which lie within a brick clay safeguarding MSA in the District. In all these sites account for the delivery of a total of 2,000 new homes over the plan period. As such Scenario 5 would result in a sizeable increase in the portion of growth which occurs within MSAs when compared with Scenario 1. Therefore, a significant negative effect is also expected for Scenario 5.

Higher Growth Scenarios

6.121 Both Higher Growth Scenarios would deliver particularly high levels of growth which would require greenfield land take which is well above the other scenarios considered. Scenario 6 would deliver the highest number of homes (17,100) which would be achieved by taking forward all urban extensions and new settlement sites for development. No development at small site options is included through this scenario. While this approach could reduce the potential for development at small sites at more rural locations it would result in increased effects associated with the development of large greenfield sites within MSAs for the urban extension and new settlement sites.

6.122 Scenario 7 would also include all urban extensions but would limit the need to provide development at the new settlements site options, by accommodating a high level of growth (5,600 homes) as small sites. As previously described this approach could result in a higher amount of growth occurring at sites which were not positively assessed in the Council's Site Assessment Report 2019. Scenario 7 is therefore likely to include a high number of greenfield sites in the open countryside many of which fall within MSAs.

6.123A significant negative effect is expected for Scenarios 6 and 7.

SA Objective 11: To achieve sustainable water resource management and promote the quality of the District's waters

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
-?	0	-?	-?	-?	-?	-?	-?	--?

6.124 The potential for impacts relating to sustainable use of water resources and water quality will be dependent upon the potential sensitivities of water resources in District as well as existing and potential future pressures on water infrastructure as development occurs. Thames Water act as supplier for a small area in the north eastern part of the District towards the boundary with Crawley. The Crawley WwTW would serve sites in this location. The rest of the District is served by Southern Water.

6.125 While many of the large site options included in the various scenarios considered contain a watercourse, it is assumed that the incorporation of SuDS and appropriate construction management practices will help to prevent run off which might otherwise cause adverse impacts on water quality at these locations.

Lower Growth Scenarios

6.126 The Lower Growth Scenarios have more limited potential to place additional demands on water resources and

supporting infrastructure in the District. None of the large site options considered (urban extensions or new settlements) fall within an SPZ. The only SPZs within the plan area fall to the west of Ashington across the area by West Chiltington Village and Common. However, the inclusion of site SA085/SA520/SA524/SA539/SA790 (Ashington cluster), through Scenario 1 would not fall within the SPZ. While Scenario 1 includes urban extensions which do not lie within SPZs, the Council's early discussions with Thames Water indicate that Crawley WwTW may be currently unable to accommodate large scale development without upgrading. As such the inclusion of sites by Crawley (SA101 and SA291) are most likely to result in the adverse impacts in relation to capacities at existing wastewater infrastructure. Development in close proximity to Crawley is to be informed by flow monitoring and site surveys across the Crawley catchment to refine the hydraulic model. This in turn will enable a more detailed assessment of the network reinforcement required to accommodate growth.

6.127 It has been indicated that the majority of the large site options considered which are covered by Southern Water, at present, have Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. The large sites which do not have permitting (i.e. sites SA118 and SA744(includes SA225)/SA668 at Billingshurst and SA790/SA085/SA539/SA520/SA524 SA085/SA520/SA524/SA539/SA790 at Ashington) can apply for revised DWF permits as necessary. As such, a minor negative effect is expected for Scenario 1. Given that further surveys are required to fully establish the need for additional wastewater infrastructure at the Crawley catchment the negative effects identified are uncertain.

6.128 Scenario 2 would not include any development in close proximity to Crawley. Providing a level of growth (2,050 new homes) at small sites which is below the level that can be accommodated at sites positively assessed in the Council's Site Assessment Report is likely to limit the proportion of growth accommodated at more rural locations and the potential for dispersal within the SPZs in Horsham. Considering the lower level of development (8,050 new homes) set out through this scenario and that no development would be provided in areas where potential pressures on wastewater infrastructure have been identified, an overall negligible effect is expected.

Medium Growth Scenarios

6.129 Scenarios 3a, 3b and 3c would include all large urban extension sites included through Scenario 1. Each of these scenarios would include one of the new settlement site options at Mayfield (SA414), Adversane (SA597) and Buck Barn (SA716). Each scenario would also include a level of development to be provided at small site options that is below the amount that can be accommodated at sites positively assessed in the Council's Site Assessment Report. This is likely to mean that this element of growth would be provided mostly in line with the settlement hierarchy. As such, the effects for this scenario are mostly in line with those expected for Scenario 1. Similar effects in relation to Scenario 5 are expected given, like Scenarios 3a, 3b and 3c, that it would also include development at Ifield (SA101) and the Kilnwood Vale Extension (SA291) by Crawley.

6.130 Scenario 4 would not include any new development by Crawley and therefore impacts in relation Crawley WwTW are considered less likely through this scenario. However, as Scenario 4 would include a substantially higher level of growth (3,700 new homes) to be accommodated at small site options it is likely that this element of development might be provided in a manner which is not in line with the development hierarchy. The more dispersed distribution of growth provided through this scenario has increased potential to result in a high level of growth within the SPZs to the west of Ashington and in close proximity to West Chiltington Village and Common.

6.131 As such, a minor negative effect is expected for Scenarios 3a, 3b, 3c, 4 and 5. Uncertainty is attached to the negative effects identified given that their severity will be informed by the findings of further surveys relating to the need for additional wastewater infrastructure at the Crawley catchment. The uncertainty for Scenario 4, in particular, is also reflective of the unknown nature of the specific location of small sites at more rural locations in relation to SPZs in the District.

Higher Growth Scenarios

6.132 Scenarios 6 and 7 would deliver 17,100 new homes and 15,100 new homes respectively. The Higher Growth Scenarios therefore have increased potential for higher levels of pressures to result on the capacity of local wastewater infrastructure considering the sheer volume of use which is likely. Both options would also include the large sites being considered by Crawley meaning there is potential for the identified capacity issues at this location to result.

6.133 Scenario 7 would also allow for a higher amount of development at smaller sites (5,600 new homes) and therefore would result in a higher number of options which are at more rural locations potentially coming forward for development. The level of growth at small sites would greatly exceed that which could be accommodated at sites positively assessed in the Council's Site Assessment Report 2019. As such there is potential for this option to result in a greater dispersal of growth and a higher amount of development within the SPZs to the west of Ashington and in close proximity to West Chiltington Village and Common.

6.134 As such, while it is expected that Scenario 6 would have a minor negative effect, the high level of growth set out through Scenario 7 and the increased potential for development to fall within SPZs means that the negative effect expected for this scenario is significant. The negative effect identified for both scenarios is uncertain given that the findings of surveys relating to the need for additional wastewater infrastructure at the Crawley catchment are currently unknown. Uncertainty for Scenario 7 is also reflective of unknown nature of the specific location of small sites at more rural locations in relation to SPZs in the District.

SA Objective 12: To manage and reduce the risk of flooding

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
-?	--?	--?	--?	--?	--?	--?	--?	--?

6.135 All effects relating to flood risk will have an element of uncertainty attached. New development will likely present opportunities to achieve flood risk mitigation through appropriate design measures including the incorporation of SuDS.

Lower Growth Scenarios

6.136 Delivering a lower amount of new development over the plan period will result in reduced land take being required which is likely to mean that any increase in impermeable surfaces will be lower. There is also potential for the lower level of development supported to mean that new housing and other sensitive uses could be delivered within areas which are not identified as being at higher risk of flooding. This will be most influenced, however, by the specific location of sites which come forward for development.

6.137 Scenario 1 would accommodate growth as urban extensions and small sites, broadly in line with the settlement hierarchy. Delivering growth in line with the settlement is likely to provide some opportunities to encourage the re-use of brownfield land; although it is recognised that the rural nature of the District will mean that any opportunities might be limited.

6.138 Of the land considered for potential urban extensions in Horsham, site SA101 (West of Ifield) contains land within Flood Zone 2 and Flood Zone 3 at the River Mole and Ifield Brook. Furthermore, a small part of the land at East of Billingshurst (site SA118) which could potentially accommodate a new urban extension lies within areas of higher flood risk. These sites would be included for development through Scenario 1. However, considering the small portion of both sites which fall within these areas, it is likely that development could be accommodated without providing in homes in areas of higher flood risk.

6.139 Scenario 2 would result in substantial increases in the area of impermeable surfaces at concentrated locations in the District by supporting much of the new development at the new settlement site options. Furthermore, sites SA716 (Buck Barn) and SASA414 (Land North East of Henfield (Mayfield)) contain land that is within Flood Zone 3.

6.140 It is expected that Scenario 1 would have a minor negative effect. Considering the increased likelihood of concentrated greenfield land take to result through Scenario 2, a significant negative effect is expected for this option.

Medium Growth Scenarios

6.141 Providing an increased number of homes over the plan period as well as infrastructure required to support this amount of growth, as set out through the Medium Growth Scenarios is likely to result in an overall higher level of impermeable surfaces. Providing a higher amount of development in the District may also mean that a higher number of locations may be required to support new growth, meaning that sites in areas of higher flood risk may be taken forward. However, this will ultimately be dependent on the specific siting of new development. For Scenarios 3a, 3b and 3c development would include one of the new settlement options at Mayfield (site SA414), Adversane (site SA597) or Buck Barn (site SA716). All three of these options would lead to a concentration of new impermeable surfaces at the new settlement which is taken forward. Furthermore, the Land North East of Henfield (Mayfield) and Buck Barn would include areas of flood zone 3 at tributaries of the River Adur. While Scenario 3b would include land for a new settlement at Adversane which is unlikely to take in areas of higher risk flood, it would still include a large amount of greenfield land take at this location, particularly when compared to overall amount of greenfield take required for Scenario 1.

Furthermore, Scenarios 3a, 3b and 3c would all include at least double the number of new homes to be delivered at small sites in comparison to Scenario 1. The number of homes to be delivered at small sites would be lower than the level which could be delivered at sites positively assessed in the Council's Site Assessment Report, however, the appraisal of small sites through the SA indicate that much of this element of growth is likely to occur on greenfield land. Therefore, a significant negative effect is also expected for these three scenarios.

6.142 Scenario 4 would include all three of the site options considered for the new settlements. Of the Medium Growth Scenarios considered, it is expected that concentrated greenfield land take would be most notable through this option. As such this option is likely to result in a substantial increase in impermeable surfaces in areas which were previously entirely greenfield. In contrast to where urban extensions are being delivered these areas are also surrounded by land which presently benefits entirely from natural drainage patterns. The high amount of growth to be provided at small sites would mean that development could occur beyond those sites which have been positively assessed in the Council's Site Assessment Report 2019. The distribution of growth to small sites which would not be in line with the settlement hierarchy is likely to include numerous sites at more rural locations. Given the less developed character of these areas there may be reduced opportunities for development to occur at previously developed sites. The appraisal of small site options as part of the SA, indicates that most of the new development sites being considered lie on greenfield land. Bringing development forward at sites which performed poorly in the Council's Site Assessment Report is also likely to mean some sites that are within areas of higher flood risk will be included for development. As such, a significant negative effect is expected for Scenario 4.

6.143A significant negative effect is also expected for Scenario 5 given that all of the urban extensions considered, including those at Kingsfold (site SA459/SA674/SA846) and west of Billingshurst (SA744(includes SA225)/SA668) would be taken forward. These sites take in areas of flood zone 3 at Brookhurst Brook and Boldings Brook respectively.

Higher Growth Scenarios

6.144 The Higher Growth Scenarios considered would result in higher greenfield land take than both the Lower Growth Scenarios and the Medium Growth Scenarios.

6.145 For Scenario 6 a high amount of greenfield land take would occur as all urban extension and new settlement sites would be taken forward.

6.146 For Scenario 7 greenfield land take would result at all urban extension sites with the remaining growth (5,600 homes) to be made up at small sites. The high level of growth to be provided in this manner would include sites which have been assessed as less favourable through the Districts Site Assessment exercise and it is likely to include those at smaller settlements and more rural locations.

6.147A substantial proliferation of impermeable surfaces at locations which are currently undeveloped may result through both Scenarios 6 and 7.

6.148 Significant negative effects are therefore expected for both of these scenarios.

SA Objective 13: To reduce congestion and the need to travel by private vehicle in the District

Likely Sustainability Effects							
Lower Growth Scenarios		Medium Growth Scenarios				Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
++/-?	--/+	++/-?	++/-?	++/-?	--	--/+?	--/+?	--?

6.149 The level of development set out through each of the scenarios considered would result in substantial increases in the number of journeys being undertaken in the District as new residents need to travel to meet day-to-day requirements. Where development is provided at urban extensions which are expected to have the highest potential to integrate with the existing settlements it is likely that residents would need to travel shorter distances to access essential services and facilities. The short travel distances involved may mean that a higher number of journeys are made by sustainable modes of transport, such as walking and cycling. Locations that have good access to sustainable transport services, such as bus and rail, are also likely to help support achievement of this SA objective.

6.150 The delivery of high levels of development at new settlements in the District has the potential to incorporate design which encourages walking and cycling, and be integrated into the public transport network, depending upon where they are located. While new settlements have the potential to and are expected to provide a full range of services (including a range of jobs and facilities such as schools and healthcare) the range of new provisions and their accessibility for early residents in particular will be dependent upon the scale of growth and its phasing.

Lower Growth Scenarios

6.151 Scenario 1 would include urban extensions which are well related to Crawley (sites SA101 and SA291). Commuting data[21] shows that this area and the surrounding Gatwick Diamond are particularly important destinations for residents of the District. Furthermore, site SA101 would support the delivery of the Crawley Western Relief Road. This new route may help to alleviate congestion in the area but may also reduce the potential for the achievement of modal shift. Including this site in combination with sites in close proximity to Horsham (sites SA291 and SA296) through Scenario 1, could have congestion and implications on the road network surrounding Horsham Town and Crawley.

6.152 Scenario 1 would also include urban extensions and small sites which are broadly in line with the settlement hierarchy, including the larger settlements of Horsham (SA296 and SA394), Billingshurst (SA118) and Southwater (SA119) which provide access to a range of existing services and facilities as well as employment opportunities. These settlements all lie on more frequent bus routes (at least once every 30 minutes) and with the exception of Southwater, benefit from good access to a railway station. A high proportion of development through this scenario is expected to help promote travel by more sustainable means in the District.

6.153 This scenario would also include a substantial level of development (400 new homes) at the Ashington cluster site. Consideration for this site is particularly relevant given that the settlement of Ashington is a Medium Village in the development hierarchy and therefore meets only some of the day to day needs of residents. This site would not provide immediate access to more frequent bus services or a railway station. It is, however, noted that the level of development to be provided at this site is lower than at the large sites considered and therefore comprises a relatively low proportion of overall growth over the plan period.

6.154 Scenario 2 would deliver most of the new development at new settlements at Mayfield (site SA414), Adversane (site SA597) and Buck Barn (site SA716) which is likely to mean that a proportion of new residents will need to travel to access services and facilities as well as employment opportunities at more established settlements. This is particularly likely to be the case in the early stages of development at the new settlements. It is noted that this option would cap development at the new settlement options at 2,000 homes over the plan period, thereby slowing development at these locations in comparison to the Medium and Higher Growth Scenarios. The more limited growth provided at each location may support a more limited service provision at these settlements. Furthermore, considering the established commuting patterns of the District many new residents will travel out of the District towards Crawley and the Gatwick Diamond. Scenario 2 would provide little development in close proximity to this area.

6.155 The new settlement options are well located to the A-road network, but none are close to existing rail stations, which may further encourage travel by private vehicle. The delivery of development at site SA716 at Buck Barn would support the upgrading of the strategic road network at the A272 as well as enhancements to the Downs Link. These improvements could help to alleviate local congestion, but the upgrading of the strategic road network could also reduce the potential for modal shift. The new settlements would include new public transport provisions as well as employment land which could reduce the need for travelling, particularly by private vehicle. It is also noted that site SA597, at Adversane, includes the safeguarding of land for a new railway station which could promote longer term modal shift. However, there is currently no agreement for the new station with Network Rail. Overall a mixed minor positive and significant negative effect is expected for Scenario 2.

Medium Growth Scenarios

6.156 Scenarios 3a, 3b and 3c would include those urban extension locations with good potential to achieve integration with existing settlements and would broadly allow for growth in line with the settlement hierarchy. They would also include 400 new homes at the Ashington cluster site, thereby deviating slightly from the settlement hierarchy approach.

6.157 Each of these options would also include one of the new settlement options. All of the three new settlement options are expected to perform relatively similarly in terms of promoting travel by more sustainable means, given that they are not particularly well related to existing higher order settlements or services and facilities and public transport links. Each of the new settlements would also include new provisions which would potentially reduce the need to travel by private vehicle but their location in close proximity to the strategic road network may encourage car travel anyway. This is particularly

[21] ONS (2011) 2011 Census - DataShine Commute

likely to be the case in the early stages of development as new infrastructure is provided.

6.158 Overall a mixed significant positive effect and negative effect is expected for Scenarios 3a, 3b and 3c. Scenario 3b would allow for a higher proportion (2,200 new homes) of overall growth at small sites. This approach may result in a more dispersed distribution of growth resulting, however, as the level of development would not exceed that which sites assessed favourably through the Council's Site Assessment Report could accommodate, development is likely to occur mostly in line with the development hierarchy. This scenario could result in some reduced potential to achieve modal shift in Horsham District however considered as a whole this option is not expected to be perform less favourably than Scenarios 3a and 3c. In any case, the safeguarding of land at Adversane for a railway station through this scenario could help to promote travel by more sustainable modes in the longer term. The overall effect for each scenario is uncertain given that there may be in combination impacts relating to traffic and congestion as a result of the development of sites by Crawley and Horsham Town (notably sites SA101, SA291 and SA296).

6.159 Providing a high amount of development at small sites as set out through Scenario 4 is likely to mean sites which are outside those positively assessed in the Council's Site Assessment Report would come forward for development. Development would therefore be less likely to follow the existing settlement hierarchy through this scenario, with a high proportion of growth also occurring at the three new settlement options. This scenario would therefore fail to make best use of existing services, sustainable transport and employment provisions. It would also not respond positively to the realities of commuting patterns for the District by failing to include any substantial provision by the settlement of Crawley. A significant negative effect is therefore expected for Scenario 4.

6.160 The medium level of growth (11,700 new homes) set out through Scenario 5 would be distributed across the urban extension sites and would include an additional site SA459/SA674/SA846 (East of Kingsfold) which is not well related to the larger settlement of Horsham to the south. Site SA744(includes SA225)/SA668 at West of Billingshurst would also be included in this scenario which would be relatively well related to the larger settlement of Billingshurst as well as the existing railway station at this location. This scenario would result in a portion of development (2,200 homes), which is below that which can be accommodated at sites positively assessed in the Council's Site Assessment Report, being distributed to small sites. This would mean development at small sites would mostly in line with the settlement hierarchy, with reduced potential for small sites to come forward at smaller settlements or more rural locations. Overall a mixed minor positive and significant negative effect is expected for Scenario 5.

6.161 As both Medium Growth Scenarios would include sites by Crawley and Horsham Town (notably sites SA101, SA291 and SA296) the overall effects are uncertain given that there may be further in combination impacts relating to traffic and congestion as these sites are developed.

Higher Growth Scenarios

6.162 The Higher Growth Scenarios 6 and 7 would set out development which is substantially higher than the other scenarios considered at 17,100 homes and 15,100 homes respectively. Scenario 6 would include all urban extension (but not the 400 homes considered for provision at the Ashington cluster site) and new settlement options. This approach would include areas which are well related to the larger settlements and Crawley and the Gatwick Diamond area. However, it would also include well as land by Kingsfold (site SA459/SA674/SA846) and new settlements which would be less accessible to existing services and facilities as well as sustainable transport infrastructure and employment opportunities.

6.163 The new settlement sites are, however, likely to support new service provisions, employment opportunities and public transport provisions which could help to instil a degree of self-containment and reduced requirement to travel by private vehicle from these locations. In all, a mixed minor positive and significant negative effect is expected for Scenario 6.

6.164 As Scenario 7 would include the highest amount of development at small sites (5,600 homes) and it is therefore likely that a more dispersed pattern of growth would result.

6.165 The inclusion of all urban extension options would include some which are well related to larger settlements in the District and surrounding area as well as sites such as SA459/SA674/SA846 (East of Kingsfold) which would provide more limited access to existing provisions. It would also include the delivery of 400 new homes at the Ashington cluster site, which provides more limited access to existing services and facilities (for example this settlement does not contain a secondary school) as well as sustainable transport links.

6.166 Considering the more dispersed distribution of growth which would be less likely to support substantial new service provision (including sustainable transport infrastructure) at more rural locations and the high level of total growth supported it is likely that Scenario 7 would result in a significant negative effect.

6.167 The overall effects expected for Scenarios 6 and 7 are uncertain given that there is potential for in combination impacts relating to traffic and congestion if the sites of SA101,

SA291 and SA296 by Horsham Town and Crawley were to come forward.

SA Objective 14: To limit air pollution in the District and ensure lasting improvements in air quality

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
++/-	--/+	++/ --	++/ -	++/ --	--	--/+	--/+	--

6.168 Air quality issues in Horsham and surrounding districts are primarily related to traffic. While all traffic increases can increase air pollution, particular attention is placed on those scenarios that could increase traffic within Air Quality Management Areas (AQMAs), which are typically parts of the road network that experience high traffic flows and/or congestion.

6.169 It should be noted that, in future years, increased use of electric and hybrid vehicles, and reduced use of diesel and petrol fuelled cars, could help to address air quality issues.

Lower Growth Scenarios

6.170 Scenario 1 would focus a large amount of development towards the larger settlements in Horsham as urban extensions. This would include two sites at the main town of Horsham, as well as sites at Southwater and Billingshurst. These settlements benefit from access to rail links and/or bus services which are more frequent than 30 minutes. These settlements also provide residents with immediate access to a relatively wide range of services and facilities as well as employment opportunities. As such modal shift might be encouraged which might help to limit any increase in air pollution as new development is delivered in the District.

6.171 As this scenario also includes development by Crawley at site SA101 (West of Ifield) and site SA291 (West of Kilnwood Vale Extension) it would also support development which responds positively to existing commuting patterns out of the District. Increasing levels of travel into Crawley, however, has the potential to intensify existing air quality issues at the Hazelwick AQMA along the A2011 and A2004.

6.172 Development at the Ashington cluster site (SA085/SA520/SA524/SA539/SA790) is likely to perform less favourably in terms of helping to promote modal shift in the District considering that this settlement has a more moderate service offer and does not benefit from frequent bus services or rail links. Providing new growth at this location may therefore lead to residents being required to travel by private vehicle on a more regular basis which is likely to have adverse impacts in terms of air quality in the wider area.

6.173 Overall a mixed significant positive and minor negative effect is expected for Scenario 1.

6.174 Scenario 2 would provide the same level of growth as Scenario 1, but instead would allow for growth at the three new settlement site options rather than urban extensions. Through Scenario 2 growth at the new settlement sites would be capped at 2,000 homes over the plan period. While providing a low level of growth in the plan area is likely to lead to fewer car journeys compared to the Medium and Higher Growth Scenarios, the delivery of new growth at locations which do not provide immediate access to services and facilities, employment opportunities or sustainable transport links is likely to lead to affect air quality. Limiting growth over the plan period at the new settlement sites is also less likely to support self-containment at these locations.

6.175 This scenario would also include a higher level of growth at small sites than Scenario 1. However, this level of growth would be less than that which can be accommodated at sites positively assessed in the Council's Site Assessment Report, meaning that growth could be achieved broadly in line with the settlement hierarchy. Achieving this more dispersed approach to development could result in increased need to travel by private vehicle from some locations but could help to support some service provision at smaller settlements which is likely to reduce the need to travel from these locations in the longer term.

6.176 The location of the new settlement options may further encourage travel by private vehicle given their accessibility to the strategic road network. Furthermore, development at sites SA414 (Land North East of Henfield (Mayfield)) and SA716 (Buck Barn) may lead to increased travel within the Cowfold

AQMA, thereby aggravating existing air quality issues at this location.

6.177 It should be noted that the delivery of new settlements is expected to allow for incorporation of new service provision as well as employment uses and sustainable transport links to encourage a degree of self-containment and reduce the need for residents to travel. These impacts are likely to be dependent upon the phasing of new growth and the range of jobs, services and facilities at the new settlements.

6.178 Overall a mixed minor positive and significant negative effect is expected for Scenario 2.

Medium Growth Scenarios

6.179 Scenarios 3a, 3b and 3c would allow for the majority of new development as urban extensions to the larger settlements and would also include one of the new settlement site options. Each scenario would also include the delivery of 400 new homes at the Ashington cluster site which does not provide immediate access to sustainable transport links or stronger service provisions. This element of growth could have particular implications for the promotion of sustainable travel in Horsham and air quality in relation to this.

6.180 The remainder of the growth would be provided in line with the settlement hierarchy at small sites. It is noted that Scenario 3b would provide more development (2,200 new homes) at smaller sites than Scenarios 3a and 3c. However, all three scenarios would include a level of development at small sites which is below that which can be accommodated at sites positively assessed in the Council's Site Assessment Report. As such while Scenario 3b could result in a slightly more dispersed approach to the distribution of growth, each option would provide this element of growth broadly in line with the settlement hierarchy and would not differ substantially from each other. The approach of providing a proportion of growth in line with the settlement hierarchy would help provide a majority of new residents with good access to existing services and facilities, as well as job opportunities and sustainable transport links. As such new residents are less likely to need to travel by private vehicle and increases in air pollution which are likely to result will be more limited.

6.181 By allowing for growth in line with the settlement hierarchy these scenarios are considered less likely to result in viability issues for service provision at smaller settlements. It is likely that the new settlements could support some degree of self-containment in the longer term considering the level of growth supported, depending upon the range of jobs and services and facilities provided. As such any increase in need to travel by private vehicle and impacts relating to air quality are likely to be reduced. Allowing for development at sites SA414 (Land North East of Henfield (Mayfield)) or SA716 (Buck Barn), however, could have adverse impacts in relation to the existing air quality issues at the Cowfold AQMA. This would be in addition to the potential for adverse impacts on air quality within the Hazelwick AQMA by including development as urban extensions to through each of these scenarios. Therefore, a mixed significant negative and significant positive effect is expected for Scenarios 3a and 3c and a mixed significant positive and minor negative effect is expected for Scenario 3b.

6.182 All three of the new settlement site options would be included for development through Scenario 4. This scenario would also include a high proportion of growth (3,700 homes) as small site development. As such, many sites which come forward would be outside of those which have been positively assessed in the Council's Site Assessment Report and this would likely include those which are less well related to the larger settlements in the District.

6.183 This approach would fail to make best use of existing sustainable transport links in Horsham and would fail to respond positively to the realities of the economy and commuting patterns in Horsham District. As such, although the provision of new settlements could deliver new sustainable transport links, employment opportunities and services it is likely that many residents would need to travel longer distances to access these types of provision to the detriment of air quality. This is particularly likely to be the case in the shorter term dependent upon the phasing of new services and facilities. The inclusion of new settlement options at Mayfield (SA414) and Buck Barn (SA716) through this scenario has the potential to result in particular adverse impacts on air quality at the Cowfold AQMA, considering that many travellers to these sites will be required to travel through this AQMA. Therefore, a significant negative effect is expected for Scenario 4.

6.184 As Scenario 5 would include the vast majority of development as urban extensions, instead of at new settlements. As such the requirement for residents to travel by private vehicle may be reduced. This scenario would include the additional urban extension site at West of Billingshurst (SA744(includes SA225)/SA668). This site is relatively well related to Billingshurst which provides access to a good range of services and facilities, local employment opportunities (including key employment areas) and a railway station. As such, residents may be less inclined to travel by private vehicles from this site. Conversely, the inclusion of the Ashington cluster site through this scenario may also result in a requirement for new residents to travel regularly by private vehicle from this location. The inclusion of development by Crawley at sites SA101 (West of Ifield) and SA291 (Kilnwood Vale), however, has the potential to result in increased levels of traffic within the Hazelwick AQMA.

6.185 This scenario would include a portion of growth at small sites. While this growth is relatively high in comparison to the

Lower Growth Scenarios (2,200 new homes) it is lower than the level which can be accommodated at sites which performed favourably in the Council's Site Assessment Report. As such while this scenario could lead to some dispersal of growth this would be broadly in line with the settlement hierarchy. Some appropriate level of development might occur at smaller settlements thereby helping to maintain the viability of services and facilities at these locations. As such this element of growth could have some variable impacts in relation to need to travel and air quality in the District. Overall a mixed significant negative and minor positive effect is expected for Scenario 5.

Higher Growth Scenarios

6.186 The substantially higher amounts of development to be provided through Scenarios 6 and 7 (17,100 and 15,100 homes respectively) is expected to result in the greatest increase in journeys being made on a regular basis in the District. The importance of out commuting for people in Horsham District means that many new residents will have to travel beyond the plan area and many of these journeys are likely to be made by private vehicle.

6.187 Scenario 6 would include all new settlement and urban extension sites. It would, however, not include the delivery of 400 new homes at the Ashington cluster site. This scenario therefore has the potential for existing air quality issues at the AQMAs at Crawley and at Cowfold to be adversely affected by increased numbers of journeys through them. By delivering concentrated levels of development at urban extension and new settlement sites this scenario would present opportunities to secure a degree of self-containment with the provision of new services and employment opportunities.

6.188 Scenario 6 would include no growth at small sites and therefore could lead to pressure on the viability of services and public transport at more rural settlements. In the longer term this could result in residents having to travel more frequently by private vehicle from these locations, hence increasing air pollution. Overall a mixed minor positive and significant negative effect is expected for Scenario 6.

6.189 Scenario 7 would include all urban extension sites. This includes land at Kingsfold (site SA459/SA674/SA846) and Ashington (SA085/SA520/SA524/SA539/SA790) which are less well related to the larger settlements in the District. It is noted that Kingsfold is in close proximity to a key employment area, but other types of provision are more limited. As such new residents are more likely to need to travel regularly by private vehicle from these locations which will be to the detriment of local air quality. Scenario 7 would also include the urban extensions by Crawley which have the potential to result in increased levels of traffic within the Hazelwick AQMA which could aggravated existing air quality issues at this location.

6.190 This scenario would furthermore include a very high amount of development at small sites (5,600 homes). As this number of homes is well above the number which could be provided at sites positively in the Council's Site Assessment Report, it is likely that many sites which are poorly related to larger settlements as well as those at more rural locations would come forward for development. The inclusion of these smaller sites would be less likely to support the delivery of more substantial new service provision or public transport improvements. As such, the potential for benefits which might be achieved by including much of the new growth at urban extensions through this scenario is likely to be substantially outweighed by providing a high level of growth at locations where residents will need to travel long distances by private vehicle on a regular basis. Overall this scenario is expected to result in increased need for residents to travel by private vehicle from a wider number of locations in Horsham District thereby increasing the potential for widespread erosion of local air quality.

6.191A significant negative effect is therefore expected for Scenario 7.

SA Objective 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
++/-	--/+	++/-	++/--	++/--	--/+	++/--	--/+	--

6.192 New development provides an opportunity to design in energy efficiency and renewable energy provision, helping to address carbon emissions. Larger developments offer the greatest potential to include district heating or CHP.

6.193 In locational terms, as with air quality, the greatest influence on carbon emissions is likely to be from traffic generated by new development.

6.194 Providing any new level of growth in the District of the plan period will inevitably result in higher number of journeys being undertaken by new residents. A significant proportion of these is likely to be taken by private vehicle. The rural character of much of Horsham District is likely to mean a trend of this nature is continued.

6.195 Furthermore, while there may be uptake of use of electric vehicles over the plan period, an overall increase in the number of journeys made in the area is likely to result in an increase in greenhouse gas emissions.

Lower Growth Scenarios

6.196 Scenario 1 would include the urban extension sites which are well related to the larger settlements in Horsham District as well as sites which are in close proximity to Crawley; namely site SA101 (West of Ifield) and site SA 291 (West of Kilnwood Vale Extension). These sites provide nearby access to a wide range of services and facilities as well as employment opportunities and sustainable transport links and therefore residents may be encouraged to make use of more sustainable modes of transport.

6.197 The inclusion of site SA085/SA520/SA524/SA539/SA790 (Ashington cluster) is the exception to this, considering that it is at a settlement which is outside of the higher order towns and villages in the settlement hierarchy. This settlement provides access to some services and facilities (including a primary school) but does not provide access to rail links or bus services more frequent than every 30 minutes.

6.198 The delivery of a high proportion of new growth at urban extensions which would accommodate a large amount of development is likely to help secure contributions through S106 and CIL for infrastructure improvements, including new renewable energy generation. This approach to development may also provide increased opportunities to link to district heating schemes which planning policy in the District seeks to promote.

6.199 Furthermore, Horsham planning policy includes an energy hierarchy where CHP is considered to be most favourable. Where development would be focused together at larger population centres this type of provision may be more feasible. As this scenario would provide the remaining growth in line with the settlement hierarchy this could allow for some growth to support the viability of services at the smaller settlements. As such this scenario would result in residents at rural locations having a reduced need to travel on a regular basis.

6.200 Overall a mixed significant positive and minor negative effect on carbon emissions is expected for Scenario 1.

6.201 It is likely that Scenario 2 would provide similar opportunities for securing new infrastructure provisions and making more sustainable energy choices (including renewable energy provisions, CHP and connecting to district heating schemes) at the new settlements of Mayfield (site SA414), Adversane (site SA597) and Buck Barn (site SA716). It is likely that this scenario would result in a high proportion of new residents requiring to travel longer distances to work and access services and facilities, particularly given that the new settlements are not that well located to the main commuting destinations. This is particularly likely to be the case at the new settlements of Mayfield (Land North East of Henfield) and Adversane given that these sites are not in close proximity to existing services or key employment areas and considering their proximity to the strategic road network. These sites are however expected to include new sustainable energy technology provisions including domestic PV cells. The overall amount of new development supported at new settlements is likely to make these types of provisions more viable. Scenario 2 would include a substantially higher proportion of growth at small sites (2,050 homes) than Scenario 1 (550 homes). This approach to new growth is likely to mean that suitable levels of critical mass would be less likely to come forward to support new service provision. A more dispersed distribution of growth resulting from a higher number of small sites is also less likely to support the integration of development into district heating and CHP schemes. Overall a mixed minor positive and significant negative effect is expected for Scenario 2.

Medium Growth Scenarios

6.202 Scenarios 3a, 3b and 3c include the provision of a substantial amount of new growth at one of the three new settlement sites, with the remaining growth provided at urban extension sites and at small sites in line with the settlement hierarchy. As such the effects recorded mainly mirror towards which have been recorded for Scenario 1. It is, however, noted that growth to be delivered at small sites through these Medium Growth Scenarios is substantially higher than Scenario 1. Of these three scenarios, Scenario 3b provides a higher level of growth at small sites than Scenarios 3a and 3a. The higher levels of growth to be provided at small sites through Scenario 3b may mean that a higher proportion of growth would be less likely to be of scale which would support substantial new service provision and may be less likely to support the incorporation of schemes such as CHP.

6.203 Each of these scenarios could however lead to some benefits by including a proportion of growth at small sites as this growth would broadly be in line with the settlement hierarchy. In contrast to the detrimental impacts already discussed, this element of growth could help to support service provision at the smaller settlements and thereby limit the need for journeys to be made elsewhere by residents at these locations.

6.204 Mixed significant positive and negative effects on carbon emissions are therefore expected for Scenarios 3a, 3b and 3c. For Scenarios 3b and 3c the negative effects expected in combination are likely to be significant. Scenario 3c includes the site at Buck Barn which is less well related than the other new settlement site options (Adversane and Mayfield) to existing services and facilities residents will likely need to access on a regular basis. The effect recorded for Scenario 3b is considerate of moderate level of access new residents at Adversane would have to services at Billingshurst as well as the nearby existing education facilities. The effect recorded is also reflective of the high number of small sites included through this scenario, which when compared with new urban extensions or new settlements are less likely to support significant new service provision or the connection of development to district heating or CHP schemes.

6.205 The lower number of housing to be provided at the Adversane site over the plan period (2,000) is considered less likely to support substantial service provision which could allow for self-containment at this location. The sites at Buck Barn and Mayfield would provide 3,000 homes over the plan period. Adversane would accommodate approximately 3,500 homes beyond the plan period which could allow for the viable incorporation of more substantial service provision in the longer term. The Land North East of Henfield (Mayfield) site is considered most likely to support a range of services and the potential to achieve greater self-containment, considering that 7,000 new homes would be delivered up to 2042.

6.206 Scenario 4 would include all three new settlement sites as well as a large proportion of growth at small sites. As the level of growth (3,700 homes) at the small sites is well above that which can be accommodated at sites positively assessed in the Council's Site Assessment Report, it is likely that a number of sites at more rural locations would be taken forward for development. This approach to growth is likely to result in a more dispersed distribution of development and is less likely to support substantial new service provision. As such, increasing numbers of private vehicle journeys may be required.

6.207 The new settlement site options are less well related to stronger bus services and railway stations, particularly when compared to development at the larger settlements in the District. As such while the level of growth to be provided at each location could support sustainable transport improvements in the long term, including all three sites could result in a sizeable proportion of new residents being required to regularly travel by private car.

6.208 These points considered, including development at new settlements is likely to support new infrastructure provision (including renewable energy). As such an overall mixed minor positive and significant negative effect on carbon emissions is expected for Scenario 4.

6.209 Scenario 5 would provide much of the new development at urban extension sites. This would include 1,000 new homes at the West of Billingshurst site at which new residents would be provided with a relatively good level of access to Billingshurst railway station. Many of the other urban extension sites are well related to the larger settlements of Horsham District and the established services and facilities and sustainable transport links here. However, sites at Ashington and Kingsfold are less so and therefore could result in increased need to travel, particularly in the early stages of development before new services are incorporated While the Ashington site is relatively small (400 new homes), development at Kingsfold would provide 1,000 new homes meaning that particularly high numbers of private vehicle journeys might result over the plan period. This scenario would also provide a relatively high level of growth at small sites, meaning that development would be broadly in line with the settlement hierarchy and many new residents would benefit from access to existing services and facilities and sustainable transport links.

6.210 Overall a mixed significant and significant negative effect on carbon emissions is expected for Scenario 5.

Higher Growth Scenarios

6.211 Both Scenarios 6 and 7 would allow for substantially higher levels of growth (17,100 homes and 15,100 homes respectively) than the other options considered.

6.212 For Scenario 6 all urban extension sites would be included for development. This would take in those urban extension sites which are less well related to the larger settlements in the area, such as site SA085/SA520/SA524/SA539/SA790 (Ashington cluster) and site SA459/SA674/SA846 (East of Kingsfold). Focusing growth at a number of large sites, without including any small sites is likely to help secure financial contribution to support the delivery of new infrastructure including sustainable transport links and renewable energy. These sites would accommodate a large number of residents meaning that CHP is likely to be more feasible. It is noted, however, that the new settlement site options would not provide residents with immediate access to existing railway stations or stronger bus services.

6.213 This scenario would partially departure from the settlement hierarchy, however, meaning there is increased potential for service provision at smaller settlements to become unviable. A high proportion of new residents in Horsham District may need to travel longer distances in this scenario.

6.214 Overall a mixed minor positive and significant negative effect on carbon emissions is expected.

6.215 Conversely Scenario 7 would include a high level of growth at small sites (5,600 homes) and include none of the three new settlements sites for development. This is likely to mean that a number of sites which have been assessed as performing less favourably through the Council's Site Assessment Report 2019 could be included for development. This would include some sites in the open countryside, from which travel to access services and employment opportunities is likely to be required on a regular basis. This approach is likely to result in a substantially more dispersed patterns of travel among residents meaning that the potential to establish new sustainable transport networks is likely to be limited. A more dispersed distribution of growth is considered less likely to be supportive of connection to CHP and district heating schemes.

6.216 As this scenario would not include any of the new settlement options, opportunities to secure financial contributions for more substantial renewable energy provision and sustainable transport links might be reduced.

6.217 Overall a significant negative effect on carbon emissions is expected for Scenario 7.

SA Objective 16: To facilitate a sustainable and growing economy

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
+/-	--/+	+/-	+/-	+/-	--/+	++/-	++/--	++/--

6.218 Economic growth in the District will be influenced by both the level and location of growth proposed over the plan period. While the average workforce productivity in the District (£57,100 GVA per worker) is higher than the levels for the UK (£51,700) and south east (£51,700), a net daily outflow from the District of almost 10,000 commuters is recorded. Areas to which most commuters travel are the nearby areas of Crawley, Mid Sussex, the London Boroughs of Westminster and the City of London and Brighton and Hove. More than 4,000 residents from the District travel towards Crawley and boroughs in London for work. The Gatwick Diamond and Gatwick Airport represent an important locational factor for some business occupiers in the sub-region of North West Sussex. The commercial property market is by in large relatively contained in the area, however, national occupiers looking for a new presence in Sussex often seek to locate in the Gatwick Diamond. In recent years the direction of commercial occupier movement has been from Horsham to Crawley, as Horsham's business stock has consolidated and as new development (particularly industrial development) in and around Gatwick has attracted occupiers away from Horsham. Within the District itself, the town of Horsham accommodates the largest concentration of jobs at 42% of the total District provision[22].

Lower Growth Scenarios

6.219 The Lower Growth Scenarios are expected to provide comparatively reduced potential to increase expenditure from residents at businesses in the area.

6.220 By locating most of the new development as urban extensions or small sites Scenario 1 would result in growth broadly in line with the existing settlement hierarchy. It would also include some development near Crawley (at sites SA101 and SA291) which plays an important role for commuters from the plan area, as well as in close proximity to the town centre locations in Horsham which could attract skilled employees to the area. The site at Ifield (SA101) in particular offers the potential to attract new businesses to the area considering its large size which would include new employment floorspace, as well as its proximity to Crawley. By including the urban extension sites at North Horsham (SA296) and Rookwood

[22] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council Northern West Sussex August 2019) EGA Update Draft Report

(SA394) new residents here would be located in areas which historically have provided access to a high number of employment opportunities.

6.221 It is expected that providing growth in a manner which is mostly in line with the development hierarchy would help to ensure the viability of existing centres in the settlement hierarchy and businesses in Horsham District. This approach will be important for the town of Horsham as well as the success of businesses at settlements which sit immediately below Horsham in the hierarchy given that these settlements provide some local employment provision. The strong relationship between most of the urban extension site options and small sites delivered in line with settlement hierarchy means that residents are likely to benefit from access to sustainable transport links which allow for access employment opportunities further afield.

6.222 The key employment areas in the District are mostly focussed towards the larger settlements, with the exception of the sites at Small Dole. This scenario would focus more the development towards areas which provide good access to these locations. It could provide some limited support for the rural economy in line with the settlement hierarchy given that only 550 homes would be provided at small sites.

6.223 Scenario 1 would not include any of the new settlement options which may provide the opportunity to deliver new, high quality employment floorspace. While it responds positively to economic realities in the District in would provide only a modest level of overall growth (8,050 new homes) which could contribute to the viability of local businesses and economic centres. Overall a mixed minor positive and minor negative effect is expected for Scenario 1.

6.224 Scenario 2 would include new growth mostly at the three new settlement site options (SA414, SA597 and SA716). These sites are to include new employment opportunities but would be less well related to the key employment areas and existing larger settlements in Horsham and nearby Districts such as Crawley.

6.225 All the new settlement sites are well related to the existing strategic road network which could help to encourage inward investment but do not benefit from established sustainable transport links meaning these sites may not be as attractive in terms of securing skilled workers.

6.226 The remaining growth (2,050 homes) would be provided at small site options. This level of growth would be less than the level of growth which can be supported at sites which have been positively assessed in the Council's Site Assessment Report, however, it represents a substantial proportion of overall growth. Small sites are less likely to provide new employment floorspace. Providing development at these sites in line with the development hierarchy could allow for some growth at smaller settlements and more rural locations which is likely to benefit the economic viability of such locations. However, this approach could result in a more dispersed distribution of growth than focussing higher levels of growth at urban extensions of the large settlements where commuters are likely to be attracted to.

6.227 As such this scenario approach would respond less positively to the existing commuting relationships in the District. Overall a mixed minor positive and significant negative effect is expected for Scenario 2.

Medium Growth Scenarios

6.228 Scenarios 3a, 3b and 3c would deliver much of the new development over the plan period in line with the settlement hierarchy and also include development at sites SA101 (West of Ifield) and SA291 (Kilnwood Vale Extension) which are well related to Crawley. In comparison to Scenarios 3a and 3c, Scenario 3b would deliver an additional 1,000 homes at small sites options.

6.229 The overall level of growth to be provided at small site options for each scenario would be less than the level of growth which can be supported at sites positively assessed in the Council's Site Assessment Report. As such, much of this growth would be in line with the settlement hierarchy. This element of growth might better support the rural economy by allowing for some growth at the smaller settlements. However, it is noted that a more dispersed distribution of growth (which could potentially result through Scenario 3b) could perform less favourably in terms of establishing new commuting patterns by sustainable transport in particular, given that this approach could mean that the delivery of new large scale transport infrastructure might be less viable.

6.230 These options would each also include one of the new settlement site options. The new settlement options are expected to provide high quality new employment space which could help to encourage inward investment, but are less well related to the larger settlements, key employment areas and existing sustainable transport links.

6.231 Overall a mixed minor positive and minor negative effect is expected for Scenarios 3a, 3b and 3c.

6.232 Scenario 4 would include the three new settlement sites as well as substantial amount of growth (3,700 homes) at small sites. The level of growth to be provided at small sites through this scenario would mean that a high number of sites which have not been positively assessed in the Council's Site Assessment Report 2019 may be required to accommodate new growth.

6.233 This is likely to mean that sites at more rural locations as well as some at the smaller settlements would be included for development. This could help to support the economy of rural

areas. However, distributing growth to a high number of sites is likely to mean that the benefits would be dispersed rather than focused on particular locations. Furthermore, this scenario would fail to respond in the positive manner to the economic realities and existing commuting patterns for the District. Beyond small sites at the town of Horsham it would not allow for sizeable growth in close proximity to the economic drivers of the area; namely at Crawley and at Horsham town. A mixed minor positive and significant negative effect is therefore expected for Scenario 4.

6.234 Much of the new development to be provided through Scenario 5 would be provided at the urban extension sites which are well related to the larger settlements in the District and surrounding area, including sites by Crawley. Development which would be over and above the Lower Growth Scenarios and other Medium Growth Scenarios considered includes site SA744(includes SA225)/SA668 which would provide 1,000 homes at West of Billingshurst. This site is well related to this small town which provides access to local employment opportunities and includes a number of key employment areas. The railway station at this settlement may also allow residents to access employment opportunities further afield. In contrast sites SA459/SA674/SA846 at Kingsfold and SA085/SA520/SA524/SA539/SA790 at Ashington are not well related to larger settlements, although there is a key employment area in close proximity to the site at Kingsfold.

6.235 The remaining development would be provided at small sites. The level of growth (2,200 homes) to be delivered in this manner would be lower than the number of homes which can be provided at sites which performed more favourably in the Council's Site Assessment Report 2019. As such, this element of growth would be delivered mostly in line with the development hierarchy and would allow for some limited development at the smaller settlements and at rural locations. In all, this scenario would include larger sites for growth which are mostly well related to areas which are historically important for economic growth but would also allow for some dispersal of growth through smaller sites which might support and help diversify the rural economy.

6.236 Overall a mixed significant positive and minor negative effect is expected for Scenario 5.

Higher Growth Scenarios

6.237 The level of growth supported through the Higher Growth Scenarios (17,100 homes and 15,100 homes respectively) is likely to greatly increase local expenditure and encourage investment in the local construction economy. The Higher Growth Scenarios are also likely to result in economic benefits being felt more noticeably in related supply chains.

6.238 Where development would be in close proximity to the existing larger settlements and also include new settlements which allow for the incorporation of new high quality employment space as set out through Scenario 6 the potential to attract highly skilled workers may be increased. However, the new settlement options being considered are not well located to the main employment destinations in and around the District.

6.239 This scenario would not allow for any new growth at small sites in Horsham District which is considered less likely to help promote the diversification of the rural economy.

6.240 Overall a mixed significant positive and significant negative effect is expected for Scenario 6.

6.241 Scenario 7 would include all urban extension sites for development as well as a very high number of small sites to support the delivery of 5,600 homes. This approach could help to promote some level of rural economic growth and diversification. However, focussing such a high level of growth at a high number of small sites is also likely to mean it would be more difficult to relate growth over the plan period to existing and new employment land to support the growth of the economy in Horsham District.

6.242A mixed significant positive and significant negative effect is therefore expected for Scenario 7.

SA Objective 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District

Likely Sustainability Effects								
Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
Scenario 1	Scenario 2	Scenario 3			Scenario 4	Scenario 5	Scenario 6	Scenario 7
		3a	3b	3c				
++/-	+/-	++/-	++/-	++/-	--/+	++/-	++/--	++/--

6.243 Providing development which is broadly in line with the settlement hierarchy in Horsham is likely to provide a high number of new residents with more immediate access to existing employment opportunities.

6.244 The larger settlements of the District provide access to the widest range of employment opportunities. This includes those at the key employment areas most of which are well related to the large settlements.

6.245 Many of these settlements (with the exception of Bramber and Upper Beeding, Steyning and Storrington and Sullington) also provide access to rail links and/or more frequent bus services which could provide access to employment opportunities further afield.

Lower Growth Scenarios

6.246 Scenario 1 would allow for urban extensions to Horsham town (sites SA296 and SA394) at which the largest concentration of jobs in the District is provided. Further growth would be provided at settlements which site directly below Horsham in the development hierarchy. These settlements provide access to local employment opportunities and key employment areas are located within their built-up area boundaries. This scenario would also respond to existing commuting patterns in the District, by providing new growth at sites SA101 (West of Ifield) and SA291 (West of Kilnwood Vale) which are in close proximity to Crawley and the wider Gatwick Diamond area.

6.247 However, it would not support growth at Bramber and Upper Beeding, Steyning and Storrington and Sullington. Furthermore, it would provide development at the smaller settlement of Ashington which does not contain a key employment area. It is, however, noted that a key employment area is located within close proximity of this settlement to the south.

6.248 Overall a mixed significant positive and minor negative effect is expected for Scenario 1.

6.249 Scenario 2 would not make use of the existing settlement hierarchy, instead focusing most new development at new settlements. These sites are expected to provide high quality employment space which would give new residents at these locations a good level of access to high quality jobs and promote a degree of self-containment. The capped level of growth at the new settlement sites (2,000 homes over the plan period) through this scenario could, however, limit the potential for the achievement of self-containment.

6.250 Residents at new settlement site options would have more limited access to the key employment areas and existing employment opportunities of the District as well as employment opportunities in Crawley. It is, however, recognised that some employment land is currently allocated (with some currently being built out) to the west of Adversane and to the south east of Mayfield.

6.251 The provision of a moderate level of growth (2,050 homes) as small sites through Scenario 2 would be mostly be in line with the settlement hierarchy and could help to support employment growth at the smaller and more rural settlements.

6.252 Overall a mixed minor positive and minor negative effect is expected for Scenario 2.

Medium Growth Scenarios

6.253 Scenarios 3a, 3b and 3c would provide the majority of new growth at urban extensions which are well related to the larger settlements of the District as well as the sites at Ifield and West of Kilnwood Vale which are in close proximity to Crawley. Some of the remaining growth would be provided at small sites, particularly under Scenario 3b, and as such overall the growth provided would respond positively to the existing settlement hierarchy and the commuting patterns of residents.

6.254 These scenarios would each include one of the new settlement sites SA414 (Land North East of Henfield (Mayfield)), SA597 (Adversane) or SA716 (Buck Barn). While these areas are less well related to the larger settlements

where most of the employment opportunities are found they would include some employment space and therefore could encourage some degree of self-containment.

6.255 The commuting trends highlighted in the North West Sussex EGA[23], indicate that Crawley and the Gatwick Diamond and to a lesser extent the London boroughs provide important employment opportunities for residents. The most recent evidence shows that many of Horsham's residents commute to areas outside of the District to access higher paid jobs and Crawley. Providing new high-quality employment floorspace presents a potential opportunity to address this issue. As the level of growth provided at the new settlement sites through these three scenarios would not be capped in the same manner as Scenario 2, the promotion of self-containment is considered more likely to be achieved.

6.256 As all three of these scenarios would allow for a moderate level of development at small sites which is below the level which can be accommodated at sites positively assessed in the Council's Site Assessment Report, this element of growth is likely to be distributed mostly at the larger settlements with some growth at the smaller settlements. Development at the smaller settlements could support limited new employment opportunities and reduce the need to commute at these locations. It is noted that this element of growth could, however, result in housing development at locations which does not correlate with historic commuting patterns in the District. Furthermore, achieving a more dispersed distribution of growth at a higher number of small sites is less likely to support substantial employment floorspace at the same sites. As such, some residents may have more limited access to employment opportunities. This could particularly be the case for Scenario 3b, given that it includes an additional 1,000 homes at small sites compared to Scenarios 3a and 3c.

6.257 Overall a mixed significant positive and minor negative effect is expected for Scenarios 3a, 3b and 3c.

6.258 Scenario 4 would respond notably less favourably to the existing settlement hierarchy in Horsham District as well as the strong commuting link between the District and Crawley. It would include all three new settlements and a high level of growth at small sites, meaning that sites which preformed less favourably through the Council's Site Assessment Report 2019 would be taken forward. The level of growth (3,700 homes) proposed for inclusion at small sites through this scenario is likely to mean that development would be distributed at a high number of sites at smaller settlements or more rural locations.

6.259 While residents at the new settlement sites would have access to new employment opportunities at these sites once they are provided, they would lack immediate access to existing key employment areas and employment opportunities at the larger settlements.

6.260 Overall a mixed minor positive and significant negative effect is expected Scenario 4.

6.261 In contrast, Scenario 5 would allow for much of the new growth at urban extensions. The majority of these are well related to the larger settlements, with the exception of sites SA459/SA674/SA846 (East of Kingsfold) and SA085/SA520/SA524/SA539/SA790 (Ashington cluster). Of these two sites only the land East of Kingsfold is in close proximity to a key employment site.

6.262 As this scenario would include a moderate level of growth at small sites (2,200 homes) that would not exceed the level of growth that could be accommodated at sites positively assessed through the Council's Site Assessment Report, it may include some growth at the smaller settlements and at more rural locations. However, much of this growth would be in line with the development hierarchy. This could support some level of rural employment growth, with more limited potential for housing to be provided at locations with limited access to employment opportunities.

6.263 Overall a mixed significant positive and minor negative effect is expected for Scenario 5.

Higher Growth Scenarios

6.264 The Higher Growth Scenarios are both expected to support increased levels of employment growth in Horsham District. Growth is likely to be driven by increased local expenditure, access to a larger workforce and employment linked directly to opportunities in the construction supply chain.

6.265 Providing the highest level of growth towards the large settlements as urban extensions is likely to provide new residents with immediate access to employment opportunities.

6.266 Scenarios 6 and 7 would also respond positively to commuting patterns which have been established between the District and Crawley and the Gatwick Diamond by including sites for development towards the boundary with Crawley.

6.267 Scenario 6 would include a high level of growth at the new settlement sites, which are expected to provide new high-quality employment space which will help to attract employment opportunities to the area and promote a degree of self-containment at these locations. However, they are

[23] Lichfields on behalf of Crawley Borough Council, Horsham District Council, Mid Sussex District Council Northern West Sussex August 2019) EGA Update Draft Report

limited in terms of their scale and also their proximity to existing employment centres.

6.268 By failing to include any new growth at small sites this scenario would be less likely to allow for employment growth at the smaller settlements.

6.269 Overall a mixed significant positive and significant negative effect is expected for Scenario 6.

6.270 Scenario 7 would direct the majority of development to urban extensions to the main settlements in Horsham District and to urban edge of Crawley, which is where the main employment opportunities exist.

6.271 However, it would also result in a very high level of growth (5,600 homes) being distributed at the small sites. This level of development greatly exceeds the number of new homes which can be accommodated at sites positively assessed in the Council's Site Assessment Report and therefore a significant proportion of growth is likely to come forward at smaller settlements and rural locations through this scenario. The small sites may allow for some new employment growth, but when compared to that which is likely to be supported at large site options, these opportunities are likely to be more limited. Therefore, while some rural employment growth may be supported through Scenario 7, it is also expected to result in a high number of residents having limited access to employment opportunities.

6.272 A significant positive and significant negative effect is expected for this scenario.

Table 6.2 Summary of likely sustainability effects for the growth scenario options

SA objectives	Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
	Scenario 1: Lower growth settlement hierarchy – urban extension	Scenario 2: Lower growth new settlement option	Scenario 3a: Medium growth new settlement plus settlement hierarchy (Land North East of Henfield (Mayfield))	Scenario 3b: Medium growth new settlement plus settlement hierarchy (Adversane)	Scenario 3c: Medium growth new settlement plus settlement hierarchy (Buck Barn)	Scenario 4: New settlements and small sites only	Scenario 5: Medium growth urban extension and small sites option	Scenario 6: Higher growth urban extension and new settlements	Scenario 7: Higher growth urban extension and small sites
SA objective 1: Housing	+/-	+/-?	++	++	++	++/-	++	++?	++?
SA objective 2: Access to services and facilities	+/-	--/+	++/-	++/-?	++/--	--/+	++/--	--/+	--/+
SA objective 3: Inclusive communities	++/-	--/+	+/-	+/-	+/-	--/+	--/+	--/+	--
SA objective 4: Crime	0	0	0	0	0	0	0	0	0
SA objective 5: Health	++/-	++/--?	++/--	++/--?	++/--	--/+	--/+	--/+	--
SA objective 6: Biodiversity and geodiversity	--?	--?	--?	--?	--?	--?	--?	--?	--?
SA objective 7: Landscapes and townscapes	--?	-?	--?	--?	--?	--?	--?	--?	--?
SA objective 8: Historic environment	--?	--?	--?	--?	--?	--?	--?	--?	--?
SA objective 9: Efficient land use	+/-	-	--/+	--/+	--/+	--	--	--	--
SA objective 10: Mineral resources	-?	--?	--?	--?	--?	--?	--?	--?	--?
SA objective 11: Water resources	-?	0	-?	-?	-?	-?	-?	-?	--?

SA objectives	Lower Growth Scenarios		Medium Growth Scenarios					Higher Growth Scenarios	
	Scenario 1: Lower growth settlement hierarchy – urban extension	Scenario 2: Lower growth new settlement option	Scenario 3a: Medium growth new settlement plus settlement hierarchy (Land North East of Henfield (Mayfield))	Scenario 3b: Medium growth new settlement plus settlement hierarchy (Adversane)	Scenario 3c: Medium growth new settlement plus settlement hierarchy (Buck Barn)	Scenario 4: New settlements and small sites only	Scenario 5: Medium growth urban extension and small sites option	Scenario 6: Higher growth urban extension and new settlements	Scenario 7: Higher growth urban extension and small sites
SA objective 12: Flooding	-?	--?	--?	--?	--?	--?	--?	--?	--?
SA objective 13: Transport	++/-?	--/+	++/-?	++/-?	++/-?	--	--/+?	--/+?	--?
SA objective 14: Air quality	++/-	--/+	++/--	++/-	++/--	--	--/+	--/+	--
SA objective 15: Climate change	++/-	--/+	++/-	++/--	++/--	--/+	++/--	--/+	--
SA objective 16: Economic growth	+/-	--/+	+/-	+/-	+/-	--/+	++/-	++/--	++/--
SA objective 17: Access to employment opportunities	++/-	+/-	++/-	++/-	++/-	--/+	++/-	++/--	++/--

Summary of likely sustainability of the growth scenario options considered for the Local Plan Review

6.273A summary of how the scenarios perform in relation to the relevant SA objectives is provided below.

SA objective 1: Housing

6.274 All scenarios considered would meet the objectively assessed 'local housing need' of 965 dwellings per annum. The Lower Growth Scenarios would perform less favourably than the other scenarios in relation to meeting the housing needs of the District, delivering new affordable homes and more generally addressing affordability issues.

6.275 It is expected that the Higher Growth Scenarios would best help deliver a wide range of housing types and tenures to meet local need and also address affordability (including the delivery of a high number of affordable homes). Higher Growth Scenarios which include a high proportion of development at small sites (Scenario 7), which could help achieve faster build out rates in the District, but this approach is less likely to support the delivery of affordable homes.

6.276 Scenarios 1, 3a, 3b, 3c, 5, 6 and 7 which include sites in close proximity to Crawley (most notably at Ifield) could help to contribute to the unmet housing need in that local authority under the Duty to Cooperate.

SA objective 2: Access to services and facilities

6.277 It is likely that the Higher Growth Scenarios would support the delivery of new services and facilities in Horsham District. However, these scenarios could place increasing demands on existing provisions. Furthermore, bringing forward a high number of small sites (Scenario 7) could result in a more dispersed distribution of growth meaning that some residents are poorly located to certain types of facilities.

6.278 Conversely, the Lower Growth Scenario which would result in growth broadly in line with the development hierarchy (Scenario 1) would provide many new residents with good access to existing provisions and could help to sustain service provisions at smaller settlements by providing an appropriate level of development at these locations. The Lower Growth Scenarios would however, provide less support for new service provision in Horsham.

6.279 The Medium Growth Scenarios (particularly Scenarios 3a, 3b and 3c which provide a balance between urban extension sites and new settlements) could help to deliver new services at large site options and would also make best use of existing services and facilities. The particularly high level of growth supported at the Land North East of Henfield (Mayfield) site (7,000 new homes) in the long term could provide substantial new service provision beyond the plan period. It is expected that the site at Buck Barn would perform less favourably than the other new settlement site options in terms of access to existing services and facilities. The site is located more than 1.0km from the built-up area boundary of the nearest large settlement (Southwater) as well as existing essential services including healthcare and education. As such the negative effect expected for Scenario 3c is likely to be significant.

6.280 Of the Medium Growth Scenarios, Scenario 4 and 5 are likely to perform less favourably as they include a high level of growth at small sites which might result in a more dispersed distribution of growth or large sites which provide access to limited existing service provision, such as at Ashington and Kingsfold.

SA objective 3: Inclusive communities

6.281 All scenarios have the potential to result in adverse impacts in relation to disruption of existing community networks and implications for local placemaking.

6.282 The Lower Growth Scenarios are considered most likely to avoid major impacts relating to these issues. Scenario 1 would respond particularly well in relation to this issue as it distributes growth mostly in line with the settlement hierarchy. The larger settlements of the District have greatest service provision and have historic precedent of accepting the largest amounts of development. Where a large proportion of growth would be accommodated at urban extensions there is potential for issues of placemaking to result, particularly if development is of a large scale in comparison to the existing settlement.

6.283 The delivery of new settlements will result in challenges given that placemaking will be undertaken 'from scratch'. Scenario 4 which includes all three new settlement site options is likely to have particularly adverse impacts in this regard.

6.284 Distributing a high proportion of growth to small sites in a more dispersed manner (through Scenario 7, in particular) also has potential to result in adverse impacts at a higher number of locations.

SA objective 4: Crime

6.285 While each scenario considered would result in varying distributions of growth in the District, they would not influence the design of new development which comes forward. As such similar negligible effects are expected for each scenario.

SA objective 5: Health

6.286 Similar to the issue of access to services and facilities the delivery of growth over the plan will potentially influence

local public health by ensuring that new residents have access to existing healthcare services and facilities which support increased levels of physical activity or by supporting new provisions of this type.

6.287 The Lower Growth Scenarios would result in more limited pressures in terms of overburdening existing facilities. Scenario 1 would provide a high number of residents with access to existing healthcare facilities by including urban extensions and small sites broadly in line with the development hierarchy.

6.288 Including one of the new settlement site options and providing a proportion of growth in line with the development hierarchy (Scenarios 3a, 3b and 3c) would allow for new healthcare provisions at the new settlements to be delivered. This could have benefits for the wider area. Of these three scenarios, Scenario 3b, is expected to have the most uncertain effects over the plan period as it would include the development of the Adversane, which might not have the potential to support substantial new healthcare. This site is to be provide a lower number of homes over the plan period in comparison to the other new settlement site options. Beyond the plan period Adversane and Buck Barn are both to accommodate approximately 3,500 homes meaning that new service provision is likely to be more viable in the long term. The high level of growth (7,000 new homes) at the Land North East of Henfield (Mayfield) site beyond the plan period (up to 2042) is considered most likely of the three new settlement site options to support substantial healthcare services.

6.289 The site at Kingsfold is less well related to existing healthcare provision meaning that 1,000 new residents through Scenarios 5, 6 and 7 would have to travel 2.0km to Horsham to access facilities.

6.290 It is unlikely that the more dispersed distribution of growth set out through the higher number of small sites at Scenarios 4 and 7, in particular, would support substantial new healthcare provision and could result in a proportion of new residents have reduced levels of access to these types of facilities.

SA objective 6: Biodiversity and geodiversity

6.291 While delivering a higher level of development in the District is likely to result in increased loss, fragmentation and disturbance of local habitats, all scenarios considered include sites which are in close proximity to designated assets. Sites within the west of the District fall within the bat sustenance zone related to the Mens SAC.

6.292 Numerous sites also fall within SSSI IRZs which have identified the potential uses for the site options as a risk to that designation. While concentrated greenfield land take at large urban extension sites and new settlements is likely to result in specific effects, a wide distribution of growth through a higher number of small sites as set out in Scenarios 4 and 7 has the potential to lead to a wider degradation of important designated assets as well as undesignated ecological networks.

SA objective 7: Landscapes and townscapes

6.293 It is likely that delivering a relatively high amount of growth over the plan period could have impacts in terms of existing landscape character in Horsham District. Scenario 2 is expected to perform mostly favourably in relation to these issues.

6.294 While the delivery of large scale development at concentrated new settlement site options could result in specific challenges relating to mitigating adverse impacts on landscape character, areas of the new settlement sites have been identified as having capacity to accommodate new growth. This is particularly the case at the Buck Barn site and therefore of the scenarios which provide for a more balanced approach between urban extension sites and new settlements, Scenario 3c may perform most favourably.

6.295 Many of the urban extension sites contain large areas of land that have been assessed as having no/low capacity to low-moderate for large scale development. However, it is also recognised that the Landscape Capacity Study is currently being updated, therefore it is possible that, in light of new evidence emerging, some assessments may change. At these sites the design of development and the specific areas of the site which will be developed will influence impacts on landscape character. It is noted that parts of the North Horsham site and Kilnwood Vale extension (included in all scenarios apart from Scenarios 2 and 4) are adjacent to the High Weald AONB. As such these scenarios have the potential for particular landscape sensitivities.

6.296 The inclusion of the Kingsfold site (1,000 homes) to support the delivery of a medium and higher levels of growth (Scenarios 5, 6 and 7) would result in additional growth within an area with limited landscape capacity for development. Including all urban extension and new settlement site options (Scenario 6) would result in concentrated greenfield land take a higher number of locations and could have significant cumulative effects on the existing rural character of the District.

6.297 As Scenarios 4 and 7 would include a higher number of smaller sites there is potential for a wider dispersal of growth to have impacts on local character at wider range of locations. This could potentially include impacts relating to the townscape of smaller settlements as well as at locations related to the AONB and National Park.

SA objective 8: Historic environment

6.298 It is also expected that delivering a relatively high level of development over the plan period would have implications in terms of the protection of local heritage assets and their respective settings. Many of the heritage assets in the District are located within the larger settlements. As such, the provision of development in line with the settlement hierarchy (Scenario 1) has the potential for adverse impacts in relation to the historic environment even if a lower level of growth was provided. Particularly adverse impacts have also been identified in relation to the new settlement site options.

6.299 Of the Medium Growth Scenarios which would include one new settlement option, Scenario 3a has the potential to result in additional adverse impacts in relation to Henfield Conservation Area; Scenario 3b has the potential to result in additional adverse impacts in relation to Adversane Conservation Area; and Scenario 3b has the potential to result in additional adverse impacts in relation to Knepp Castle Registered Park and Garden. Of these scenarios, Scenario 3b would include a higher level of growth at small sites (although the level of growth would mean it would be broadly in line with the settlement hierarchy) meaning a more dispersed distribution of growth in the plan area. This type of approach could have adverse impacts in relation to a higher number of heritage assets.

6.300 Scenarios 4 and 7 would result in a more widely dispersed distribution of growth in Horsham District. These scenarios would include a high level of growth at small sites and could potentially result in a wide range of heritage assets being affected as new growth is delivered. A high number of more piecemeal effects on local character may also result through these scenarios.

SA objective 9: Efficient land use

6.301 Given the noted rural character of the District there is limited supply of brownfield land. As such, much of the new development will come forward at greenfield sites, many of which comprise high quality (Grade 3a and higher) agricultural soils.

6.302 The Lower Growth Scenarios will result in lower amounts of greenfield land being developed, as well as loss of access to less good quality agricultural soils. Scenario 1 would provide a low level of growth broadly in line with the settlement hierarchy at urban extensions and small sites. Some of the small site options being considered contain brownfield land for development and there may be some opportunities to re-use brownfield land at the existing edges of settlements.

6.303 The inclusion of the North Horsham site through Scenario 1 (as well as all other scenarios apart from Scenarios 2 and 4) would result in more efficient land use at this existing allocation by allowing for densification of the site. Including one new settlement site option (Scenarios 3a, 3b and 3c) as well as a relatively high proportion of development in line with the settlement hierarchy could also achieve some re-use of brownfield land, but is also likely to result in a large area of greenfield land.

6.304 The new settlement site at Adversane (Scenario 3b) comprises almost exclusively Grade 3 agricultural soil, while the other new settlement sites consist of both Grade 3 and Grade 4 soils. Including all three of the new settlement sites and a very high number of small sites (Scenario 4) would result in concentrated greenfield land take at specific locations as well as the potential to disperse a proportion of development to a high number of more rural greenfield locations in the District.

6.305 As Scenario 5 would include all urban extensions and deliver a medium level of growth, high levels of greenfield land would also result for this scenario. The Higher Growth Scenarios would include all large site options (Scenario 6) or all urban extension sites and a high level of growth at small sites (Scenario 7). Scenario 7 is noted to have the potential to result in greenfield land take at a high number of more rural locations in the District.

SA objective 10: Mineral resources

6.306 Much of the District outside of the built up areas is covered by MSAs. Development within these areas has the potential to result in loss of access to or sterilisation of finite mineral resources. Supporting a higher level of growth within the District has the potential to result in adverse impacts on these resources, however, all scenarios considered would result in considerable development within MSAs.

6.307 The lower level of growth set out through Scenario 1 means that a proportion of development could be accommodated at the urban edges of the larger settlements of the District which fall outside of MSAs. Delivering a proportion of development in line with the development hierarchy would also help to avoid growth within the MSAs. Scenario 2 would result in substantial proportion of growth proceeding at the new settlement site options all of which lie within MSAs, meaning that this approach could have particularly adverse in terms of mineral assets.

6.308 The combined higher levels of growth (set out through Scenarios 3 to 7) and inclusion of either a high number of large urban extensions and/or new settlements means that the remaining scenarios would have similarly adverse impacts. Where a high level of growth is to be provided at small sites (Scenarios 4 and 7), development may occur in a more dispersed distribution which is less line with the settlement hierarchy. As such impacts may occur in relation to a wider range of MSAs.

SA objective 11: Water resources

6.309 Pressures on water infrastructure in the District is likely to result as development occurs, with higher levels of development having potential to place increased demand on this infrastructure. Discussions with water providers (Thames Water and Southern Water) indicate that only a small area in the north eastern part of the District towards the boundary with Crawley may have issues in terms of accommodating large scale development. At this location initial discussions indicate that there may be a need to upgrade the current wastewater infrastructure. Given the early stages of these discussions there is an element of uncertainty attached to these assumptions.

6.310 As Scenario 2 would provide only a low level of overall development and would not result in growth by Crawley there is limited potential for any adverse impacts. This scenario would provide development at small sites which is broadly in line with the settlement hierarchy and therefore it is unlikely to allow for development within the SPZs in the District.

6.311 Scenarios 3a, 3b, 3c, 5 and 6 would all result in new homes being provided by Crawley at Ifield and the Kilnwood Vale extension which could overburden existing wastewater infrastructure.

6.312 While Scenario 4 would not include this element of growth, the high level of development supported at small sites (3,700 new homes) could result in a more dispersed distribution of growth and the potential for development within an SPZ.

6.313 The adverse effects expected for Scenario 7 are particularly adverse given that this scenario includes urban extension sites for development by Crawley and also the highest level of small site development (5,600 new homes) of all scenarios considered.

SA objecitve12: Flooding

6.314 Greenfield land take within the District is likely to result in substantial increases in impermeable surfaces which could increase local flood risk. It is expected that planning policy will require new development to mitigate potential flood risk through the incorporation of SuDS.

6.315 As Scenarios 1 and 2 would allow for the lowest level of growth the amount of greenfield land required for development is comparatively reduced. Development set out through Scenario 1 is to be provided most in line with the development hierarchy at urban extensions and small sites. A small number of the small sites comprise brownfield land and there may be opportunities to re-use previously developed land at the built up area boundary. Scenario 2 would, however, include three new settlement site options which comprise entirely greenfield land the development of which would provide large scale development where open countryside previously existed.

6.316 It is noted that some of the urban extension and new settlement sites contain areas of higher flood risk. However, these areas comprise small portions of the overall sites. It is therefore expected that development might be provided to avoid these locations.

6.317 All Medium Growth Scenarios and Higher Growth Scenarios are expected to have particularly adverse impacts in relation to flood risk considering the high amounts of greenfield land required.

6.318 The most substantial adverse impacts are expected for Scenarios 6 and 7 given the higher number of homes to be delivered. Scenario 7 would include a particularly high number of homes (5,600) at small sites. The more dispersed distribution of growth may potentially result sites coming forward within higher risk flood areas.

SA objective 13: Transport

6.319 Limiting the potential for congestion in the District may be best achieved by the delivery of lower levels of growth.

6.320 Providing new growth in line with the development hierarchy (Scenario 1) could have particularly beneficial effects given that residents are likely to benefit from access to existing services and facilities as well as sustainable transport links. Including development by Crawley through this scenario (as well as all other scenarios other than Scenarios 2 and 4) would respond positively to existing commuting patterns towards important employment areas for residents in Horsham District. This scenario could also support the delivery of an appropriate level of development to more rural locations, thereby supporting service provisions at these areas.

6.321 The inclusion of all new settlement site options (Scenario 2) could support new service provision and sustainable transport links in the long term, however, there is potential for new residents to be required to travel longer distances in the short term in particular. Providing new high quality employment land at these locations could help establish a degree of self-containment.

6.322 Capping the size of new settlements at 2,000 new homes through Scenario 2 could also limit the scale of service provision at these locations.

6.323 Scenarios 3a, 3b and 3c would allow for a more balanced approach to growth, which includes growth by Crawley as well as Horsham town and other large settlements and one new settlement site. Residents may be required to travel less frequently by private car at access essential services and employment opportunities through these scenarios. The high level of growth (7,000 new homes) to be

provided at Mayfield, in particular beyond the plan period may support a degree of self-containment here. These scenarios would support the improvement of the strategic road network by Crawley which could help reduce congestion in the area.

6.324 Including all three new settlement options and/or a wide distribution of development through Scenarios 4, 6 and 7 could result in an increased requirement to travel by private vehicle in the longer and shorter term respectively. Furthermore, the inclusion of the site by Kingsfold (Scenarios 5, 6 and 7) is likely to result in an increased requirement to travel south to the settlement of Horsham.

SA objective 14: Air quality

6.325 Many of the implications for air quality in the District will be linked to the need for residents to travel and the ability to promotion modal shift.

6.326 The Higher Level Growth Scenarios have the potential to particularly adverse impact air quality. As Scenario 7 would allow for a more dispersed distribution of growth which is likely to provide limited potential for new service provision and sustainable transport improvements at many locations, this scenario performs most poorly.

6.327 Scenario 4 also performs very poorly as it would also allow for a dispersed distribution of growth and could also result in increased travel within the Cowfold AQMA which is connected to the site options at Buck Barn and Land North East of Henfield (Mayfield).

6.328 The new settlement site options are expected to provide substantial new service provision and sustainable transport links but the potential for residents to travel will be partly dependent on the phasing of development.

6.329 It is noted that Scenario 3b performs more favourably than Scenarios 3a and 3c as the development of land at Adversane is unlikely to increase traffic within an AQMA. However, this settlement would support the lowest level of growth over the plan period (2,000 homes) and might therefore support less substantial service provision and reduced potential for achieving self-containment than Scenario 3a and 3c. Self-containment is more likely to be achieved beyond the plan period at the Adversane site, given that 3,500 homes would be delivered at the site up to 2043.

6.330 In the long term the high level of growth to be provided at the Mayfield settlement (7,000 new homes when built out beyond the plan period) could support a high level of self-containment.

6.331 While Scenario 1 (as well as all other scenarios apart for Scenarios 2 and 4) has the potential to lead to increased traffic within the Hazelwick AQMA by Crawley and therefore may aggravate existing air quality issues here, it also includes urban extensions and small sites which are broadly in line with the development hierarchy. In any case providing development by Crawley is likely to provide residents with a good level of access to services and sustainable transport links (including railway stations) as well as employment opportunities. The latter point is perhaps most important given the role Crawley plays for residents in terms of job opportunities.

6.332 While Scenario 1 is less likely to result in substantial new service provision it would provide access to existing provisions for a high number of new residents. Delivering growth in line with the development hierarchy could also support limited service provision at smaller settlements.

SA objective 15: Climate change

6.333 New development will inevitably result in increased carbon emissions in the plan area as a result of construction and as new homes and businesses are occupied.

6.334 The number of journeys made in the District will also greatly impact upon the District's contribution to climate change from transport.. There is potential for the delivery of renewable energy schemes as growth occurs. Larger developments offer the greatest potential for including district heating or CHP.

6.335 More limited potential for increases in private car journeys is likely to result where the development hierarchy is best adhered to (Scenario 1) and the largest amounts of development are provided in close proximity to existing services and sustainable transport links. This would include growth by Crawley which would respond positively to established commuting patterns and reduce the need to travel longer distances to employment opportunities. The existing urban area also presents opportunities for delivery of CHP, considering the make up of the built environment here.

6.336 Providing new settlements (at Mayfield, Adversane, and/or Buck Barn) in the District could support new service provision but these areas are not well related to the existing settlements in Horsham. These settlements could also viably support the incorporation of renewable/low energy schemes such as CHP. It is likely that Scenarios 3a (Land North East of Henfield (Mayfield)) has the greatest potential to perform favourably in terms limiting carbon emissions over the plan period and in the longer term in particular. While this site provides only a moderate level of access to existing services and facilities, it performs more favourably than the Buck Barn site (Scenario 3c) in this regard. It also has the potential to outperform the Adversane (Scenario 3b) in terms of delivering a high proportion of overall growth at this large new settlement site which might support more sustainable energy systems.

6.337 The high level of long term growth supported at the site Land North East of Henfield (Mayfield) in particular (7,000 new homes beyond the plan period), may also provide opportunities for the delivery of more substantial services and the establishment of a more self-contained settlement.

6.338 Scenarios 4 and 7 are expected to perform least favourably given that they include a very high level; of growth at small sites (3,700 new homes and 5,600 new homes, respectively). The more dispersed distribution of growth that could result may lead to increased need to travel by private car to access essential services and jobs. It is unlikely that small sites would be able to support substantial new service provision in the District. A more dispersed distribution of growth which is achieved at a higher number of small sites is also less likely to be supportive of connections to CHP and district heating schemes.

SA objective 16: Economic growth

6.339 Providing a high level of growth over the plan period presents increased potential for economic development. The District is likely to benefit from an increased workforce, as well as growth in the building sector and related supply chains as well as increase expenditure in businesses and retail centres.

6.340 The Lower Growth Scenarios are less likely to promote the achievement of these benefits. Scenario 1, however, would support local centres and would respond to the economic realities of the District by providing growth by the important local employment areas; most notably at Horsham town and Crawley. By including most of the development at new settlements (each of which would be capped at 2,000 homes over the plan period), Scenario 2 would help secure some new high quality new employment floorspace which could attract investment. Providing new high scale growth at these areas could help to rebalance commuting patterns but the lower levels of development supported through this scenario would be less effective in achieving this.

6.341 Scenarios 3a, 3b and 3c would achieve a more balanced approach to growth by including growth adjacent to Crawley and the larger settlement in Horsham District and also one of the three new settlement options.

6.342 Over the plan period it is expected that each new settlement site option would perform similarly given that they are likely to help encourage inward investment by including new employment floorspace, but are less well related to existing employment sites and sustainable transport links. In the long term (beyond the plan period) the Land North East of Henfield (Mayfield) would provide 7,000 new homes, which could help to support a sizeable local economy, but it is less well located to other centres of economic growth, particularly the Gatwick Diamond.

6.343 Of the Medium Growth Scenarios, Scenario 5 is likely to perform most favourably. This scenario includes the additional sites at West of Billingshurst and Kingsfold. Billingshurst provides access to a railway station and local employment opportunities while land at Kingsfold is in close proximity to a key employment area.

6.344 Scenarios 6 and 7 would allow for the highest levels of growth, with 17,100 new homes and 15,100 new homes being delivered respectively. Scenario 6 would fail to include any new settlement options, which would potential miss opportunities to provide attractive new employment land for inward investment, while Scenario 7 would include a high portion of growth at small sites in a more dispersed distribution meaning that development is likely to be more difficult to relate to existing and new employment land.

SA objective 17: Access to employment opportunities

6.345 The importance of the town of Horsham and the adjoining area of Crawley (including parts of the Gatwick Diamond) in terms of providing employment opportunities for Horsham's residents is likely to greatly influence accessibility of jobs as new development is provided.

6.346 The largest settlements provide access in Horsham District to local employment opportunities and therefore including development as urban extensions or as small sites in line with the settlement hierarchy (Scenario 1) would provide a high number of residents with access to key employment areas. This scenario would also include land by Crawley and therefore is expected to perform most favourably of the Lower Growth Scenarios.

6.347 Scenarios 3a, 3b and 3c would include these small urban extension sites but would also include one new settlement site which could help provide nearby new employment opportunities. It is noted that the provision of high-quality employment land in the District at new settlements also has the potential to attract new well-paying jobs to the plan area. Given the more lower amount of development to be provided at the Adversane settlement (Scenario 3b) over the plan period (2,000 homes), employment provision may not be as substantial. It is noted that beyond the plan period a higher amount of development (3,500 homes) would be delivered at this site, which may support further employment provision. The Land North East of Henfield (Mayfield) site (Scenario 3a) is to provide a particularly high level of growth beyond the plan period (7,000 new home) and may provide for more self-containment than the other new settlement site options being considered.

6.348 Scenario 5 is expected to perform in a comparatively positive manner given that it includes positively performing large sites by Crawley and Horsham, as well as additional

sites at West of Billingshurst and Kingsfold both of which are close to key employment areas.

6.349 The Higher Growth Scenarios are likely to drive job creation in Horsham most substantially, but in terms of distribution of development these scenarios are not expected to perform as favourably as Scenarios 3a, 3b and 3c in particular. Focussing growth to large site options (Scenario 6) would include all three new settlements meaning that existing areas of importance for local employment would not be immediately accessible to residents. Conversely, concentrating growth at smaller site options (Scenario 7) could result in a more dispersed distribution of growth and provide a high proportion of residents at more rural locations where employment opportunities are less likely to be accessible.

Chapter 7
Conclusions and next steps

Conclusions

7.1 The SA of the growth options for Horsham has involved the appraisal:

- The overall spatial strategy options for growth in the District.
- How much housing and employment growth should be accommodated in the District within the plan period.
- The large-scale site options that are being considered for allocation in the Local Plan.
- The small-scale site options that are being considered for allocation in the Local Plan.
- Scenarios for how the overall spatial strategy, quantum of growth, large scale and small-scale site options might combine to form an overall strategy for growth for the District within the plan period and beyond.

7.2 The SA has shown that there are no easy decisions for the Council to make. No one overall quantum of growth or spatial strategy stands out as being markedly superior in sustainability terms when compared to the others.

7.3 Some broad conclusions can be drawn from the SA work undertaken, that may help the Council come to a view which growth option should be preferred:

1. Although the higher quantum of growth option will do most to meet the needs not only of Horsham District but also the unmet needs of neighbouring authorities, it is also the option that is most likely to result in significant environmental effects in the District. Conversely, the lower growth option will result in less likelihood of significant environmental effects but will make only a very modest contribution to providing homes and jobs for the unmet needs of neighbouring authorities, some of which are highly constrained environmentally too. The medium growth option represents a balance between the two.
2. Spatial strategies that focus development at existing larger settlements are likely to be the most sustainable in terms of access to jobs, services and facilities, and public transport, and therefore also help to minimise carbon emissions.

3. Given the importance of the Gatwick Diamond to the economy of Horsham, and the jobs this generates, ease of sustainable access to centres of economic activity, such as Crawley, will help to support sustainability objectives. This means focusing development close to existing urban areas and railway stations that enable travel by train, particularly in the north of the District.
4. However, expansion through urban extensions could result in some significant environmental effects, for example with respect to biodiversity, the historic environment and landscape. It is notable that all urban extensions could give rise to significant effects on more than one of these factors. Some potential urban extensions could also exacerbate air pollution issues in Air Quality Management Areas. Most also have the potential to result in the loss of best and most versatile agricultural land and all could lead to the sterilisation of mineral resources.
5. It should be noted that some large sites are not that well located in terms of proximity to existing urban areas, such as East of Kingsfold, the Ashington cluster, and the three new settlement proposals at Adversane, Buck Barn and Land North East of Henfield (Mayfield). Others, such as West of Billingshurst, are separated from the town by a major road.
6. There may be a role for new settlements, although none of the three proposed new settlements sites are in close proximity to existing railway stations. There is the possibility of a new station at Adversane, and new public transport services would be provided at all the new settlements. New settlements can have long lead in times, and they need to be of a certain size to achieve a critical mass in terms of jobs, services and facilities. They also introduce development into locations that currently have little in the way of development apart from the road network. The likelihood of significant negative effects on SA objectives such as biodiversity, the historic environment, landscape, soils and minerals are similar to the large urban extensions.
7. Some of the large site proposals, including both urban extensions and new settlements, will not be fully built-out within the plan period. They therefore offer the opportunity to provide certainty about growth over a longer period, and to provide for a wide range of services and facilities. This applies in particular to West of Ifield, near Crawley, and the new settlement proposal at Land North East of Henfield (Mayfield) on the Mid Sussex border. However, both have environmental sensitivities, and their scale (c 10,000 homes and c7,000 homes each when completed), will significantly alter the character of the areas where they are located.
8. Although large sites, whether urban extensions, are most likely to deliver in a sustainable way the bulk of housing and employment needs, there will be a role for small sites, not only within and close to existing urban areas, but also to support the viability of smaller settlements. There will therefore need to be an appropriate balance between the two. Those growth scenarios that do not provide for small sites to be allocated will not achieve this. Similarly, too much reliance on small sites as opposed to large sites is likely to result in more unsustainable travel patterns, and less opportunity to meet affordable housing needs, and investment in infrastructure.

Next steps

7.4 This SA Report will be consulted upon alongside the Regulation 18 version of the Local Plan Review. The draft policies set out in that document are being appraised as a separate SA document. Together this SA Report and the Interim SA Report for the Regulation 18 Local Plan, which includes the appraisal of those draft policies, form the Environmental Report for this stage of the plan-making process. These documents should be read in conjunction with the Regulation 18 Local Plan itself.

7.5 The Council continues to gather relevant evidence to inform the preparation of the Horsham Local Plan Review and the SA process.

7.6 The consultation responses on the Regulation 18 Local Plan, this Interim SA of Growth Options and the Interim SA of the Regulation 18 Local Plan will be taken into account in the next stages of the plan preparation process, which will result in a proposed submission (Regulation 19) Local Plan and formal SA Report under the SEA Regulations.

LUC

January 2020

Appendix A
SA assumptions

Assumptions regarding distances

A.1 Reference is made to 'easy walking distance' in the appraisal assumptions. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. The Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

	Town centres (m)	Commuting/School/ Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred maximum	800	2,000	1,200

A.2 For the purposes of the appraisal, distances in the appraisal will be measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (e.g. depending on the house location within a larger site and the availability of a direct route).

A.3 It is recognised that many journeys to services and facilities will not be made in a straight line. When applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances a 10% buffer has therefore been applied to account for the potential difference between the straight line distance and the actual distance involved in a journey to services and facilities. For example, the relevant distance applied for walking distance for town and local centres has been decreased from 800m to 720m, and so on.

A.4 It is considered that this is a reasonable approach, and professional judgement will be used when applying these distances to each site option and the range of services and facilities considered by the appraisal (e.g. where there are significant barriers to straight-line movement, such as railway lines). The distances used in the appraisal will vary depending upon the type of destination being accessed and the mode of transport:

- 450m walking distance for primary schools on the basis that parents with young children are unlikely to want long distances with young children.
- 900m walking distance for secondary schools.
- 720m walking distance for town and local centres.
- 450m to a bus stop, as many people are unlikely to want to walk much further and then catch a bus to their destination.
- 1,800m walking distance to a train station.
- In terms of access to cycle route, a distance of 450m will be used in the appraisal on the assumption that links to cycle routes are likely to use road carriageways.

A.5 The SA assumptions include analysis of the proximity of residential areas to key employment areas. Although there is no guarantee that people will find jobs at the employment areas closest to them, it is considered that provision of homes close to major sources of employment would support people in making shorter journeys to work. The following walking assumption has been applied:

- 1,800m walking distance to key employment areas.

Table A.1 Criteria and assumptions applied during the SA of small site options for the Horsham Local Plan Review

SA Objectives	Criteria and assumptions
1. To provide affordable, sustainable and decent housing to meet local needs.	**Residential site options** All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Planning Practice Guidance[24] states that affordable housing should only be sought for residential development 10 or more homes. It is expected that sites of this size or larger could potentially provide affordable homes and so will have significant positive effects. Therefore: • Sites with capacity for more than 10 homes will have a significant positive (++) effect. • Sites with capacity for fewer than 10 homes will have a minor positive (+) effect. **Gypsy and Traveller site options** All of the Gypsy and Traveller site options are expected to have positive effects on this objective, due to the nature of the proposed development which would help to meet local need. Therefore, all sites are considered to have a significant positive (++) effect. **Employment site options** The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).
2. To maintain and improve access to centres of services and facilities and education.	**All site options** Larger scale development could potentially incorporate the provision of new services. The location of all types of development sites could affect this objective by influencing people's ability to access existing services and facilities (both for local residents and employees during breaks and after work). The Development Hierarchy for the District provides an indication of the range of services and facilities including education at a given settlement. The Main Town of Horsham provides a large range of employment, services and facilities and leisure opportunities, with the town of Crawley outside of the District also playing an important role for residents. The Small Towns and Larger Villages are noted to provide a good range of services and facilities, strong community networks and local employment provision. Settlements below these settlements in the Development Hierarchy provide more limited access to existing services and facilities. The appraisal of sites reflects the most up to date order of settlements in the Development Hierarchy. The proximity of sites to these areas can therefore be used to establish the potential accessibility to a wider number of services and facilities. Therefore: • Sites that are within 720m of ~~a defined town centre~~ the built-up area of the Main Town (Horsham), the town of Crawley or a Small Town or Larger Village will have a significant positive (++) effect. • Sites that are within 720m of ~~a defined village centre~~ the built-up area of a Medium Village will have a minor positive (+) effect.

[24] Ministry of Housing, Communities & Local Government (2019) Planning Practice Guidance Paragraph: 023 Reference ID: 23b-023-20190315

SA Objectives	Criteria and assumptions
	• Sites that are within 720m of the built-up area of a Smaller Village will have an uncertain negligible (0?) effect. • Sites that are not located within 720m of ~~a defined town or village centre~~ the built-up areas of any of the settlements noted above will have an uncertain minor negative (-?) effect. **Residential and Gypsy and Traveller site options** For sites which support residential use it will be necessary to consider access to education facilities. It is recognised that educational facilities are often not located within the town and village centres and are instead provided to meet the needs of specific catchment areas. Sites which provide a good level of access to services and facilities at centre locations may not always be those which provide a good level of access to educational facilities. The effects of sites on the educational element of this objective will depend on the access that they provide to existing educational facilities, although there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils, and there are no further education facilities in the District . New residential development could stimulate the provision of new schools/school places, particularly larger sites, but this cannot be assumed at this stage. Therefore, for residential and Gypsy and Traveller sites, in addition to the assumptions set out to consider access to service and facilities centres: • Sites that are within 1km of a secondary school and within 450m of a primary school will have an uncertain significant positive (++?) effect. • Sites that are within 1km of a secondary school or within 450m of a primary school (but not both) will have an uncertain minor positive (+?) effect. • Sites that more than 1km of a secondary school and 450m of a primary school will have an uncertain minor negative (-?) effect. This will mean some residential and Gypsy and Traveller sites may be recorded as having an overall mixed (++/-?) or (+/-?) effect.
3. To encourage social inclusion, strengthen community cohesion and a respect for diversity.	**All types of site options** The proximity of development to services and facilities may help to address issues of social inclusion. These issues (including access to facilities such as education and healthcare) are considered under SA objective 2 and SA objective 5 in the SA framework. Achieving local regeneration may help to promote a sense of ownership and community cohesion among residents. It is recognised that this will depend in part on the detailed proposals for sites and their design, which are not known at this stage. However, development which occurs on brownfield land is likely to help promote the achievement of regeneration in the District. Therefore: • Sites that are on brownfield land will have a minor positive (+) effect. • Sites that are on greenfield land will have a negligible (0) effect.

SA Objectives	Criteria and assumptions
	The location of new developments will also affect social deprivation and economic inclusion by influencing how easily people are able to access job opportunities and access to decent housing in a given area. Areas which are identified as most deprived in the District are often also those which could benefit most from the achievement of regeneration. The delivery of housing or employment sites within a 40% most deprived area[25] will therefore have a minor positive (+) effect. The town centre and village centre locations of Horsham help to support community networks in the District. Development which contains appropriate uses (such as retail and/or community uses) and is to occur within the defined town centres and village centres could help to maintain the vitality and viability of these locations. As such where site options to be delivered within the defined town centres and village centres would contain a use of this type, a significant positive (++) effect is expected.
4. To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	**All types of site options** The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of open space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible (0).
5. To improve public health and wellbeing and reduce health inequalities.	**All types of site options** Sites that are within walking distance (720m) of existing healthcare facilities (i.e. GP surgeries or hospitals) and areas/features which promote physical activities (open spaces, or sports facilities) among residents will ensure that residents have good access to healthcare services and are provided which opportunities for healthy lifestyle choices. This includes employment sites, which are will provide employees access to these types of features outside of working hours and during break times. Therefore: • Sites that are within 720m of a healthcare facility and an area of open space/sports facility will have a significant positive (++) effect. • Sites that are within 720m of either healthcare facility or an area of open space/ sports facility (but not both) will have a minor positive (+) effect. • Sites that are not within 720m of either a healthcare facility or an area of open space/ sports facility will have a minor negative (-) effect. If sites come forward within an area of open space or a site which currently accommodates an outdoor sports facility it is recognised that that this use may be lost as a result of development. As such where site options contain such features a significant negative (--) effect is recorded. This will mean some sites may be recorded as having an overall mixed (++/--) or (+/--) effect. If a number of sites are allocated within close proximity of one another, this could lead to existing healthcare facilities becoming overloaded. If at any point information becomes available regarding the capacity of existing healthcare facilities, this will be taken into account in the SA as relevant.

[25] According to the Index of Multiple Deprivation 2019

SA Objectives	Criteria and assumptions
	If development at a site is likely to incorporate new healthcare facilities, open space/sports facilities, it will be scored in accordance with the assumptions listed above.
6. To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	**All types of site options** Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. The potential impacts on undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. • Sites that are within Natural England's Impact Risk Zones (IRZs) of one or more internationally or nationally designated biodiversity or geodiversity sites may have an uncertain significant negative (--?) effect. • Sites that are within 400m of a locally biodiversity or geodiversity designated site or area of ancient woodland may have an uncertain minor negative (-?) effect. • Sites that not within of an IRZ of one or more internationally or nationally designated biodiversity or geodiversity sites, and are over 400m from a locally designated site could have a negligible (0?) effect. A bat sustenance zone has also been identified in the District. This zone is reflective of the potential for new development to impact upon flight paths of Barbastelle associated with the Mens SAC which lies outside of Horsham District. Therefore: • Sites that lie within the bat sustenance zone may have an uncertain minor negative (-?) effect.
7. To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	**All types of site options** The effects of new development on the character and quality of the landscape will depend in part on its design, which is not yet known; therefore all effects will be to some extent uncertain at this stage. The Horsham District Landscape Capacity Assessment[26] is being updated as part of the evidence base for the Local Plan Review. It assesses the Local Landscape Areas (LLA) in the District in terms of their capacity to accommodate new development. Therefore, in addition to the above: • Sites that are within an LLA that is assessed as having 'No/Low' or 'Low-Moderate' landscape capacity could have a significant negative effect (--?). • Sites that are within an LLA that is assessed as being of 'Moderate' or 'Moderate-High' landscape capacity could have a minor negative effect (-?). • Sites that are within an LLA that is assessed as being 'High' landscape capacity or are within the existing built up area boundary could have a negligible effect (0?).

[26] Horsham District Council (November 2019) Draft Landscape Capacity Assessment

SA Objectives	Criteria and assumptions
	This element of the appraisal will also reflect the type of development (i.e. residential or employment) which the Landscape Capacity Assessment considered for each area.
8. To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	**All types of site options** The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset "*great weight should be given to the asset's conservation … irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*". However, development could also enhance the significance of the asset (provided that the development preserves those elements of the setting that make a positive contribution to or better reveals the significance of the asset). In all cases, effects will be uncertain at this stage as the potential for negative or positive effects on historic and heritage assets will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect). As an indication of potential effects on historic and heritage assets from development of any of the site options, the following assumptions and evidence will be used: • Where a site option is more than 500m from the nearest designated heritage asset, a negligible effect is considered likely although this is uncertain (0?) as there is still some potential for impacts on non-designated heritage features and effects on designated heritage assets may extend beyond 500m in some cases. Where a site option is within 500m of a designated heritage asset, professional judgement and evidence (such as Conservation Area Appraisals, heritage assessment work undertaken to support the Local Plan Review and input from conservation specialists) will be used to inform judgements. Where there are potential impacts on multiple heritage assets this will also be taken into account. • Sites which have potential for heritage assets to be enhanced and their significance to be better revealed could have a minor positive (+?) or significant positive effect (++?) on this objective. • Sites which are unlikely to cause adverse impacts on heritage assets could have a negligible (0?) effect on this objective. • Sites which have the potential to cause harm to heritage assets, but can be mitigated, could have a minor negative (-?) effect on this objective. • Sites which have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated could have a significant negative (--?) effect on this objective.
9. To make efficient use of the District's land resources through the re-use of previously	**All types of site options** The effects of new development on soils will depend on its location in relation to the areas of highest quality agricultural land in the District, and whether the land has previously been developed. Therefore:

SA Objectives	Criteria and assumptions
developed land and conserve its soils.	• Sites that are mainly or entirely on greenfield land which is classed as being of Grade 1, Grade 2 or Grade 3a agricultural quality would have a significant negative (--) effect. • Sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality (but where it is not known if it is Grade 3a or 3b land) could have a significant negative effect although this is uncertain (--?). • Sites that are mainly or entirely on greenfield land that is classed as Grade 3b, Grade 4, Grade 5, non-agricultural or urban land would have a minor negative (-) effect. • Sites that are mainly or entirely on brownfield land would have a minor positive (+) effect. • Sites that would result in the remediation of contaminated land would have a significant positive (++) effect.
10. To conserve natural resources, including mineral resources in the District.	**All types of site options** The effects of new development on mineral resources will depend on its location in relation to areas which have been identified for their importance for mineral reserves in the District. The West Sussex Joint Minerals Local Plan (2018) identifies Mineral Safeguarding Areas (MSAs) and development within or in close proximity to these areas can result in sterilisation of mineral resources. Therefore: • Sites that are located directly within an MSA would have a significant negative effect on mineral resources although this is uncertain (--?) dependent upon whether extraction could be achieved prior to any development. • Sites that are located within 250m of an MSA would have a minor negative effect on mineral resources although this is uncertain (-?) dependent upon whether extraction could be achieved prior to any development. • Sites located more than 250m from MSAs are expected to have a negligible (0) effect.
11. To achieve sustainable water resource management and promote the quality of the District's waters.	**All types of site options** The effects of new development in terms of promoting more sustainable use of water resources will depend largely on people's behaviour as well as the design of new developments. However, where development takes place within Source Protection Zones (SPZs), there may be potential risks relating to contamination to result. Therefore: • Sites that are within an SPZ could have a minor negative (-) effect. • Sites that are not within an SPZ could have a negligible (0) effect. Any issues regarding supply of water resources, and wastewater treatment capacity, are more appropriately appraised at the Local Plan scale, rather than through as assessment of each individual site.
12. To manage and reduce the risk of flooding.	**All types of site options**

SA Objectives	Criteria and assumptions
	The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates SuDS, which cannot be assessed at this stage. Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. As such: • Sites that are entirely or mainly within flood zone 3a or flood zone 3b are likely to have a significant negative (--) effect. • Sites that are entirely or mainly within flood zone 2 are likely to have a minor negative (-) effect. • Sites that are entirely or mainly within flood zone 1 are likely to have a negligible (0) effect. Furthermore: • Sites that are on greenfield land are expected to have a minor negative (-) effect. • Sites that are on brownfield land are expected to have a negligible (0) effect. Adopting a precautionary approach the scores for this SA objective reflect the most adverse effect identified. For example a site which lies within flood zone 3a and brownfield land would score a significant negative (--) effect overall.
13. To reduce congestion and the need to travel by private vehicle in the District.	**All types of site options** The proximity of residential and employment sites to public transport links will affect the extent to which residents are able to make use of non car-based modes of transport to access services and facilities as well as job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of larger-scale housing developments or employment development but this cannot be assumed. It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site. Therefore: • Sites that are within 1.8km of a railway station are likely to have a significant positive (++) effect. • Sites that are more than 1.8km from a railway station but within 450m of a bus stop and/or cycle route are likely to have a minor positive (+) effect. • Sites that are more than 1.8km from a railway station and 450m from a bus stop and cycle route could have a minor negative (-) effect.
14. To limit air pollution in the District and ensure lasting	**All types of site options** Development sites that are within, or directly connected via road, to one of the Air Quality Management Areas (AQMAs) in the District, or in AQMAs in surrounding Districts, could increase levels of air pollution in those areas as a result of increased vehicle traffic. Therefore:

SA Objectives	Criteria and assumptions
improvements in air quality.	• Residential, employment and mixed use sites that are within or directly connected via road to an AQMA are likely to have a significant negative (--) effect. • Gypsy and Traveller sites that are within or directly connected via road to an AQMA are likely to have a minor negative (-) effect (due to a lower number of vehicle movements likely to be associated with these sites). • All sites that are not within or directly connected via road to an AQMA are likely to have a negligible (0) effect on air quality.
15. To minimise the District's contribution to climate change and adapt to unavoidable climate change.	**All types of site options** The effects of new development in terms of climate change and how development will respond to this issue will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. However, the proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this cannot be assumed. It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site. Therefore: • Sites that are within 1.8km of a railway station are likely to have a significant positive (++) effect. • Sites that are more than 1.8km from a railway station but within 450m of a bus stop and/or cycle route are likely to have a minor positive (+) effect. • Sites that are more than 1.8km from a railway station and 450m from a bus stop and cycle route could have a minor negative (-) effect.
16. To facilitate a sustainable and growing economy.	**Employment site options** All of the employment site options are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for the creation of more new jobs and so would have significant positive effects. Therefore: • Sites that are more than 5ha in size will have a significant positive (++) effect. • Sites that are smaller than 5ha in size will have a minor positive (+) effect. **Residential and Gypsy and Traveller site options** The specific location of residential and Gypsy and Traveller sites within the District will not directly influence sustainable economic growth. Therefore a negligible (0) effect is expected for these types of site options.

SA Objectives	Criteria and assumptions
17. To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	**Employment site options** The provision of new employment sites within the District is likely to benefit the highest number of residents where are accessible by sustainable transport links. Therefore: • Sites that are within 1.8km of a train station or likely to have a significant positive (++) effect. • Sites that are within 450m of a bus stop and/or cycle path are likely to have a minor positive (+) effect. Sites that are not within 1.8km of a train station or within 450m of a bus stop and cycle path are likely to have a minor negative (-) effect. **Residential and Gypsy and Traveller site options** The location of residential and Gypsy and Traveller sites will influence the achievement of this objective by determining how easily residents would be able to access job opportunities at existing employment sites. The settlement hierarchy set out in the HDFP identified that the Main Town of Horsham provides access to a large range of employment opportunities. The remaining settlements in the District have been identified through the settlement hierarchy as providing local or more limited employment provision. The proximity of site options to key employment areas also serves as an indicator of the level of employment opportunities which are likely to be accessible. Therefore: • Sites that are within 1.8km of a key employment area and that are within 720m of Horsham town would have a significant positive (++) effect. • Sites that are within 1.8km of a key employment area or that are within 720m of Horsham town (but not both) would have a minor positive (+) effect. • Sites that are within 1.8km to 2.7km of a key employment area but are not within 720m of Horsham town would have a minor negative (-) effect. • Sites that are more than 2.7km from a key employment area and are not within 720m of Horsham town would have a significant negative (--) effect. In addition, if a site option would result in the loss of an existing employment site, a negative effect would occur in relation to the protection of existing employment sites. Therefore (which could result in mixed effects overall): • Sites that are currently in employment use would have a significant negative (--) effect.

Appendix B

SA matrices for the large site options

Site SA101: Land West of Ifield

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. It is proposed that the site would deliver 3,250 dwellings within the plan period, largely within the Horsham District, but also partially within the administrative area of Crawley Borough. The site is expected to delivery more than 10,000 dwellings beyond the plan period over 35 years. The site will deliver at least 35% affordable housing as part of development. A significant positive effect is expected for the site in relation to this SA objective due to the contribution to the area's identified housing need, including affordable housing. The close proximity of the site to Crawley means that it could potentially contribute to unmet housing need within that local authority
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++?	The site is greenfield and therefore there are no existing services and facilities within the site. The site is not within walking distance of any town centres locations in the District or Crawley Town Centre which is to the east. However, it is adjacent to the urban edge of Crawley and within close proximity of a number of neighbourhood centres within this settlement including those at Ifield, West Green and Langley Green. The neighbourhood centre of Gossops Green is also within 800m of the site, but pedestrian access is more limited to this area due to the presence of a railway line. The site is also located within close proximity to multiple education facilities and healthcare centres within Crawley. As such, residents in the early stages of development are likely to have access to some services and facilities. As part of the development, the site proposes to deliver two primary schools and early years facilities, one secondary school (with 6th form), a health and wellbeing centre and retail provision including a pub and restaurant/café. These provisions are expected to be delivered during the plan period and would contribute to the accessibility of services and facilities in the area. In the long term, during the 35 year period over which the entirety of the site is to be built out a total of five primary schools and early years facilities and six secondary schools are expected to be delivered at the site. A significant positive effect is expected for the site in relation to this SA objective considering the existing services and facilities which are accessible from the site and the proposals at the site which deliver a range of additional provisions. Uncertainty is attached to the effect considering that the close proximity of this large site to Crawley could potentially result in existing facilities becoming overcapacity.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	+?	The site is not within a 40% most socially deprived area. As such, there is limited potential for the site to contribute to local regeneration. The site is located adjacent to the existing urban edge of Crawley and is in close proximity to a number of neighbourhood centres in the town. As such there is potential for the new development and services provided to complement existing uses and contribute to the vitality of these existing neighbourhood centres. As such, a minor positive effect is expected for the site in relation to this SA objective. The effect is uncertain as the impact of delivering new services and facilities will be dependent in part on their phasing which is unknown at this stage.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.

SA Objective	SA Score	Justification
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/--?	There are several health centres to the east within walking distance of the site in Crawley as well as multiple outdoor and indoor sports facilities. There are also multiple PROWs in the area that provide access to the surrounding countryside. There is potential for these existing assets to contribute positively to resident's health in the new development by increasing uptake of physical activity. The site takes in the Ifield Golf Club and development could lead to the loss of this facility. However, as part of development, the site proposes to deliver approximately 50% green space, parts of which could be used by residents for recreational purposes. A health and wellbeing centre is also proposed for delivery at the site. Part of the northernmost part of the site is located within the noise contour for Gatwick Airport. The site promoters plan to locate housing and education facilities to the south of the site to avoid impacts of aircraft noise on residents. However, there may still be potential for negative impacts from aircraft noise particularly considering the potential for growth at Gatwick in the future. Overall, an uncertain mixed significant positive and significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain as the high number of homes to be provided at the site could result in the potential for existing healthcare facilities to become overburdened.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The southern half of the site is located within Impact Risk Zones (IRZs) for two SSSIs (House Copse and Buchan Hill Ponds). However, these IRZs are for industrial/aviation planning applications and not for residential use, office use or any of the other provisions associated with the development proposals. There is a large Local Wildlife Site (Ifield Brook Wood and Meadows) in the eastern half of the site, which the site promoter has indicated would be protected as part of development. The site is also adjacent to several areas of Ancient Woodland and there is an area of deciduous woodland priority habitat adjacent to the watercourse that passes through the site. A significant negative effect is expected for the site in relation to this SA objective considering that there is a local designation within the site and areas of Ancient Woodland adjacent to the site. The greenfield land take within the site may result in increased habitat disturbance as well as potential for fragmentation and loss. There is also potential for recreational pressures, increases in noise and light as the site is occupied. However, the effect is uncertain as the site proposals include provision and enhancement of Green Infrastructure. These measures could help to mitigate adverse effects on the natural environment.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land to the west of Ifield has been assessed in the Horsham District Landscape Capacity Assessment. The site is comprised of a number of Local Landscape Character Area (LLCAs) with varying degrees of landscape capacity. The land in the south of the site which in close proximity to the urban edge of Crawley (the Land West of Ifield Brook, Rusper Road and Ifield Golf Course LLCAs) has been identified as being of low-moderate or moderate landscape capacity for large scale housing development and low-moderate capacity for large scale employment development. Land within the River Mole LLCA within which the northern portion of the site falls has been identified as having no/low landscape capacity for large scale residential or employment development. As such, a significant negative effect is expected for the site in relation to this SA objective as there are substantial areas of the site where it is unlikely that residential or employment development could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the	--	The north-eastern part of the site overlaps with around half of Ifield Conservation Area, which contains multiple Grade II listed buildings and the Grade I listed Parish Church of St Mary. The majority of listed buildings within the Conservation Area lie outside of site boundaries with only one Grade II listed building (Old Pound Cottage) lying within the site boundaries on Rusper Road. The northernmost part of the site encircles a Scheduled Monument (Medieval moated site at Ifield Court). There are two Listed Buildings adjacent to the south-east boundary of the site. Further designated assets within 500m of the site include a cluster of Grade II Listed Buildings to the south-west and several Grade II Listed Buildings to the west.

SA Objective	SA Score	Justification
District's historic environment.		As well as nationally designated heritage assets, the site is also in close proximity to Locally Listed Buildings. The Barn Theatre lies within the site boundaries and there are six further Locally Listed Buildings in close proximity to the site within Ifield Conservation Area. In addition, the majority of the site is located within a West Sussex Archaeological Notification Area (ANA) in relation to the Iron Ore industry and Medieval Moated Site, Rusper. The Ifield Conservation Area Statement (2018) states that the Conservation Area's rural setting contributes strongly to its character and that the surrounding fields and open space within and adjacent should be protected from development that would be out of scale with the existing character. There is potential for development at the site to result in impacts on the existing character and setting of the Conservation Area. As such, a significant negative effect is expected for the site in relation to this SA objective.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	-	The site is located on greenfield land. The majority of the site is comprised of grade 4 agricultural land with some smaller areas of grade 3 agricultural land also within the site. A minor negative effect is expected for the site in relation to this SA objective considering that the site is greenfield land which is primarily classed as being of grade 4 agricultural quality.
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The whole of the site is located within a Mineral Safeguarding Area (MSA) for Brick Clay and therefore a significant negative effect is expected due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	-?	There are a number of watercourses (including Ifield Brook and the River Mole) that pass through the site. It is assumed that the potential for any water pollution in these watercourses as a result of development will be mitigated by the delivery of SuDS. The site is not located in a Source Protection Zone. Through discussions with the Council, Thames Water has indicated that Crawley wastewater treatment works may present issues for accommodating large scale development without upgrading. Development in close proximity to Crawley is to be informed by flow monitoring and site surveys across the Crawley catchment to refine the hydraulic model. This in turn will enable a more detailed assessment of the network reinforcement required to accommodate growth. As such an uncertain minor negative effect is expected in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-?	There are a number of watercourses (including Ifield Brook and the River Mole) that pass through the site. Land adjacent to Ifield Brook is located within flood zone 2 and 3 and land adjacent to the River Flood is mostly located within flood zone 2. However, the majority of the site is within flood zone 1. As the majority of the site being greenfield, development is likely to increase the overall amount of impermeable surfaces in the area, which may increase flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective. The proposals for the site include a flood alleviation scheme which is likely to help address issues of flood risk and therefore uncertainty is attached to the score.
SA 13: To reduce congestion and the need to travel by	++/-?	In terms of access to existing sustainable travel options, the site located within walking distance of Ifield Railway Station to the south-east and a number of bus stops including those to the west on Ifield Drive and to the south on Hyde Drive. The site is also within walking distance of a number of neighbourhood centres within Crawley including those at Ifield, West Green and Langley Green. The neighbourhood centre of Gossops Green is also within 800m of the site, but pedestrian access is more limited

SA Objective	SA Score	Justification
private vehicle in the District.		to this area due to the presence of a railway line. As such, there is potential for future residents of the site to avoid using private vehicles, reducing congestion in the area. In addition, the site proposes to include a range of services and facilities onsite, which is likely to contribute to meeting resident's needs without travelling further afield by private car. Commuting patterns for the area based on 2011 census data indicate that, despite the site being within 1km of a railway station, few people commute to work using the train. The majority of people in the area commute via private car and new development at this location has the potential result in new residents adopting similar travel habits. The scale of development to be delivered may result in an overall increase of traffic on roads in the area. Furthermore, proposals for the site include the Crawley Western Relief Road with the middle section to be delivered during the plan period. While this new route may help to alleviate congestion in the area it is also likely to reduce the potential for the achievement of modal shift. Overall, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely commuting patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	++/--?	The scale of residential and employment development proposed could give rise to an increase in the level of traffic in the Hazelwich AQMA, which is located to the east of the site in Crawley in close proximity to the town centre. This effect is particularly likely considering commuting patterns for the area (based on 2011 census data) which indicate that private car trips are the most used mode of transport in the area adjacent to the site. New development at this location therefore has the potential result in new residents adopting similar travel habits. Proposals for the site include the Crawley Western Relief Road (with the middle section to be delivered during the plan period) which may help to alleviate congestion in AQMA, which is likely to be beneficial to air quality at this location. The site is in close proximity to Ifield Railway Station to the south-east and multiple bus stops to the west. The provision of a range of services and facilities to be provided as part of the development is likely to further reduce the need for residents to travel longer distances. The aforementioned considerations have the potential to contribute to improved air quality in the District. Overall, a mixed significant positive and significant negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely commuting patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-	The site is in good proximity to multiple existing sustainable travel links (including Ifield railway station and a number of bus stops) and site proposals include the delivery of a range of services and facilities as part of development. As such the development ay result in a limited increase in the need to travel by private car and therefore potentially reduced carbon emissions in the District. The site proposals do not currently include any consideration for onsite renewable energy generation that could further contribute to reduced carbon emissions. The scale of the development at the site may result in increased traffic on roads in the area, contributing to increased carbon emissions. Furthermore, it is expected that while the delivery of the Crawley Western Relief Road at the site may help to alleviate issues of congestion in the area, but it may also limit the potential for modal shift to be promoted. Current commuting patterns (based on 2011 census data) indicate that private car trips are the most used mode of transport in the area adjacent to the site. New development at this location therefore has the potential result in new residents adopting similar travel habits. Overall, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	++	The site is large and proposes to deliver a high number of dwellings within the plan period, which is likely to make a significant contribution to the local economy due to increased expenditure in the area, an increased workforce and the potential for new construction jobs. Site proposals during the plan period include 3,000m2 of B1 office

SA Objective	SA Score	Justification
		space, retail and a pub and restaurant/café, which will create around 750 jobs. In addition, development at this location is likely to complement growth at Gatwick airport where new jobs are likely to result in the longer term. As such, the site is expected to result in a significant positive effect in relation to this SA objective.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	++	Development at the site is expected to support the creation of a high number of jobs, which are likely to benefit existing residents in the area. Furthermore, the site is adjacent to existing urban edge of Crawley, where a range of employment opportunities are accessible. The site, however, is not located within walking distance of any of the key employment areas in Horsham or any of the main employment areas in Crawley. The closest of these are Three Bridges Corridor, Lowfield Heath and Broadfield Business Park within Crawley, however, they are all more than 2.0km from the site. The site is in close proximity to existing sustainable travel links (including Ifield railway station and a number of bus stops) which are likely to provide opportunities for residents to access these employment opportunities. As such, a significant positive effect is expected for the site in relation to this SA objective.

Site SA118: Land East of Billingshurst

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. It is proposed that the site would deliver 1,200 dwellings in two phases with Phase 1 delivering up to 800 dwellings north of the railway and Phase 2 delivering up to 500 dwellings south of the railway. The site is expected to deliver 35% affordable housing. A significant positive effect is expected for the site in relation to this SA objective due to the contribution to the area's identified housing need, including affordable housing.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	+?	The site is greenfield and therefore there are no existing services and facilities within the site. However, the site is within walking distance of the town centre of Billingshurst to the west, which has a range of services and facilities that could serve the site. It furthermore adjoins the eastern edge of the settlement's built up area boundary. The site is also within close proximity to multiple existing education facilities as well as existing healthcare provisions to the west in Billingshurst. As such, residents in the early stages of development are likely to have good access to existing services and facilities. The site would not include the delivery of a new neighbourhood centre as part of the development. It may however deliver a limited range of services and facilities, such as a pub/restaurant, contributions to the provision of a new primary school and contributions to the provision of health care facilities. There is uncertainty present concerning the delivery of the aforementioned. Overall, a minor positive effect is expected for the site in relation to this SA objective. Uncertainty is attached to the effect considering that the close proximity of this large site to Billingshurst could result in existing facilities becoming overburdened.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	+?	The site is greenfield and is not within a 40% most socially deprived area. As such, there is limited potential for the site to result in local regeneration. The site is located directly adjacent to the settlement of Billingshurst and will potentially deliver health/education facilities as well as a pub/restaurant. As such, there is potential for the development to contribute to the vitality of the existing town centre. Overall, a minor positive effect is expected for the site in relation to this SA objective. The effect is uncertain as the impact of delivering new services and facilities will be dependent in part on their phasing which is unknown at this stage.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/-?	There is a health centre to the west in Billingshurst as well as multiple outdoor facilities, all within a suitable walking distance of the site. There are also multiple PROWs in the area that provide access to the surrounding countryside. There is potential for these existing assets to contribute positively to resident's health in the new development by increasing uptake of physical activity. As part of development, it is proposed that the site would prioritise pedestrian and cycle connectivity with the existing village/facilities to encourage active travel and healthier lifestyles. Proposals for the site do not include a new healthcare centre but contributions are proposed for health facilities.

SA Objective	SA Score	Justification
		There is a railway that passes through the site and therefore residents may be adversely affected by noise. Furthermore part of the western boundary of the site is adjacent to the A272 meaning there is potential for detrimental impacts relating to road noise. Overall, a mixed uncertain significant positive and minor negative effect is expected for the site in relation to this SA objective. The effect is uncertain as there may be potential to mitigate railway related noise. It is also noted that the high number of homes to be provided at the site could potentially result in existing healthcare facilities to become overburdened.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The entirety of the site is located in the Impact Risk Zone (IRZ) for the Upper Arun SSSI that is located approximately 2.2km to the west of the site. However, the IRZ is for industrial/aviation planning applications and does not include residential development applications. The whole of the site is also located within the Bat Sustenance Zone. The north-east region of the site is also adjacent to a Local Wildlife Site (Wilden's Meadow) and there is a further Local Wildlife Site (Rosier Wood) to the immediate south, as well as Ancient Woodland (Lime Kiln Wood). A significant negative effect is expected for the site in relation to this SA objective due to it being located within the Bat Sustenance Zone, and within close proximity of the areas of Ancient Woodland and local biodiversity designations. There is also potential for development at the site to result in increased recreational pressure and increased noise and light disturbance in relation to habitats in the area. While the proposals for the site do not include any reference to delivering biodiversity enhancements, the effect is uncertain as there may be potential for mitigation in relation to minimise habitat loss or disturbance.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land to the east of Billingshurst has been assessed in the Horsham District Landscape Capacity Assessment. The site is comprised of a number of Local Landscape Character Area (LLCAs) with varying degrees of landscape capacity. The land within the site to the south of the railway line (Land to the South East of Billingshurst LLCA) has been identified as having no/low landscape capacity for large scale housing development. Land immediately to the north of the railway line (Land East of Billingshurst LLCA) has been identified as having moderate landscape capacity for large scale residential development. The northern portion of the site falls within the Land north east of Billingshurst LLCA which has been identified as having no/low landscape capacity for large scale residential. As such, a significant negative effect is expected for the site in relation to this SA objective as there are parts of the site where it is unlikely that residential development could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	The site is adjacent to three Grade II listed buildings and Billingshurst Conservation Area, which contains multiple listed buildings, is within 500m to the north-west of the site. The Billingshurst Conservation Area Appraisal and Management Plan (January 2018) states that development should be avoided if it would be harmful to the setting or character of the Conservation Area or would adversely affect important views, open spaces, tree cover or boundary features within the Conservation Area. Considering the large scale of development to be delivered it is expected that there may be some potential for adverse impacts in relation to these elements/ An uncertain significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously	--?	The site is greenfield and the entirety is comprised of grade 3 agricultural land. There is potential for development to result in the loss of high quality agricultural land. As such, a significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain as it is unknown whether these soils are grade 3a or the lower quality grade 3b.

SA Objective	SA Score	Justification
developed land and conserve its soils.		
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The whole of the site is located within a Mineral Safeguarding Area (MSA) for Brick Clay and therefore a significant negative effect is expected in relation to this SA objective due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	The site is not located in a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	There is a small area in the south-western part of the site that is located within flood zone 2 and 3. However, the majority of the site is located in flood zone 1. Due to the site being greenfield, development will increase the overall amount of impermeable surfaces in the area, which may result in increased flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	++/-?	In terms of access to sustainable travel options, Billingshurst Railway Station is located to the immediate west of the site and there are also several bus stops within close proximity to the site. As such, there is potential for future residents of the site to avoid private car trips, reducing congestion in the area. The site is within walking distance of the town centre of Billingshurst, which provides residents with the opportunity to meet every day needs without private car trips. However, the scale of development proposed could also lead to increased traffic in the village centre particularly along the A272. Furthermore, commuting patterns for the area (based on 2011 census data) indicate that private car trips are the most used mode of transport to travel to work. Providing more development at this location may result similar travel habits being adopted. Overall, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	++/-?	The site is not directly connected via road to one of the Air Quality Management Areas (AQMAs) in the District or in the surrounding Districts. Although the site is within walking distance of Billingshurst, there is potential for the scale of development to increase congestion along the A272 through the village. Furthermore, commuting patterns for the area (based on 2011 census data) indicate that private car trips are the most used mode of transport travel to work. Providing more development at this location may result similar travel habits being adopted and further adverse impacts in terms of air quality. The site is within close proximity to Billingshurst Railway Station to the immediate west and there are several bus stops in the area. In addition, the site proposals include prioritisation of pedestrian and cycle access to the existing village. Access to these sustainable travel options has the potential to decrease private car trips, which may result in reduced adverse impacts on air quality.

SA Objective	SA Score	Justification
		Overall, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is within close proximity to Billingshurst Railway Station and several bus stops. There is potential for residents to use these sustainable modes of transport, which may result in reduced carbon emissions from the new development. However, current commuting patterns (based on 2011 census data) indicate that private car trips are the most used mode of transport to travel to work. Providing more development at this location may result similar travel habits being adopted. The scale of development proposed also has the potential to increase traffic through the village, contributing to increased carbon emissions. It is not expected that the site would include renewable energy infrastructure. As such, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	+?	It is proposed that the site would deliver of high number of dwellings which is likely to make a contribution to the local economy due to increased expenditure and an increased workforce. The site proposals include housing and potentially a new pub/restaurant subject to viability concerns and no further employment uses. As such, the economic potential of the new development may be limited due to proposals to provide business/employment space. Therefore, uncertain minor positive effect is expected for the site in relation to this SA objective.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	+/-?	The site is within walking distance of key employment areas to the south-west in Billingshurst including Eagle Industrial Estate and Daux Road Industrial Estate. The site is also located within close proximity of Billingshurst town centre, but not Horsham town centre. The site is also within close proximity of Billingshurst Railway Station to the immediate west and several bus stops in the area. As such, there is potential for future residents at the site to have access to some employment opportunities using sustainable modes of transport. However, current commuting patterns show that many existing residents commute out of Billingshurst to other destinations to access jobs, suggesting that new growth at this location may not provide new residents with immediate access to an offer of higher quality jobs. Therefore, an uncertain mixed (minor positive and minor negative) effect is expected.

Site SA119: West of Southwater

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. The site is expected to deliver 1,200 dwellings (including the 450 in the draft Neighbourhood Plan). The site is also expected to deliver 35% affordable housing. A significant positive effect is expected for the site in relation to this SA objective due to the contribution to the area's housing need, including affordable housing.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++?	The site is greenfield and therefore there are no existing services and facilities within the site. However, the site is within walking distance of Southwater town centre, which has a range of services and facilities that could serve the site. It furthermore adjoins the western edge of the settlement's built up area boundary. There are also a number of education facilities within Southwater which are within walking distance of the site including two primary schools and a secondary school. Furthermore, new community facilities are currently being provided at land adjoining the site. As such, it is expected that residents at the site in the early stages of development are likely to have good access to existing services and facilities. The site is expected to include the delivery of one all through school, leisure facilities, a new community facility and a neighbourhood centre. Overall, a significant positive effect is expected for the site in relation to this SA objective. Uncertainty is attached to the effect considering that the close proximity of this large site to Southwater could result in existing facilities becoming overburdened.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	+?	The site is greenfield and is not within a 40% most socially deprived area. As such, there is limited potential for the site to result in local regeneration. The site is located directly adjacent to the settlement of Southwater and will potentially deliver a multi-functional community facility and neighbourhood centre. As such, there is potential for the development to complement and contribute to the vitality of the existing town centre. Overall, a minor positive effect is expected for the site in relation to this SA objective. The effect is uncertain as the impact of delivering new services and facilities will be dependent in part on their phasing which is unknown at this stage.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/-?	There is a health centre to the east of the site within Southwater which is within walking distance. There are also multiple public outdoor open spaces, recreation facilities and playgrounds, all within a suitable walking distance of the site. There are also multiple PROWs in the area that provide access to the surrounding countryside. There is potential for these existing assets to contribute positively to resident's health in the new development by increasing uptake of physical activity. As part of development, it is proposed that new sports and leisure facilities be delivered. The A24 is adjacent to the northern boundary of the site and therefore residents may be adversely affected by noise.

SA Objective	SA Score	Justification
		Overall, an uncertain significant positive and uncertain minor negative effect is expected for the site in relation to this SA objective. The negative effect is uncertain as there may be potential to mitigate noise pollution from the A-road. The positive effect is uncertain as the high number of homes to be provided at the site could result in the potential for existing healthcare facilities to become overburdened.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The site contains a number of areas of ancient woodland and Courtland Wood Local Wildlife Site. Sparrow Copse Local Wildlife Site is also located within close proximity of the site to the north west. The majority of the site is also located within the Bat Sustenance Zone A significant negative effect is expected for the site in relation to this SA objective considering the potential for adverse impacts to result on the areas of ancient woodland and Local Wildlife Sites identified as well as the location of the site within the Bat Sustenance Zone. There is also potential for development at the site to result in habitat disturbance, fragmentation and loss as well increased recreational pressure, noise and light in relation to habitats in the area. The effect is uncertain as there may be potential for mitigation to be achieved at the site. The site would include space for wildlife habitat and new development is to be delivered to achieve biodiversity net gain.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land to the west of Southwater has been assessed in the Horsham District Landscape Capacity Assessment. The site is comprised of a number of Local Landscape Character Area (LLCAs) with varying degrees of landscape capacity. Land immediately adjacent to the existing urban edge of Southwater (the Land West of Southwater and Land North West of Southwater LLCAs) has been identified as having moderate landscape capacity for large scale residential development. Land in the western half of the site that is further from Southerwater (the Two Mile Ash and Environs LLCAs) has been identified as having no/low landscape capacity for large scale residential development. As such, a significant negative effect is expected for the site in relation to this SA objective as there are parts of the site where it is unlikely that residential development could be accommodated without particularly adverse impacts on the landscape. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	The site is adjacent to 15 Listed Buildings which are all Grade II listed apart from one Grade II* Listed Building (Great Farm Farmhouse) that the site boundary excludes to the south. The site is also within 500m of three Grade II Listed Buildings to the east within Southwater, two Grade II Listed Buildings to the south-west and just over 500m from two Grade II* Listed Buildings to the west at Christ's Hospital. There is potential for development at the site to result in adverse effects on the historic environment assets. In the wider area, the site is also 2.2km from Sedgwick Park (Registered Park and Garden) to the east, which contains a Scheduled Monument (Medieval Moated Site). Overall, an uncertain significant negative effect is expected in relation to this SA objective considering that the close proximity of site to numerous heritage assets may mean that the development has the potential to adversely impact upon their respective settings. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The site is greenfield and is mostly comprised of grade 3 agricultural land. There is potential for development to result in the loss of high quality agricultural land. As such, a significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain as there is no data distinguishing whether it is grade 3a or the lower quality grade 3b.

SA Objective	SA Score	Justification
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The whole of the site is located within a Mineral Safeguarding Area (MSA) for Building Stone and therefore a significant negative effect is expected in relation to this SA objective due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	The site is not located in a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	The site is entirely located within flood zone 1. Due to the site being greenfield, development will increase the overall amount of impermeable surfaces in the area, which may result in increased flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	++/-?	In terms of access to sustainable travel options, Christ's Hospital Railway Station is located within walking distance of the site to the north west and there are also several bus stops within close proximity to the site including those on Worthing Road. As such, there is potential for future residents of the site to make more sustainable transport decisions, which is likely to help limit the potential for congestion in the area. The site is within walking distance of the Southwater town centre, which will provide residents with the opportunity to access services and facilities without the need to travel by private car. However, commuting patterns from Southwater (based on 2011 census data) indicate that most trips are by car to Horsham and to Crawley, with a lower but still significant number travelling to Horsham by bus. Providing more development at this location may result similar travel habits being adopted. The site is expected to provide link roads to Hop Oast and Two Mile Ash Road, and full signalisation of the Hop Oust roundabout which may limit the potential for modal shift in the area. Furthermore, the scale of development proposed also has the potential to increase traffic through the village, contributing to increased congestion. An overall mixed (significant positive and minor negative) effect is therefore expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	++/-?	The site is not directly connected via road to one of the Air Quality Management Areas (AQMAs) in the District or in the surrounding Districts. The site is located within close proximity to Southerwater town centre which may encourage residents to undertake journeys by sustainable transport to this location. However, commuting patterns from Southwater (based on 2011 census data) indicate that most trips are by car to Horsham and to Crawley, with a lower still significant number travelling to Horsham by bus. Providing more development at this location may result similar travel habits being adopted. The site is within close proximity to Christ's Hospital Railway Station to north west and there are several bus stops in the area. In addition, the site proposals include a footbridge across the A24. Access to these sustainable travel options has the potential to decrease private car trips, which may result in reduced adverse impacts on air quality. The site is expected to provide link roads to Hop Oast and Two Mile Ash Road, and full signalisation of the Hop Oust roundabout which may limit the potential for modal shift in the area. Furthermore, the scale of development proposed also has the potential to increase traffic through the village, contributing to increased localised air pollution.

SA Objective	SA Score	Justification
		An overall mixed (significant positive and minor negative) effect are expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is located within walking distance of Christ's Hospital Railway Station which is to the north west and several bus stops, including those along Worthing Road. There is potential for residents to use these sustainable modes of transport, which may result in reduced carbon emissions from the new development. However, commuting patterns from Southwater (based on 2011 census data) indicate that most trips are by car to Horsham and to Crawley, with a lower still significant number travelling to Horsham by bus. Providing more development at this location may result similar travel habits being adopted. The site is expected to provide link roads to Hop Oast and Two Mile Ash Road, and full signalisation of the Hop Oust roundabout which may limit the potential for modal shift in the area. Furthermore, the scale of development proposed also has the potential to increase traffic through the village, contributing to increased carbon emissions. As such, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	+	It is proposed that the site would deliver a high number of dwellings which is likely to make a contribution to the local economy due to increased expenditure and an increased workforce. It would also provide a new neighbourhood centre which may provide employment opportunities at any new services and facilities delivered. While the site would not include a substantial delivery of new employment floorspace, it is expected to provide working space for home workers and small businesses which may help to encourage entrepreneurship in the area. Therefore, a minor positive effect is expected for the site in relation to this SA objective.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	+	The site is within walking distance of Southwater Business Park and Oakhurst Business Park which are defined as key employment area. The site is also located within walking distance to Southwater town centre, but not within walking distance of Horsham town centre. The site is also located within close proximity of Christ's Hospital Railway Station is to the north west as well as several bus stop. As such, there is potential for future residents at the site to have access to employment opportunities using sustainable modes of transport. However, current commuting patterns show that many existing residents commute out of Southwater to other destinations to access jobs, suggesting that new growth at this location may not provide new residents with immediate access to an offer of higher quality jobs. Therefore, an uncertain (minor positive and minor negative) effect is expected.

Site SA291: West of Kilnwood Vale extension

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. It is proposed that the site would deliver 800 dwellings, with a policy compliant level of affordable housing (35%). A significant positive effect is expected for the site in relation to this SA objective due to the contribution to the area's identified housing need, including affordable housing. The close proximity of the site to Crawley means that it could potentially contribute to unmet housing need within that local authority.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++/-?	The site is greenfield and therefore there are no existing services and facilities within the site. The site is around 1km from the urban fringe of Crawley and therefore existing services and facilities are not within easy walking distance. However, existing bus links in the area (including those on Crawley Road and Calvert Link) may allow residents of the site to access multiple education and healthcare facilities to the east in Crawley. However, as existing services and facilities in Crawley are not within walking distance of the site, there is potential for residents to have poor access during the early stages of development. Although the site proposals do not include the delivery of new education facilities, the site is adjacent to the Kilnwood Vale development to the immediate east which includes the delivery of a new two form entry primary school that currently has extant consent and reserved land to extend to three form entry in the future. In addition, the Kilnwood Vale development site will also include the delivery of a community centre and new healthcare facility that could support the site. Overall, a mixed significant positive and minor negative effect is expected in relation to this SA objective. Uncertainty is attached to the overall effect as it is not clear whether the provisions will be sufficient to support the level of growth proposed.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	0	The site is on greenfield land and is not within a 40% most socially deprived area. As such, there is limited potential for the site to result in local regeneration. As such, a negligible effect is expected for the site in relation to this SA objective.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/-?	The site is not within walking distance of an existing healthcare centre, but there are multiple health care centres within 2km to the east of the site that could be accessed using bus links around the site. In terms of recreation opportunities, there are outdoor sports facilities within 1km to the south-west of the site in Faygate and also to the south. Although there are no PROWs that connect directly to the site, there are two within close proximity to the west that could provide access to the surrounding countryside. Although the site itself will not deliver new healthcare or recreation facilities, alongside the Kilnwood Vale development it forms part of an urban extension to Crawley which will deliver a new healthcare centre and outdoor sports facilities that could support the site.

SA Objective	SA Score	Justification
		There is a railway that passes through the site and therefore residents may be adversely affected by noise. Furthermore, the southern boundary of the site is formed by the A264 meaning there is potential for some residents to be adversely affected by road noise. Overall, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. The effect is uncertain as there may be potential to mitigate railway related noise. Uncertainty is also attached to the overall effect as it is not clear whether the new healthcare provision will address any emerging capacity issues to support the level of growth proposed.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The site is located within Impact Risk Zones (IRZs) associated with the House Copse SSSI to the north of the site. However, the IRZs are for industrial/waste infrastructure planning applications and do not list residential use as a potential risk. In addition to House Copse SSSI being within 400m of the site, there is also a local wildlife site adjacent to the northern boundary of the site and there are areas of Ancient Woodland within 400m to the west and east. A significant negative effect is expected in relation to this SA objective given the close proximity of a national and local designations in the area. The greenfield land take within the site may result in increased habitat disturbance as well as potential for fragmentation and loss. There is also potential for development at the site to result in increased recreational pressure and increased noise and light disturbance in relation to habitats in the area. The overall effect is uncertain as the proposals include mitigation measures in the form of a 15m buffer along the northern and western boundaries to protect the Kilnwood Copse and Fuller Shaw areas of Ancient Woodland.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land to the south-west of Crawley has been assessed in the Horsham District Landscape Capacity Assessment. The land within the site (Faygate and Surrounds LLCA) has been identified as having no/low capacity for large scale housing development. The site is also almost immediately adjacent to the High Weald AONB. It is separately from this designated landscape by the path of the A264. As such, a significant negative effect is expected for the site in relation to this SA objective as it is unlikely that residential development could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	-?	There are no designated heritage assets within the site boundaries or in close proximity to the site. The nearest historic environment assets are a Grade II Listed Building approximately 500m to the west and a Grade II* Listed Building approximately 760m to the south. There is also a Scheduled Monument (Moated site at Bewbush Manor) around 1km to the east, which is adjacent to two Grade II Listed Buildings. Considering the large scale of development to be delivered, it is possible that there could be adverse impacts on the setting of these heritage assets. The scale of development proposed may also have impacts in relation to the established character of the area. As such, a minor negative effect is expected for the site in relation to this SA objective. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The site is greenfield and the majority is comprised of grade 3 agricultural land. However, there is portion of land in the central region of the site that is comprised of grade 4 agricultural land. As such the development of the site is likely to result in loss of access to a large amount of high quality agricultural land. As such, a significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain as it is unknown whether the higher value soils are grade 3a or the lower quality grade 3b.

SA Objective	SA Score	Justification
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The whole of the site is located within Mineral Safeguarding Areas (MSAs) for Brick Clay and Building Stone and therefore a significant negative effect is expected in relation to this SA objective due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	-?	The site is not located in a Source Protection Zone. Through discussions with the Council, Thames Water has indicated that Crawley wastewater treatment works may present issues for accommodating large scale development without upgrading. Development in close proximity to Crawley is to be informed by flow monitoring and site surveys across the Crawley catchment to refine the hydraulic model. This in turn will enable a more detailed assessment of the network reinforcement required to accommodate growth. As such an uncertain minor negative effect is expected in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	There is no land in the site that is located within flood zone 2 or flood zone 3. Due to the site being greenfield, development will increase the overall amount of impermeable surfaces in the area, which may result in increased flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	++/-?	In terms of access to sustainable travel options, the site is less than 1km from Faygate Railway Station to the west. There are no cycle routes in close proximity to the site but there are a number of bus stops within 1km to the west and within 500m to the east. As such, there is potential for future residents of the site to undertake journeys by more sustainable modes and limit the potential further congestion to result as the development is occupied. The site is around 1km from the existing urban edge of Crawley which can be accessed using public transport. Furthermore, the Kilnwood Vale committed development that the site is adjacent will form an extension to Crawley and is expected to provide access to new services and facilities as well as employment opportunities that may reduce the need for residents to travel further afield. There is also an existing consent for a new railway station to the east at Kilnwood Vale for which negotiations are on-going. However, the scale of development proposed could also result in increased traffic into Crawley and Horsham along Crawley Road (A264), resulting in increased congestion. One of the access options being considered for the site would facilitate the introduction of a future Crawley Western Relief Road, which could reduce the potential to encourage modal shift, but also help relieve congestion in the area. Furthermore, commuting patterns (based on 2011 census data) in the area adjacent to the site indicate that private car trips are the most used mode of transport to travel to work. Delivery of growth at this location may result in similar travel patterns occurring following development. Overall, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty present in predicting people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	++/--?	The scale of development proposed could give rise to an increase in the level of traffic in the Hazelwich AQMA, which is located near the town centre of Crawley. This effect is particularly likely considering commuting patterns for the area (based on 2011 census data) which indicate that private car trips are the most used mode of transport in the area adjacent to the site. New development at this location therefore has the potential to result in new residents adopting similar travel habits. The site is within 1km of Faygate Railway Station to the west and there are also several bus stop within 1km. Additionally, site proposals include the provision of a network of walking and cycling routes that will provide connections to local amenities in the wider Kilnwood Vale development that is adjacent to the site, as well as further connections to Crawley. There is also an existing consent for a new railway station to the east at Kilnwood Vale for which negotiations are on-going. These sustainable transport options may reduce the potential for development to result in adverse impacts on air quality.

SA Objective	SA Score	Justification
		Overall, a mixed significant positive and significant negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty in predicting resident's likely commuting patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is with close good proximity to existing sustainable transport links (Faygate Railway Station and several bus stops) and site proposals include the delivery of cycling and walking networks into the adjoining Kilnwood Development and into Crawley. There is also an existing consent for a new railway station to the east at Kilnwood Vale for which negotiations are on-going. The aforementioned have potential to reduce the amount of private car trips residents take which may contribute to minimising the site's contribution to carbon emissions in the District. However, the scale of development at the site has the potential to increase traffic along the A264 and other roads in the area, contributing to increased carbon emissions. The new Crawley Western Relief Road why development at the site could help facilitate has the potential to limit the achievement of modal shift at this location. Current commuting patterns (based on 2011 census data) indicate that private car trips are the most used mode of transport in the area adjacent to the site and therefore development at this location may result in new residents adopting similar travel habits. Overall, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	+	The site proposes to deliver a relatively high number of dwellings, which will make a contribution to the local economy due to increased expenditure in the area, an increased workforce and the potential for new construction jobs. The site is residential and does not include any employment or commercial uses as part of development. As such, a minor positive effect is expected for the site in relation to this SA objective.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	+	The site is 1km from the edge of Crawley, which contains employment opportunities that could be accessed by future residents of the site using public transport. Main Employment Areas (Broadfield Business Park and Tilgate Forest Business Centre) within Crawley are within relatively close proximity of the site to the east. Faygate Railway Station and a number of bus stops are within 1km of the site and proposals include the delivery of pedestrian and cycle routes into Crawley that could be used to access employment opportunities at thee and other locations. Overall, while the site is not within walking distance of any key employment areas in Horsham it would be well related to Crawley which is noted to play an important role in terms of employment provision for residents. As such, a minor positive effect is expected for the site in relation to this SA objective.

Site SA394: Rookwood

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. It is proposed that the site would deliver 900 dwellings within the plan period. There is potential for the delivery of up to 1,100 homes beyond the plan period when the site is fully built out. It is expected that a high number of affordable homes will be provided as part of the new development.

SA Objective	SA Score	Justification
		A significant positive effect is expected for the site in relation to this SA objective due to the contribution to the area's identified housing need, which is expected to include new affordable housing.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++?	The site is currently occupied by a golf course and therefore there are no existing services and facilities within the site. However, the site is within walking distance of Horsham Town Centre to the south-east, which offers a range of services and facilities that could be used by potential resident of the site. It furthermore adjoins the western edge of the settlement's built up area boundary. The site is within walking distance of primary schools, a secondary school and a healthcare centre. As such, residents in the early stages of development of the site are likely to have access to some services and facilities. As part of development, the site is expected to deliver a primary school, and retail and community facilities within a mixed uses area. A significant positive effect is expected for the site in relation to this SA objective considering the existing services and facilities that are accessible from the site and the proposals at the site that will further strengthen this provision. Uncertainty is attached to the effect considering that the close proximity of this large site to Horsham could potentially result in existing facilities becoming overcapacity.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	+?	The site is not within a 40% most socially deprived area. As such, there is limited potential for the site to contribute to local regeneration. The site is located directly adjacent to the settlement of Horsham and will potentially deliver some new retail and community facilities as part of development, which may complement and contribute to the vitality of the existing town centre. Overall, a minor positive effect is expected for the site in relation to this SA objective. The effect is uncertain as the impact of delivering new services and facilities will be dependant in part on their phasing, which is unknown at this stage.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/--?	There are several health centres to the east of the site within Horsham as well as multiple indoor/outdoor sports facilities and areas of open space, all within a suitable walking distance of the site. The site takes in the Rookwood Golf Course and development of this land is expected to result in loss of this recreation facility. However, as part of development, the site is expected to provide new pedestrian and cycle links, and amenity open space, which could be used by residents for recreational purposes. The site is bordered by the A24 to the west and therefore residents may be adversely affected by noise. Overall a mixed significant positive and significant negative effect is expected for the site in relation to this SA objective. The site is likely to be supported by existing health centres and new and existing recreation facilities, but it will result in the loss of an existing outdoor sports facility. Uncertainty is attached to the overall effect as the high number of homes to be delivered could result in existing healthcare facilities becoming overburdened. Furthermore, there may be potential for the impacts relating to noise pollution to be mitigated through appropriate design measures.

SA Objective	SA Score	Justification
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The site is located within an Impact Risk Zone (IRZ) for St Leonard's Forest SSSI that lies on the opposite side of Horsham to the east. However, the IRZ is for industrial/aviation planning applications and not for residential use, or any of the other provisions associated with the development proposals. Warnham Mill Pond Local Wildlife Site is adjacent to north-eastern boundary of the assessment area. A significant negative effect is expected for the site in relation to this SA objective given that the site is adjacent to a Local Wildlife Site. There is potential for development to result in the loss and fragmentation of habitats. There is also potential for development to result in increased recreational pressure and increased noise and light disturbance in relation to habitats in the area. The effect is uncertain as site proposals include the provision of open space and enhancement of Warnham Nature Reserve, which could help to mitigate adverse impacts in relation to the natural environment.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land to the West of Horsham LLCA has been assessed in the Horsham District Landscape Capacity Assessment. The land that the residential development would lie on within the site has been identified as having low-moderate landscape capacity for large scale housing development. As such, a significant negative effect is expected for the site in relation to this SA objective as there are substantial areas of the site where it is unlikely that residential development could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	The site does not contain any designated heritage assets within its boundaries. However, land to the north-east of the residential part of the site is adjacent to Grade II Listed Buildings (Mill House and Warnham Mill). Furthermore, Warnham Court, a Registered Park and Garden is located 100 from the western boundary on the opposite side of the A24. Grade II* Listed Warnham Court is located in close proximity to the site within the Registered Park and Garden. In addition, the site is within 1km of three conservation areas within Horsham to the east. The Horsham Conservation Area Appraisal and Management Plan (January 2018) states that development should be avoided if it would be harmful to the setting or character of the conservation area or would adversely impact important views, open spaces, tree cover or boundary features within the conservation area. Considering the large scale of development to be delivered it is expected that there may be some potential for adverse impacts in relation to these elements. An uncertain significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	-	The site is greenfield and the majority is comprised of grade 4 agricultural land. The remainder of the site comprises grade 3 agricultural land. As such, the site is expected to result in a minor negative effect in relation to this SA objective.

SA Objective	SA Score	Justification
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The vast majority of the site is located within a Mineral Safeguarding Area (MSA) for Brick Clay. Therefore, a significant negative effect is expected in relation to this SA objective due to the potential for development to result in the sterilisation of finite mineral resources in the District. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	There are three watercourses (Red River, Boldings Brook and Channells Brook) that pass through the site. The site also contains Warnham Mill Pond. It is assumed that the potential for any water pollution in these waterbodies as a result of development will be mitigated by the delivery of SuDS. The site is not located within a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	There is some land in the eastern half of the site that is located within flood zone 2 and 3 due to the presence of Boldings Brook. However, the majority of the site is located within flood zone 1. Due to the site being greenfield, development will increase the overall amount of impermeable surfaces in the area, which may result in increased flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	++/-?	In terms of access to sustainable travel options, Horsham Railway Station is located 1.5km to the east in Horsham and there are also a number of bus stops within close proximity to the site. As such, there is potential for future residents of the site to avoid private car trips, reducing congestion in the area. The site is within walking distance of the town centre of Horsham (the District's main town), which provides residents with the opportunity to meet every day needs without private car trips. The proposals for the site to include a range of services and facilities within the new development will reduce to the need for residents to travel further afield in private cars, potentially reducing congestion in the area. However, the scale of development proposed could lead to increased traffic along the A24, which is adjacent to the western boundary of the site. Furthermore, commuting patterns for the area (based on 2011 census data) indicate that private car trips are the most used mode of transport to travel to work. Providing more development at this location may result similar travel habits being adopted. Overall, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	++/-?	The site is not directly connected via road to one of the Air Quality Management Areas (AQMAs) in the District or in the surrounding Districts. Although the site is within walking distance of Horsham Town Centre, there is potential for the scale of development to increase congestion B2237 and A281 leading into the town. Furthermore, commuting patterns for the area (based on 2011 census data) indicate that private car trips are the most used mode of transport travel to work. Providing more development at this location may result similar travel habits being adopted and further adverse impacts in terms of air quality. The site is within a reasonable proximity of Horsham Railway Station in the centre of Horsham to the east and there are a number of bus stops in the area. In addition, the site proposals include the provision of pedestrian and cycle routes. Access to these sustainable travel options has the potential to decrease private car trips, which may result in reduced adverse impacts on air quality.

SA Objective	SA Score	Justification
		As such, a mixed significant positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is within a reasonable proximity of Horsham Railway Station in the centre of Horsham to the east and there are a number of bus stops in the area. There is potential for residents to use these sustainable modes of transport, which may result in reduced carbon emissions from the new development. However, commuting patterns (based on 2011 census data) indicate that private car trips are the most used mode of transport to travel to work. Providing more development at this location may result similar travel habits being adopted. The scale of development proposed also has the potential to increase traffic on roads in the area (A24, B2237 and A281), contributing to increased carbon emissions. It is not expected that the site would include renewable energy infrastructure. As such, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified due to the difficulty in predicting people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	+	It is proposed that the site would deliver a relatively high number of dwellings which is likely to make a contribution to the local economy due to increased expenditure and an increased workforce. The site proposals include the delivery of retail units as part of the mixed use development, which may also make a contribution to the local economy. Therefore, a minor positive effect is expected for the site in relation to this SA objective.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	++	The site is within 1.8km of several key employment areas (including North Heath Lane Industrial Estate, Nightingale Industrial Estate and Foundary Lane Industrial Estate) and is also within walking distance of Horsham Town Centre, which is the largest centre in the District. The site is also within a reasonable distance of Horsham Railway Station and a number of bus stops, which offers potential for residents to access employment opportunities using sustainable modes of transport. Therefore, a significant positive effect is expected for the site in relation to this SA objective.

Site SA414: Land North East of Henfield (Mayfield)

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. The site is anticipated to deliver 3,000 dwellings within the plan period, with a total of 7,000 dwellings to be developed by 2042. The new homes delivered would include a range of dwelling sizes and at least 35% affordable housing. A significant positive effect is expected for the site in relation to this SA objective considering its substantial contribution to the local housing need, including affordable housing. The close proximity of the site to Mid Sussex means that it could potentially contribute to unmet housing need within that local authority.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++/-?	The site is greenfield and is therefore not currently well served by services and facilities. The nearest town centre, Henfield to the west, is not within an easy walking distance of the site. The built up area boundary of Henfield is located within appropriately 900m of the site. The closest education and healthcare facilities are located within Henfield within 1.7km and 1.3km respectively. Albourne outside of the District to the east also contains an education facility. As such, there is potential for new residents to have a poor level of access to services particularly during the early stages of development. Therefore, an uncertain minor negative effect is expected. As part of the development, it is proposed that the site would include a range of community services and facilities. In terms of education this, includes three nurseries, three primary schools, one through school and potentially an educational facility linked to Plumpton College. In addition, the site also proposes to deliver a main town centre, two neighbourhood centres with community facilities, a health centre and a sports hub. The provision of the aforementioned is likely to ensure that there are sufficient services and facilities to support growth in the area and therefore a significant positive effect is expected. Overall, a mixed significant positive and uncertain minor negative effect is expected in relation to this SA objective.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	0	The site is on greenfield land and is not within a socially deprived area. It is not expected to contribute to the vitality and viability of the town centres and village centres in the District. As such, a negligible effect is expected in relation to this SA objective for the potential of the site to promote local regeneration.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential of the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/-?	The nearest health centre is not within walking distance of the settlement of Henfield which is to the west. However, the site is within walking distance of two outdoor sports facilities to the south and a 20ha area of open access land (also to the south) that could be used for recreational purposes. There are also multiple PROWs in the area of the site, providing access to the surrounding countryside. There is potential for these existing assets to contribute positively to resident's health in the new development by increasing uptake of physical activity. In addition to existing opportunities for physical activity, as part of development it is proposed that the site would deliver a sports hub, open space and active travel corridors. It is proposed that development will also be supported by a 150m^2 building for health practitioners with ancillary/complementary uses in close proximity. As such, while the

SA Objective	SA Score	Justification
		site would not provide access to existing healthcare facilities, the overall effect is expected to be mixed (significant positive and minor negative) in relation to this SA objective. The effect is uncertain depending on the phasing of delivery of the health centre.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The south of the site is within two Impact Risk Zones for national designations. The IRZs are for industrial/aviation planning applications and impacts from any new employment development will dependent upon the specifics of the use. There are also other areas of Ancient Woodland within the site boundaries (two in the central region and one in the north) as well as multiple areas of deciduous woodland priority habitat in the north. A significant negative effect is expected in relation to this SA objective considering the boundaries of the IRZ and areas of Ancient Woodland which lie within the site. The greenfield land take within the site may result in increased habitat disturbance as well as potential for fragmentation and loss. There is also potential for development at the site to result in increased recreational pressure and increased noise and light disturbance in relation to habitats in the area. The overall effect is uncertain as the site proposals include a net gain in biodiversity through protection and enhancement of existing Green Infrastructure. These measures could help to mitigate adverse impacts in relation to the natural environment.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	The land within the site has been assessed as part of the Horsham District Landscape Capacity Assessment and falls across a number of Local Landscape Character Areas (LLCAs). Land within the Land West of Wineham Lane Henfield Road and the Land South of the River Arun LLCA has been assessed as having moderate landscape capacity for large scale residential and moderate to low-moderate for employment development. However, much of the site also falls within the Cutlers Brook and surrounds and the Land North of Cutlers Brook LLCAs which have been assessed as having no/low capacity for large scale residential and employment development. As such, a significant negative effect is expected for the site in relation to this SA objective as it is unlikely that residential development could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	There is one designated heritage asset within the site boundaries, which is a Grade II Listed (Sakeham Farmhouse) Building located in the north-west of the site. The site is adjacent to seven Grade II Listed Buildings and there are also multiple further Listed Buildings within 500m of the site. Considering their close proximity to the site there is potential for development to result in adverse effects in terms of the respective settings of these historic environment assets. There is also potential for development at the site to impact upon the rural setting of Henfield Conservation Area, which is located 1.3km to the south-west and contains 60 Listed Buildings. The Henfield Conservation Area Appraisal and Management Plan (2018) suggests development should be avoided that would be harmful to the setting or character of the Conservation Area. Views both into it and out of it the Conservation Area should be taken into account when new development is being considered. As such, an uncertain significant negative effect is expected for the site in relation to this SA objective due to the multiple designated heritage assets in close proximity and the potential for development to impact on Henfield Conservation Area to the south-west. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously	--?	The site is wholly greenfield land. The majority of the site is also comprised of grade 3 agricultural land. There is a small area of grade 2 agricultural land in the south of the site. As such, a significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain as there is no data distinguishing whether it is grade 3a or the lower quality grade 3b.

SA Objective	SA Score	Justification
developed land and conserve its soils.		
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The whole of the site is located within Mineral Safeguarding Area for Brick Clay and therefore a significant negative effect is expected due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	There are two rivers (Adur East and Chess Stream) that pass through the site. It is assumed that the potential for any water pollution in these watercourses as a result of development will be mitigated by the delivery of SuDS. The site is not located in a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	There are two rivers within the area that pass through the site from west to east in the north (Adur East) and in the central region (Chess Stream). Land directly adjacent to these watercourses is within flood zone 2, with smaller areas of flood zone 3 also present. However, the majority of the site is within flood zone 1. Due to the majority of the site being greenfield, development is likely to increase the overall amount of impermeable surfaces in the area, which may increase flood risk. As such, s minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	--/+?	In terms of access to sustainable travel options, the site not in close proximity to a railway station (the closest station is at Hassocks approximately 6.0km to the east). The site is also not located within close proximity of existing cycle routes or bus stops. The scale of development at the site has the potential to result in a substantial increase in the number of journeys being made regularly in the area and therefore potentially increased congestion. The relatively close proximity of the A23/M23 could potentially encourage out commuting from the site and there is potential that the proposal for a new link road as part of the site could further encourage this trend. As part of development, it is proposed that the site would deliver a public transport corridor, active travel corridors and a transport hub. Additionally, the site's proposal to include a range of services and facilities within the new development will also reduce the need for residents to travel further afield in private cars. However, commuting patterns for the surrounding area (based on 2011 census data) indicate that private car trips are the most used commuting mode. Development at this location may result in similar travel habits being adopted. Overall, a mixed (minor positive and significant negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	--/+?	The scale of residential and employment development proposed could give rise to an increase in the level of traffic in the Cowfold AQMA, which is around 4km north of the site connected by the B2116 and A281. The scale of development at the site has the potential to result in commuting substantial increase in local travel and therefore potentially reduced air quality. The relatively close proximity of the A23/M23 and the proposal for a new link road at the site could furthermore encourage out commuting from this location and the proposal for a new link road.

SA Objective	SA Score	Justification
		It is proposed that the site would include the delivery of sustainable transport links as part of development and services and facilities onsite, which have the potential to reduce congestion on local roads and reduce the overall need to travel. This type of provision could potentially result in reduced impacts on air quality. However, commuting patterns for the surrounding area (based on 2011 census data) indicate that private car trips are the most used commuting mode. Providing development at this location may result similar travel habits being adopted. Overall, a mixed (significant positive and significant negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	++/--?	The closest railway station to the site is located at Hassocks, which is 6.0km to the east. The site is also not within close proximity of a cycle route or bus stop. It is proposed that the site would include the delivery of sustainable transport links as part of development and services and facilities onsite, which have the potential to reduce the overall need to travel in the long term. However, commuting patterns (based on 2011 census data) indicate that private car trips are the most used commuting mode from nearby locations. Providing development at this location may result similar travel habits being adopted. Furthermore, the scale of development at the site has the potential to result in increased numbers of journeys being taken in area and therefore a potential increase in carbon emission in the District. This effect is particularly likely to result considering the relatively close proximity of the A23/M23 and the proposal for a new link road. The site also proposes to minimise carbon emission through the inclusion of low carbon and sustainable energy generation as part of development. Carbon reducing proposals include electric vehicle charging points, a car club and domestic PV cells. Overall, a mixed (significant positive and significant negative) effect is expected for the site in relation to this SA objective.
SA 16: To facilitate a sustainable and growing economy.	++?	The site is large (310ha) and proposes to deliver a high number of dwellings, which is likely to make a significant contribution to the local economy due to increased expenditure in the area and an increased workforce. The inclusion of a range of services and facilities as part of development, including a hotel and lido, are likely to increase the economic contribution of the site. In addition, it is proposed that the site would create 7,000 new jobs through the provision of employment space, which is likely to attract businesses and commuters to the area, further increasing expenditure. As such, the site is expected to result in a significant positive effect in relation to this SA objective. While the site is located as to provide as to the primary road network (at the A281), uncertainty is attached the positive effect identified considering the relative remoteness of the site, which may limit its potential to support the District's economy.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	--/+?	The site is not within close proximity of a railway station, cycle route or bus stop, which could limit the potential for people to access the new employment land by sustainable travel options. As part of development, it is proposed that the site would deliver a public transport corridor, active travel corridors and a transport hub which may also improve sustainable access to employment opportunities once the site is fully built out. The site is not located within close proximity of any key employment areas, the closest being Henfield Business Park, which is approximately 2.4km to the south west. Whilst the new development would include a new town centre, it is not within walking distance of an existing town centre in the District. As such, access to employment opportunities, particularly in the earlier stages of development, may be limited for new residents. Overall, an uncertain mixed (minor positive and significant negative) effect is expected for the site in relation to this SA objective.

Site SA459/SA674/SA846: Land East of Kingsfold

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. It is proposed that the site would deliver 1,300 dwellings. Delivery is proposed to commence in 2025, with 1,000 dwellings completed by the end of the plan period in 2036. The site will deliver a policy compliant level of affordable housing. A significant positive effect is expected for the site in relation to this SA objective due to the contribution to the area's identified housing need, including affordable housing.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	--/+?	The site is greenfield and is therefore not currently well served by services and facilities. The nearest town centre, Horsham to the south, is not within an easy walking distance of the site. The closest settlement is Horsham. The built up area boundary of this settlement is located approximately 2.0km from the site to the south. The closest education facilities are located to the south-west in Warnham and to the north-east in Rusper, but they are also not within a suitable walking distance of the site. There are also multiple education facilities to the south of the site in Horsham which are also not within walking distance. As such, there is potential for new residents to have a poor level of access to services, particularly during the early stages of development. As part of development, it is proposed that the site would deliver new local shops and village facilities. The site is also expected to deliver one primary school and an early years' facility, however no new secondary school would be delivered. Contribution would be made towards healthcare including land for a new facility if required. The provision of the aforementioned is likely to ensure that residents have access to some services and facilities to support growth in the area. This will depend in part of the phasing of the new development. Overall, uncertain mixed (minor positive and significant negative) effect are expected for the site in relation to this SA objective.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	0	The site is on greenfield land and is not within a 40% most socially deprived area. It is not expected to contribute to the vitality and viability of the town centres and village centres in the District. As such, a negligible effect is expected in relation to this SA objective for the potential of the site to promote local regeneration.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential of the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	--/+?	The nearest health centre is not within walking distance of the site as it is located in Horsham over 4km to the south. The site is also not within walking distance of sports facilities or suitable areas of open space that could be used for recreational purposes. There are multiple PROWs in the area of the site, providing access to the surrounding countryside.

SA Objective	SA Score	Justification
		As part of development, it is proposed that the site would deliver 60ha of open space, which will include parks and play areas, playing pitches and extensive areas of semi-natural greenspace. These provisions may contribute to increased physical activity amongst residents. Contribution would be made towards healthcare including land for a new facility if required. The northernmost part of the site is located within the noise contour associated with Gatwick Airport. The western edge of the site is adjacent to the A24. Residents at the site could therefore be adversely affected by aircraft or road noise. In addition, there also may possible noise impacts on future residents from the railway line that is present in within the site, although it may be possible to mitigate these impacts. Overall, a mixed (minor positive and significant negative) effect is expected for the site in relation to this SA objective. The effect is uncertain depending on the potential to secure financial contributions or land for a new healthcare facility if required.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The majority of the site is located within an Impact Risk Zone (IRZ) for a SSSI (Vann Lake and Ockley Woods) that is located 1.8km north-west, and is for industrial/aviation planning applications. Impacts of the development are dependent in part of the specific use which would be delivered as part of any new employment growth. There is a SSSI (Warnham) within 500m to the south-east of the site. The site also contains several areas of Ancient Woodland as well as areas of deciduous woodland priority habitat, which continue along the river corridor from north to south. A significant negative effect is expected for the site in relation to this SA objective considering the boundaries of the IRZ and the area Ancient Woodland within the site boundaries. There is potential for development to result in the loss and fragmentation of habitats. There is also potential for development to result in increased recreational pressure and increased noise and light disturbance in relation to habitats in the area. The effect is uncertain as it is proposed that the site would achieve a net gain in biodiversity, which will include the provision of 60ha of open space and could help mitigate adverse impacts in relation to the natural environment.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	The land within the site has been assessed as part of the Horsham District Landscape Capacity Assessment. The vast majority of the site falls within Large Open Fields West and East of the railway line and West of Great Benhams Local Landscape Character Area (LLCA) and has been assessed as having no/low capacity for large scale residential and employment development. As such, a significant negative effect is expected for the site in relation to this SA objective as it is unlikely that residential development could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	The site does not contain any designated heritage assets within its boundaries. The site is not adjacent to any designated heritage assets, but there are a number of Grade II Listed Buildings within 500m, the closest of which are located within Kingsfold to the west. In the wider area, there are Scheduled Monuments around 1.5km to the north-west of the site (Medieval moated site, north of Oakdale Farm) and around 1.5km south to the (Moated site 200m west of Graylands Copse). There are also Conservation Areas, which contain high concentrations of Listed Buildings around 2km to the south-west in the settlement of Warnham and around 2.2km east in the settlement of Rusper. An uncertain significant negative effect is expected due to the potential for the development to impact on the respective settings of historic environment assets in proximity to the site. While the site is not directly adjacent to and does not contain any heritage assets it acts to envelop part of the settlement of Kingsfold which contains three Listed Buildings. These heritage assets are considered to be most susceptible to impacts in terms of their setting. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.

SA Objective	SA Score	Justification
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The site is located on greenfield land and is comprised of grade 3 agricultural land in the west and grade 4 agricultural land in the east. As such, a significant negative effect is expected in relation to this SA objective due to the potential for development to result in the loss of high quality agricultural land. The effect is uncertain as there is no data available to distinguish whether the grade 3 land is grade 3a or the lower quality grade 3b.
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The entirety of the site is located within a Mineral Safeguarding Area (MSA) for Brick Clay. There is potential for development to result in the sterilisation of mineral resources. As such, a significant negative effect is expected for the site in relation to mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources in the area prior to any development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	There is a watercourse (Boldings Brook) that passes through the site. It is assumed that the potential for any water pollution in these watercourses as a result of development will be mitigated by the delivery of SuDS. The site is not located within any Source Protection Zones. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	A watercourse (Boldings Brook) passes through the central portion of the site from north to south. Land directly adjacent to this watercourse is located in flood zone 2 and 3. However, the majority of the site is located within flood zone 1. The site is greenfield and therefore development will result in an increase in the overall amount of impermeable surfaces in the area, which may increase flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	+/-?	In terms of sustainable travel options, the site is within a suitable walking distance of Warnham Railway Station (1.2km to the south). In addition, site proposals include potential for a new railway station as well as the relocation of Warnham Station, which could increase the potential for residents at the site to travel by rail. The site is not within close proximity to cycle routes, however, there is a bus stop to the immediate west of the site in Kingsfold that could be used by residents. However, commuting patterns (based on 2011 census data) indicate that private car trips are the most used transport mode in the area for trips to work. Development at this location may result in similar travel habits being adopted. The proposals for the site to include a range of services and facilities within the new development will reduce to the need for residents to travel further afield in private cars, potentially reducing congestion in the area. However, the scale of development proposed also has the potential to result in increased numbers of journeys being undertaken in the area, especially given the proximity of the A24 to the site. Furthermore, the route of Sutton and Mole Valley railway line would sever the site meaning that journeys by foot through the site will more difficult given the need to make use of available crossing points. As such, a mixed (minor positive and minor negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.

SA Objective	SA Score	Justification
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	+/-?	The site is not directly connected via road to one of the Air Quality Management Areas (AQMAs) in the District or in the surrounding Districts. The scale of development proposed has the potential to result in a substantial increase in the number of journeys being made in area and therefore potentially reduced air quality. The proximity of the A24 to the site means that residents may be encouraged to travel by private vehicle. The site is within close proximity to an existing railway station (Warnham to the south) and includes the potential for a new station, which could result in fewer residents travelling using car trips, and therefore reduced adverse impacts on air quality. In addition, the proposals to deliver services and facilities onsite as part of development has the potential to reduce the overall need to travel, potentially also reducing adverse impacts on air quality. However, commuting patterns (based on 2011 census data) indicate that private car trips are the most used transport mode in the area for trips to work. Development at this location may result in similar travel habits being adopted. Overall, a mixed (minor positive and minor negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is within close proximity to a railway station to the south (Warnham) and proposals for development include the potential for a new station. Whilst the site is not within close proximity to cycle routes, it is within close proximity to a bus stop in Kingsfold to the immediate west which could be used by residents as a means of sustainable travel. The site is not expected to provide renewable energy infrastructure. The scale of development at the site has the potential to result in a substantial increase in traveling to and from the site and therefore a potential increase in carbon emissions. The relatively close proximity of the A24 means that a proportion of these are likely to be made by private vehicle and current commuting patterns (based on 2011 census data) indicate that private car trips are the most used transport mode in the area for trips to work. Development at this location may result in similar travel habits being adopted. Overall, a mixed (minor positive and minor negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	++?	It is proposed that the site would deliver a high number of dwellings, which is likely to make a contribution to the local economy due to increased expenditure in the area and an increased workforce. The inclusion of services and facilities as part of development is likely to contribute to the economic potential of the site. As part of development, it is proposed that the site would deliver 75,000m^2 of employment space, which is also likely to make a significant contribution to the local economy. As such, a significant positive effect is expected for the site in relation to this SA objective. While the site is located where it would be accessible to the primary road network (at the A24), uncertainty is attached to the positive effect identified considering the relative remoteness of the site, which may limit its economic potential.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	+/-	The site is within close proximity to a railway station (Warnham to the south) and a bus stop to the immediate west in the settlement of Kingsfold, which could provide potential for people to access the new employment opportunities at the site using sustainable transport modes. However, current commuting patterns (based on 2011 census data) indicate that private car trips are the most used transport mode in the area for trips to work, which suggests that the new employment opportunities at the site are likely to be accessed in this way also. Development at this location may result in similar travel habits being adopted. The site is located in close proximity to Broadlands Business Campus key employment area which is almost immediately to the south. However, it is not located within walking distance of an existing town centre that could provide access to additional employment opportunities. As such, new residents may benefit from some access to employment opportunities in close proximity to the site in the early stages of development. Overall, a mixed (minor positive and minor negative) effect is expected for the site in relation to this SA objective.

Appendix B
SA matrices for the large site options

SA of Growth Options
February 2020

Site SA597: Adversane / Land at Steepwood Farm

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. This site is expected to provide 2,000 during the plan period, with 3,500 dwellings of varying sizes to be delivered by the year 2043. 35% of dwellings are to be provided as affordable housing. The potential for the provision of gypsy and traveller accommodation on site is also being explored. Overall a significant positive effect is identified for this SA objective as the development of the site will contribute the District's housing requirement and also help to support the delivery of affordable housing.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++/-?	The site is not located within close proximity of a town centre, the closest of which is Billingshurst which is located approximately 3.0km to the north. Billingshurst's built up area boundary is approximately 1.5km to the north of the site. Two existing education facilities (a primary school and a college) are located within close proximity to the south west of the site to the north of Pullborough. It is therefore expected that residents would have access to existing educational services depending on capacity of these facilities. The nearest healthcare facility is located within Billingshurst approximately 2.9km from the site. Considering the relatively limited service provision accessible from the site, an uncertain minor negative effect is expected in relation to this SA objective as new residents may not have immediate access to existing services The development is expected to provide financial contributions towards a new primary school and a new through school (schools that combine at least two stages of a child's education) with special educational needs. The provision of these educational facilities within the development will help to ensure that there is some access to education for residents at the site. The site would include provision of a number of additional services and facilities such as a GP practice as well as a new healthcare and a new high street. The enhanced bus service to be provided will also improve resident's access to existing services at the settlements of Horsham and Billingshurst. As such an uncertain mixed (significant positive and minor negative) effect is expected in relation to this SA objective.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	0	The site is on greenfield land and is not within a socially deprived area. It is not expected to contribute to the vitality and viability of the town centres and village centres in the District. As such, a negligible effect is expected in relation to this SA objective for the potential of the site to promote local regeneration.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of open space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites but rather they will be determined through the detailed proposals for each site. The site's design and layout have not yet been approved. Therefore, an uncertain negligible effect is expected in relation to this SA objective.
SA 5: To improve public health and	++/-?	The closest existing GP surgery to the site is St Marys Surgery in Billingshurst which lies approximately 3.0km north of the site. As such the first residents at the site are unlikely to have immediate access to the new healthcare facilities. Through the provision of a GP practice, new residents are likely to have a good level of access to health care facilities on completion. In addition, the provision of open spaces at this site in the form of parks, playing fields, community gardens and allotments should present opportunities for the encourage of healthier lifestyle choices among residents. There are also a number of existing Public Rights of Way (PRoW) routes that are within close

SA Objective	SA Score	Justification
wellbeing and reduce health inequalities.		proximity to the site, which may allow for access to the surrounding countryside. There is a railway that passes through the site and therefore residents may be adversely affected by noise. Furthermore, the western boundary of the site is formed by the A29 in places meaning there is potential for some residents to be adversely affected by road noise. Overall a mixed (significant positive and minor negative) effect is expected in relation to this SA objective. The effect is uncertain dependent upon the delivery of the new healthcare provisions at the site and the phasing of the development, as it is recognised that the high level of growth proposed may impact upon the capacity of existing healthcare facilities. It is also noted that there may be opportunities to mitigate the impact of noise on the new development.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	Three Ancient Woodland designations lie fully within the site boundary. Northwood Farm Fen and Brinsbury College (a Local Wildlife Site) is located approximately 500m to the west and is the closest biodiversity designation outside of the site's boundary. The Mens SAC is located approximately 4.0km to the west of the site and the site lies fully within the Bat Sustenance Zone. Given the close proximity to the international designation, the western half of the site also lies within an Impact Risk Zone (IRZ) for all planning applications. The greenfield land take within the IRZ and in close proximity to the other identified local biodiversity sites may result in increased habitat disturbance as well as potential for fragmentation and loss. There is also potential for development at the site to result in increased recreational pressure and increased noise and light in relation to habitats in the area. The effect is uncertain as the site proposals include a net gain in biodiversity through protection and enhancement of existing Green Infrastructure. As such the design of the development could potentially help mitigate any adverse impact in relation to the natural environment. Overall, an uncertain significant negative effect is expected for the site in relation to this SA objective.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land within the site has been assessed in the Horsham District Landscape Capacity Assessment. The site lies almost completely within one Local Landscape Character Area (LLCA), but also overlaps partially with two other LLCAs with varying degrees of landscape capacity. The majority of the site is located in the Brinsbury College and surrounds LLCA that has been identified as having moderate landscape capacity for large scale residential development but low-moderate landscape capacity for large scale employment development. The north-west of the site, on the opposite side of the railway adjacent to Adversane (the Little Wood, Adversane to Gilmans Farm LLCA) has been identified as having no/low landscape capacity for large scale residential development and large scale employment development. In addition, the south-eastern corner of the site (Land North of Gay Street Lane LLCA) is located in an area that has been identified as also having no/low capacity for large scale residential development and large scale employment development. The South Downs National Park is located around 2km south-west of the site, which may increase the potential for development to result in adverse effects on landscape setting. As such, a significant negative effect is expected for the site in relation to this SA objective. While the majority of the site has been identified as having moderate landscape capacity for large scale residential development, this area also has low-moderate landscape capacity for large scale employment development. Considering that the site is expected to support a high number of new jobs (including some light industrial uses) it is considered that this element of the new development in particular has the potential to result in adverse impacts in terms of local character and setting. The effect is uncertain as the design of the new development has the potential to provide opportunities to mitigate impacts on the character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and	--?	The site does not contain any designated heritage assets within its boundaries. The north-western part of the site is adjacent to Adversane Conservation Area. The Conservation Area does not currently have a Conservation Area Appraisal or Management Plan, however, it contains nine Grade II Listed Buildings. There are two further designated assets within 500m of the site, which are Grade II Listed Buildings located to the north-east and south. There is potential for development at the site to result in adverse impacts in terms of the setting of these historic environment assets. In the wider area, there are also further designated assets which could experience adverse

SA Objective	SA Score	Justification
accessibility of the District's historic environment.		impacts relating to setting as a result of development at the site. There are several Grade II Listed Buildings within 1.0km to the south in North Heath and on Gay Street as well as to the east within Broadford Bridge. Overall, an uncertain significant negative effect is expected in relation to this SA objective particularly considering the potential for development to adversely impact upon the setting of the Adversane Conservation Area. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The site is entirely greenfield land which is classed as being of Grade 3 agricultural quality. As it is not known if this is grade 3a or 3b agricultural land, an uncertain significant negative effect is identified.
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The majority of the site lies within a Mineral Safeguarding Area for Brick Clay as defined by the West Sussex Joint Minerals Local Plan (2018). A significant negative effect is therefore identified in relation to this SA objective. This effect is uncertain as it is dependent upon whether extraction could be achieved prior to the development of the site.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	There are no Source Protection Zones (SPZs) within the site boundary. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	The site lies outside of flood zone 2 and 3. The site is situated entirely on greenfield land so a minor negative effect is expected as the development of this site will increase the amount of impermeable surfaces in the area, which may increase flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	--/+?	The site lies almost equidistant between the towns of Billingshurst and Pulborough. Neither of the town centres at these locations are within reasonable walking distance of the site. There is a railway station in each of these towns; Billingshurst railway station lies approximately 2.2km to the north of the site and Pulborough railway station lies approximate 4.4km to the southwest of the site. However, there are a number of existing bus stops located within close proximity to the site. These can be found on the A29, Stane Street, which forms the sites western boundary. There are no existing cycle routes within close proximity to the site. An enhanced and additional shuttle bus is expected to be provided at the site and this is likely to reduce the need to travel by private vehicle. It is also expected to include the safeguarding land for a new railway station although there is currently no agreement with Network Rail for this. Furthermore, the site is likely to create a high number of new

SA Objective	SA Score	Justification
		jobs (approximately 3,500) and would provide new services and facilities, which may further contribute to this trend. However, current patterns (based on 2011 census data) indicate that private car trips are the most used commuting mode in the area, which may be a trend that continues following development considering the relative remoteness of the site to existing town centres. The scale of development proposed also has the potential to result in increased traffic on the A29 and B2133 in particular and also in the settlements of Billingshurst, Pulborough, Adversane and Chiltington in the surrounding area. Considering the lack of immediate access to train services and existing services and facilities from the site and the potential for increased traffic, but that new services and facilities at the site may reduce the need for residents to travel, a mixed (minor positive and significant negative) effect is expected in relation to this SA objective. The effect is uncertain dependent on the delivery of new services and facilities at the site and the phasing of this development. Uncertainty is also present in the overall effect identified due to the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	+/-?	The site is not within or linked to any AQMA. The site is not located within close proximity of a railway station or town centre but is within close proximity of existing bus stops where the bus service runs on the A29. The existing bus stops may provide new residents with opportunities to travel by public transport which can reduce the need to travel by private vehicle thereby reducing congestion and pollutants. The site is also likely to provide an enhanced and additional shuttle bus which will allow new residents to travel by sustainable modes of transport. In addition, the site is expected to incorporate sustainable energy generation, EV charging points for low/zero emission vehicles, a car club and domestic PV cells. It is also expected to include the safeguarding land for a new railway station although there is currently no agreement with Network Rail for this. These provisions may help to reduce emissions that contribute to poor air quality. However, scale of development proposed also has the potential to result in increased traffic on the A29 and B2133 and also in the settlements of Billingshurst, Pulborough, Adversane and Chiltington in the surrounding area, which may contribute to decreased air quality in the District. Commuting patterns (based on 2011 census data) indicate that private car trips are the most used commuting mode in the area, which may be a trend that continues following development considering the relative remoteness of the site to existing town centres. Overall a mixed (minor positive and minor negative) effect is expected on this SA objective. The effect is uncertain considering that it partly dependent on the provision of new sustainable transport provisions at the site. Uncertainty is also present in the overall effect identified due to the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	++/-?	The site is not within close proximity to a railway station or a town centre, but it is within walking distance of bus stops. The site is likely to provide an enhanced and additional shuttle bus which will allow new residents to travel by sustainable modes of transport thereby potentially reducing reliance on journeys made by private vehicles. Furthermore, the site is expected to incorporate sustainable energy generation, EV charging points for low/zero emission vehicles, a car club and domestic PV cells. It is also expected to include the safeguarding land for a new railway station although there is currently no agreement with Network Rail for this. As the site would include a high number of services and facilities as well as job opportunities it is expected that some residents will have reduced need to travel from the site a regular basis. These provisions are likely to help limit the contribution new development at the site makes in terms of climate change. However, the scale of development proposed also has the potential to result in increased traffic on the A29 and B2133 considering the positive of the site adjacent to these routes. The potential to undertake journeys by private vehicle along these and other routes may contribute to an overall increase of emissions in the District. Furthermore, current commuting patterns (based on 2011 census data) indicate that private car trips are the most used commuting mode in the area, which may be a trend that continues following development due to the remoteness of the site in relation to existing town centres. As such, a mixed (significant positive minor negative) effect is expected for the site in relation to this SA objective. The effect is uncertain considering that the phasing for the delivery of the carbon reducing measures at the site is unknown. The uncertainty is also attached related to the difficulty to predict people's likely travel patterns following development.

SA Objective	SA Score	Justification
SA 16: To facilitate a sustainable and growing economy.	++?	The site is relatively large and is expected to deliver approximately 3,500 new jobs through the provision of office, light industry, retail, hotel, education and health centres facilities. Furthermore, the increased local provision of housing could help contribute to expenditure in the local economy, expand the local workforce and provide construction jobs. As such a significant positive effect is expected in relation to this SA objective. While the site would provide access to the primary road network (at the A29), uncertainty is attached to the positive effect identified considering the relative remoteness of the site, which may limit its economic contribution to the area.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	+/-	The site is located within close proximity to existing bus stops where the bus service runs along the A29. The site is also likely to provide an enhanced and additional shuttle bus and a car pool club. The aforementioned may provide some potential for people to access employment opportunities at the site using sustainable modes of transport. The site is not located within close proximity of a train station. These provisions are likely to help ensure that residents have some opportunities to travel to the new job opportunities provided at the site. The site is located within close proximity of a number of key employment area (Gillmans Industrial Estate and Huffwood Trading Estate and Star Road) although it is noted that infrastructure for pedestrian access along the A29 from the site to Billingshurst is limited in places. The site is not located within close proximity of a town centre. A mixed minor positive and minor negative effect is expected for this SA objective.

Site SA716: Buck Barn / Land at Newhouse Farm, West Grinstead

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. This site is set to provide 2,000 dwellings by the end of the plan period, with a total of 3,500 dwellings to be delivered as the site is fully built out in the long term. The site would also accommodate a 60-80 bed care home. The promoter is also seeking to deliver 35% of dwellings as affordable housing and is exploring the provision of up to 15 gypsy and traveller pitches. Overall a significant positive effect is identified for this SA objective as the development of the site will contribute the District's housing requirement and support the delivery of affordable housing, gypsy and traveller accommodation and homes for the District's ageing population.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++/--?	Southwater is the closest town centre to the site which is located approximately 2.3km to the north of the site. The settlement's built up area boundary is approximately 1.3km to the north west of the site. Given that Southwater is not within close proximity of the site and the nearest education and healthcare facilities are over 2km away, a significant negative effect is also assigned as residents living on the site are unlikely to have good access to existing services until new provisions are made. This negative effect is uncertain as it is linked to the construction phase of the development. The development is set to provide a new neighbourhood centre (including a medical centre) as well as two form of entry primary school provision, a new six form of entry secondary school and an early years nursery. The provision of these new services and facilities within the development will help to ensure that students of all ages, living on the site or in close proximity have a good level of access to these types of provisions as new development is delivered. As such a significant positive effect is also identified for this site. Overall, an uncertain mixed (significant positive/ significant negative) effect is expected for this SA objective.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	0	The site is on greenfield land and is not within a socially deprived area. While the site is expected to provide a new neighbourhood centre / community hub, it is not in close proximity to the nearest existing town centre at Southwater and therefore this element of development is unlikely to complement or contribute to the vitality and viability of the town centres and village centres in the District. As such, a negligible effect is expected in relation to this SA objective for the potential of the site to promote local regeneration.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of open space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites but rather they will be determined through the detailed proposals for each site. The site's design and layout have not yet been approved. Therefore, an uncertain negligible effect is expected in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++/-?	The closest existing healthcare facilities to the site are the Village Surgery in the Southwater Health centre located approximately 2.3km to the northwest of the site, the Surgery in St Peters Close, Cowfold which is situated approximately 2.9km west of the site and Oakleigh and Woodlawn Surgeries in Partridge Green approximately 3.4km southeast of the site. As such the new residents to the site are unlikely to have immediate access to the healthcare facilities. The site is not within close proximity of existing areas of open space but well connected to the existing Public Rights of Way network and contains one bridleway and a number of footpaths within its boundary.

SA Objective	SA Score	Justification
		Through the provision of a medical centre on site, new residents will have a good level of access to health care facilities when this provision is completed. In addition, the provision of approximately 20 hectares of public open space at the site is also likely to improve access to recreational facilities for residents which could contribute to health and wellbeing. It is recognised that part of the western edge of the site abuts the A24, meaning there is potential for noise pollution to adversely affect new residents. Overall a mixed (significant positive and minor negative) effect is expected in relation to this SA objective. The effect is uncertain dependent upon the delivery of the new healthcare provisions at the site and the phasing of the development. The uncertainty is also reflective of potential to mitigate the impacts of noise pollution at the site.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The Downs Link, Nutham Wood and Greatsteeds farm Meadow Local Wildlife Site (LNR) lies within the site boundary. Three of the five areas of Ancient Woodland that lie wholly within the site boundary are situated within this LNR. The site lies within an IRZ, however, this has been designated in relation to development for airports, helipads and other aviation proposals. The Arun Valley SPA and SAC is the closest international biodiversity designation to the site and this is located approximately 11.5km to the southwest. The site contains local designations as well as areas of Ancient Woodland and therefore significant negative effects are expected in relation to this SA objective. There is potential for development at the site to result in habitat loss, fragmentation and disturbance. Effects may also include increased recreational pressure and increased noise and light d in relation to habitats in the area. The effect is uncertain as it is proposed that the site would achieve biodiversity net gains and mitigation measures, which include buffers around wooded areas and upgrades to the watercourse with attractive water meadows. These measures could help to mitigate any adverse impact in relation to the natural environment at the site.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	-?	The land within the site has been assessed as part of the Horsham District Landscape Capacity Assessment and falls across a number of Local Landscape Character Areas (LLCAs). Land within the Land South of Tuckmans Farm LLCA has been assessed as having moderate-high landscape capacity for large scale residential and moderate scale landscape capacity for large scale employment development. Land within the Land South of New House Farm LLCA has been assessed as having moderate capacity for large scale residential development and low-moderate capacity for large scale employment development. Furthermore, land within the Land South of New House Farm LLCA has been assessed as having moderate capacity for large scale residential development and low-moderate capacity for large scale employment development. This accounts for much of the land within the site. However, some of the land within the eastern portion of the site falls within the Land west of Downs Link LLCA which has been assessed as having no/low capacity for large scale residential and employment development. As such, a minor negative effect is expected for the site in relation to this SA objective as it is unlikely that residential development could be accommodated without some adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	The site does not contain any designated heritage assets within its boundaries, but the boundary of the northern region of the site encircles a Grade II Listed Building (Tuckmans Farmhouse). Further designated assets within 500m of the site include Knepp Castle, a Registered Park and Garden approximately 450m to the south-west; two Grade II Listed Buildings within 250m to the north-east; eight Grade II Listed Buildings within 600m to the south; one Grade II Listed Building 160m to the east and one Grade II Listed Building 400m to the south-east; and multiple Grade II Listed Buildings approximately 500m to the north-east in Maplehurst. The site is also within 3.0km of Cowfold Conservation Area to the east and Nuthurst Conservation Area to the north-east. As such there is potential for development at the site to result in adverse effects in terms of the respective settings of these historic environment assets.

SA Objective	SA Score	Justification
		An uncertain significant negative effect is expected in relation to this SA objective due to close proximity to the identified designated heritage assets. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The majority of the site is greenfield land. A large proportion of the site is classed as being of grade 3 agricultural land and the remainder is classed as grade 4. As it is not known if it is grade 3a or 3b agricultural land, an uncertain significant negative effect is identified.
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The majority of the site lies within a Mineral Safeguarding Area (MSA) for Brick Clay with two smaller areas to the east are safeguarded for Building Stone as defined by the West Sussex Joint Minerals Local Plan (2018). A significant negative effect is therefore identified in relation to this SA objective. This effect is uncertain as it is dependent upon whether extraction could be achieved prior to the development of the site.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	There are two tributaries of the River Adur within the site boundaries. It is assumed that the potential for any water pollution in these watercourses as a result of development will be mitigated by the delivery of SuDS. The site is not located in a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to wastewater treatment works which has Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	Two tributaries of the River Adur confluence within the site boundary. These bodies of water and land directly adjacent are within flood zones 2 and 3. However, the majority of the site is located within flood zone 1. In addition, the site is situated entirely on greenfield land so a minor negative effect is expected as the development of this site will increase the amount of impermeable surfaces in the area, which may increase flood risk. A minor negative effect is therefore identified. Overall, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	--/+?	In terms of access to sustainable travel options, the site is not in close proximity to a railway station (the closest station is at Christ's Hospital approximately 5.3km to the north west). The National Cycle Route 223 directly aligns with the site's east boundary and there are a number of bus stops along Cowfold Road and along the Worthing Road that are within 450m of the site. The site is, however, not within close proximity of a town centre. The site is expected to provide a new flyover (including cycle and pedestrian routes) over the A272 junction as well as improvements to the Downs Link, a park and ride scheme with bus connections to Southwater, Christs Hospital railway station and Horsham and these services may have a positive effect in terms of congestion in the area. Furthermore the site is likely to create a number of new jobs and would provide new services and facilities, thereby reducing resident's need to travel.

SA Objective	SA Score	Justification
		It is recognised that the scale of development proposed may lead to an overall increase in the number of private car trips being undertaken in the area, particularly considering the current lack of access to existing services and facilities. The site is relatively remote and commuting patterns (based on 2011 census data) indicate that private car trips are used most by people in the area to commute to work. The delivery of new growth at this location has the potential to result in similar travel habits being adopted by new residents. An overall mixed (minor positive and significant negative) effect is expected in relation to this SA objective. The effect is uncertain dependent on the delivery of new services and facilities at the site and the phasing of this development. Uncertainty attached to the overall effect identified is also considerate of the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	--/+?	The site is not within an AQMA, however it is linked via the A272 to the Cowfold AQMA which is located approximately 2.6km to the east if the site. As this could increase levels of air pollution in these areas as a result of increased vehicle traffic, a significant negative effect is identified. The site is also located within close proximity to existing bus stops where the bus service runs on the A272 and A29, which is likely to provide new residents with opportunities to travel by public transport. As such the location of the site may reduce the need to travel by private vehicle thereby reducing congestion and the potential for an increase in air pollutants. It is expected that the site would provide a park and ride scheme with bus connections to Southwater, Christs Hospital railway station and Horsham. It is also recognised that enhancement of the Downs Link could help to further promote modal shift in the area. However, the site is relatively remote and commuting patterns (based on 2011 census data) indicate that private car trips are used most by people in the area to commute to work. The delivery of new growth at this location combined with upgrading of the strategic road network at the A272 has the potential to result in similar travel habits being adopted by new residents. Overall a mixed (minor positive and significant negative) effect is expected on this SA objective. The effect is uncertain considering that it is partly dependent on the provision of new sustainable transport provisions at the site. Uncertainty attached to the overall effect is also considerate of the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	--/+?	The site is likely to provide a new park and ride scheme with bus connections to Southwater, Christs Hospital railway station and Horsham which will allow new residents to travel by sustainable modes of transport and not rely on private vehicles. It is also recognised that enhancement of the Downs Link could help to further promote modal shift in the area. However, the site is not currently within close proximity to a railway station as well as existing services and facilities. It is therefore expected that the potential to make use of sustainable travel links may be limited during the early stages of development. The development the site is to provide buildings built to a high standard following fabric-first approach, battery storage system / energy centre, and aspirations for zero-carbon and energy positive technology. As the site would include a high number of services and facilities as well as job opportunities it is expected that residents may not need to travel from the site on a regular basis, dependent upon the phasing of new development. These provisions can reduce emissions that contribute to clime change. However, the scale of development proposed may lead to an overall increase in the overall number of journeys being made in the area. Furthermore, while the upgrading of the A272 associated with the development of the site may help to limit congestion in the area, it may also contribute to establishment of car dominant environment. The site is relatively remote and commuting patterns (based on 2011 census data) indicate that private car trips are used most by people in the area to commute to work, which suggests a car dominant environment may persist following development. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective. The positive effect is uncertain given that impacts will be dependent upon the incorporation of new provisions at the site. Uncertainty attached to the overall is also considerate of the difficulty to predict people's likely travel patterns following development.

SA Objective	SA Score	Justification
SA 16: To facilitate a sustainable and growing economy.	++?	The site is relatively large in size and is expected to deliver new jobs through the provision of a care home, primary and secondary schools. The proposed neighbourhood centre / community hub will provide approximately 2.75ha predominantly flexible space with a retail offer of 3,000sqm, and would include new employment floorspace and could provide additional job opportunities in the area. The site would also deliver a high number of new homes which is likely to make a significant contribution to the local economy due to increased expenditure in the area, an increased workforce and the potential for new construction jobs. As such a significant positive effect is expected in relation to this SA objective. While the site is located to provide access to the primary road network (at the A24 and A272), the positive identified is uncertain considering the relative remoteness of the site, which may limit its economic potential.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	--/+	The site is not within close proximity of a railway station. It is, however, is located within 450m to existing bus stops where the bus services run on the A272 and A29. The site is also expected to provide a park and ride scheme with bus connections to Southwater, Christs Hospital railway station and Horsham. As such current and future bus provisions at the site are likely to provide residents with opportunities to access the new employment opportunities by sustainable transport. The site is lies approximately 1.9km south of the key employment area Southwater Business Park, 3.2km south of the key employment area in Oakhurst, Southwater and 3.5km north of key employment area Huffwood Trading Estate in Partridge Green. Furthermore, it is not located within close proximity of a town centre. Overall, a mixed (minor positive and significant negative) effect is expected for the site in relation to this SA objective.

Site SA744(includes SA225) / SA668: West of Billingshurst

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	++?	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. The site is expected to deliver 1,000 dwelling over the plan period. Up to 1,790 dwellings are expected to be delivered as the site is built out beyond the plan period. The land at Newbridge Park is expected to include 35% affordable dwellings as well as assisted living units. The dwelling types to be provided at this portion of the site would include a range of sizes with an emphasis on first time buyers and young families. A significant positive effect is expected for the site in relation to this SA objective considering its substantial contribution to the local housing need, including affordable housing. The effect is uncertain, however, considering that the amount of affordable houses and dwelling types across the southern part of the site (Brookhurst Green and Land at Bridgewaters Farm) is unknown at this stage.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	++/-?	The site is greenfield but is located at the western edge of Billingshurst and as such adjoins its built up area boundary. Billingshurst town centre is within walking distance (less than 720m) of the site to the east. Billingshurst also contains a number of education facilities (including a secondary school and primary school) and healthcare facilities which are also within close proximity to the site. As such, it is likely that new residents will have a good level of access to existing services. It is noted that the high level of residential development to be provided could result impacts in terms of existing services becoming overwhelmed, however, this will be dependent in part on existing capacity issues which are unknown. Furthermore, the path of the A29 currently acts as a potential barrier from the site to the existing urban edge at Billingshurst. As part of the development, it is proposed that the site would provide a range of services and facilities including a new community hub and local centre. In terms of education this includes two primary schools and a nursery. The provision of the aforementioned is likely to ensure that there are sufficient services and facilities to support growth in the area and therefore a significant positive effect is expected. Overall, a mixed (significant positive and minor negative) effect is expected in relation to this SA objective. Uncertainty is attached to the effect considering that the close proximity of this large site to Billingshurst could potential result in existing facilities becoming overcapacity. The minor negative effect is reflective of the potential for the A29 bypass to sever the site from Billingshurst, reducing access to services.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	+/-?	The site is on greenfield land and is not within a socially deprived area. The provision of new services and facilities (including new retail, community uses and a local centre) could help to complement existing uses at Billingshurst town centre considering its close proximity to the east. The path of the A29 currently acts as a potential barrier from the site to the existing urban edge at Billingshurst. This physical barrier may act to prevent a sense of cohesion developing between the new development and the existing settlement. As such, an overall mixed (minor positive and minor negative) effect is expected in relation to this SA objective. The effect is uncertain as the impact of delivering new services and facilities will be dependent in part on their phasing which is unknown at this stage.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for development at the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and	++/-?	The nearest healthcare facilities are located within Billingshurst to the east which is within reasonable walking distance of the site. One of these facilities, however, is located more than 1.0km from the site. The site is also within walking distance of a number of existing outdoor sports facilities, public open spaces and playgrounds within

SA Objective	SA Score	Justification
wellbeing and reduce health inequalities.		Billingshurst that could be used for recreational purposes. There are also multiple PROWs in the area of the site, which provide access to the surrounding countryside to the west. There is potential for these existing assets to contribute positively to resident's health in the new development by increasing uptake of physical activity. In addition to existing opportunities for physical activity, as part of development it is proposed that the site would maintain space for a new leisure facility and healthcare centre if financial contributions do not meet the planning requirements. New open space and pedestrian and cycle links would also be provided on site as well as a country park. However, the proximity of the site to the A29 bypass may result in residents at the site being adversely impacted by noise. As such, an overall significant positive and minor effect is expected to be in relation to this SA objective. Considering the high number of homes to be provided at the site the effect is uncertain given that there is potential for existing healthcare facilities to become overcapacity. Uncertainty attached to the effect recorded acknowledges the unknown nature of the phasing of the provision of the new leisure facility and healthcare centre. It is also considerate of the potential to mitigate the potential for noise pollution to impact amenity at the new development.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--/+?	The site is located within close proximity of a number of areas of Ancient Woodland to the north, south and west. The Upper Arun SSSI and Wey and Arun Canal, River Arun and adjacent meadows Local Wildlife Site also lies in close proximity to the site to the west. A significant negative effect is expected in relation to this SA objective due to the site being located within an IRZ (Impact Risk Zone) for national designations for all planning applications. The greenfield land take within an IRZ may result in increased habitat disturbance as well as potential for fragmentation and loss. There is also potential for development at the site to result in increased recreational pressure and increased noise and light in relation to habitats in the area. The effect is uncertain as the site proposals include a net gain in biodiversity through habitat creation. This is to include the reinstatement of woodland and wetlands at the site. The development is also expected to support the strengthening of the Green Infrastructure network in the area. These measures could help to mitigate adverse effects on the natural environment. Considering that the site would include a significant proportion of the overall development as land for a new country park the significant negative effect is likely to be combined with a minor positive effect.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land to the west of Billingshurst has been assessed in the Horsham District Landscape Capacity Assessment. The site contains land that is located within two Local Landscape Character Areas (LLCAs). The LLCAs Land North West of Billingshurst and Land West of Billingshurst have been identified as having low-moderate landscape capacity for large scale residential development. While the LLCA Land north west of Billingshurst has also been identified as having low-moderate landscape capacity for large scale employment development, the LLCA Land West of Billingshurst has been identified as having no/low landscape capacity for this type of development. As such, a significant negative effect is expected for the site in relation to this SA objective as there are parts of the site where it is unlikely that residential or employment development could be accommodated without impacts in terms of setting. The effect is uncertain as the impacts of new development on the character and quality of the landscape will depend in part of detailed development design.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	The western portion of the site contains two Grade II Listed Buildings and there are a further three Grade II Listed Buildings in close proximity to the western boundary. Billingshurst Conservation Area is located around 500m from the western portion of the site. The Conservation Area contains a high concentration of Listed Buildings. The Billingshurst Conservation Area Appraisal and Management Plan (2018) identifies the views at the north and north west as key to the northern part of the Conservation Area and therefore there is potential for development of the northern portion of the site to impact upon these. The Appraisal and Management Plan states that development should be avoided if it would adversely impact the setting of the Conservation Area or important views.

SA Objective	SA Score	Justification
		As such, an uncertain significant negative effect is expected in relation to this SA objective due to the proximity of designated assets to the site and the potential for adverse impacts on the respective settings of these assets and particularly that of the Billingshurst Conservation Area. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts in terms of the significance of the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The site is wholly greenfield land. The majority of the site is also comprised of grade 3 agricultural land. A significant negative effect is expected for the site in relation to this SA objective due to the high proportion of grade 3 and above agricultural land. The effect is uncertain as it is unknown whether this land is grade 3a or grade 3b agricultural land.
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The majority of the site is located within Mineral Safeguarding Area for Brick Clay and therefore a significant negative effect is expected due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	Part of the River Arun passes through the site. It is assumed that the potential for any water pollution in this watercourse as a result of development will be mitigated by the delivery of SuDS. The site is not located in a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to a wastewater treatment works which current does not have Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. However, it is noted that large sites which do not have permitting can apply for revised DWF permits as necessary. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	There are two watercourses which run through or in close proximity to land with the site. These are the River Arun which passes the north western corner of this land and Brookhurst Brook/Par Brook which passes through the southern portion of the land. Land directly adjacent to these watercourses is within flood zone 2, with smaller areas of flood zone 3 also present. However, the majority of the land is within flood zone 1. Due to the majority of the site being greenfield, development is likely to increase the overall amount of impermeable surfaces in the area, which may increase flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	++/-?	In terms of access to sustainable travel options, the site is located within close proximity of Billlingshurst railway station as well as a number of existing bus stops on Slane Street and West Street within Billingshurst itself. Billlingshurst town centre is also within close proximity of the site, which may further reduce the need to travel by private vehicle from the site. However, commuting patterns based on 2011 census data indicate that, despite the site being within 1km of a railway station, few people commute to work from the area using the train and the majority of people in the existing area commute to work using private car trips. As part of development, the development of the site presents opportunities to strengthen the existing bus services in the area. Additionally, the site's proposal to include a range of services and facilities within the new development will also reduce the need for residents to travel further afield by private car. It is, however, noted that the land at the site is be crossed the A272 which lacks safe, attractive

SA Objective	SA Score	Justification
		pedestrian and cycle links from north to south. This may limit the potential for residents to make use active modes of travel as new development is provided. An overall mixed (significant positive and minor negative) effect is expected in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	++/-?	The scale of residential and employment development means that there is potential for traffic impacts upon the A29 and A272. Close proximity of services and facilities to the site as well as existing sustainable transport links (including Billingshurst railway station and bus stops within Billingshurst itself) may help to encourage journeys to be undertaken by more alternative modes of transport. The close proximity of Billingshurst town centre is also likely to contribute to a limited need for new residents to travel by private vehicle on a regular basis. However, commuting patterns based on 2011 census data indicate that, despite the site being within 1km of a railway station, few people commute to work from the area using the train and the majority of people in the existing area commute to work using private car trips. The development of the site presents opportunities to strengthen the existing bus services in the area. It would also provide services and facilities onsite, which have the potential to reduce congestion on local roads and reduce the overall need to travel, potentially resulting in limited impact sin terms of local air quality. It is noted that land at the site is crossed by the A272 which lacks safe, attractive pedestrian and cycle links from north to south. As such there is potential for residents the existing issue of severance to impact upon the uptake of active modes of travel as new development is provided. Overall, a mixed (significant positive and minor negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is within close proximity of Billingshurst railway station as well as a number of bus stops within the town itself. It would not provide immediate access to a cycle routes. The town centre of Billingshurst, at which a number of services and facilities are accessible, is also in close proximity to the site. However, commuting patterns based on 2011 census data indicate that, despite the site being within 1km of a railway station, few people commute to work from the area using the train and the majority of people in the existing area commute to work using private car trips. The development of the site would also present opportunities to improve the local bus service at Billingshurst. The land at the site is divided by the A272 with existing provisions across this route currently not in place. This could be detrimental in terms of reducing the potential for carbon emissions as a result of the travel habits of new residents. The site would not include low carbon or sustainable energy generation infrastructure as part of development but would include Electric Vehicle charging points. Overall, a mixed (minor positive and minor negative) effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	++	The site is relatively large in size and it is expected to deliver a high number of dwellings over the plan period. This provision is likely to make a significant contribution to the local economy due to increased expenditure in the area, an increased workforce and the potential for new construction jobs. The close proximity of Billingshurst town centre is likely to mean new residents are likely to travel to this location thereby helping ensure the viability of existing businesses at this location. The inclusion of a range of services and facilities as part of development, including new leisure facilities and community centres, are likely to increase the economic contribution of the site. In addition, the site would include new employment space (approximately 4,600m2), which is likely to help attract businesses to the area. As such, the site is expected to result in a significant positive effect in relation to this SA objective.

SA Objective	SA Score	Justification
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	+/-?	The site is located within close proximity of Billingshurst railway station and a number of existing bus stops within Billingshurst itself which is likely to present opportunities for people to access the new employment land by sustainable travel options. The site is expected to present opportunities to strengthen bus services in the area which may further improve sustainable access to these employment opportunities. In terms of access to existing employment opportunities, the site is located within close proximity of key employment areas at Billingshurst including Daux Road Industrial Estate, Eagle Industrial Estate and Huffwood. The site is located within close proximity of Billlingshurst town centre, but not Horsham town centre. As such it is expected that the site would provide new residents with nearby access to some existing employment opportunities. However, current commuting patterns show that many existing residents commute out of Billingshurst to other destinations to access jobs, suggesting that new growth at this location may not provide new residents with immediate access to an offer of higher quality jobs. Overall, a minor positive effect is expected for the site in relation to this SA objective.

Site SA085/SA520/SA524/SA539/SA790: Ashington cluster

SA Objective	SA Score	Justification
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	+	Impacts relating to ensuring that the housing stock in Horsham meets the needs of local people will be mainly determined by the amount and type of housing that is developed and the proportion this that is affordable. It is expected that the site would deliver around 400 dwellings over the plan period. Of this level of housing, 35% is to be provided as affordable housing. The site has the potential to deliver 700 dwellings beyond the plan period. While the site has capacity for a substantial contribution to the overall housing needs of the District, the number of new homes which could be provided over the plan period is considerably less than the other large site options being considered. A minor positive effect is expected for the site in relation to this SA objective due to the contribution to the area's identified housing need.
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	+/-?	The site is greenfield and therefore there are no existing services and facilities within its boundaries. However, the site is within walking distance of the centre of Ashington (a Medium Village in the Development Hierarchy). It furthermore adjoins the built up area boundary of this settlement. Ashington provides access to a moderate level of services and facilities that could serve residents of the site. This includes a health centre and primary school within walking distance of the site. As such, residents during the early stages of development are likely to have some access to existing services and facilities. Development at the site is expected to support the provision of a primary school, a community facility with a café and village sports and amenity parkland. As such, service provision for residents in the area is likely to improve following the built out of the site. Overall, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. The uncertain minor negative effect is recorded considering the relatively high level of housing to be provided at Ashington which is not within the first two tiers of the Development Hierarchy and therefore has a more modest service offer than the larger settlements. The delivery of this level of development could result in existing services and facilities within Ashington becoming overburdened.
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	+?	The site is greenfield and is not located within a 40% most deprived area. As such, there is limited potential for the site to result in local regeneration. The site is located directly adjacent to the settlement of Ashington and will deliver community facilities and amenity space. As such, there is potential for the development to contribute to the vitality of the existing village centre. Overall, a minor positive effect is expected for the site in relation to this SA objective. The effect is uncertain as the impact of delivering new services and facilities will be dependent in part on their phasing which has not been confirmed at this stage.
SA 4: To support the creation of safe communities in which levels of crime, anti-social behaviour and disorder and the fear of crime are reduced.	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA 5: To improve public health and wellbeing and reduce health inequalities.	++?	There is health centre within walking distance to the south in Ashington as well as three outdoor sport facilities. There are also multiple PROWs in the area that provide access to the surrounding countryside. There is potential for the existing health care facility to cater to resident's needs and the existing recreational assets may result in a positive uptake of physical activity amongst residents.

SA Objective	SA Score	Justification
		As part of development, it is proposed that the site will deliver village sports and amenity parkland (2.8ha open space) as well as an integrated and accessible green spine for cyclists and pedestrians to be linked to the existing village. Overall, an uncertain significant positive effect is expected for the site in relation to this SA objective. The effect is uncertain as there is potential for the delivery of the site to result in existing health care facilities becoming overburdened.
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	--?	The site is located within an Impact Risk Zone associated with national designations in the region. However, the IRZ is for industrial/aviation planning applications and does not include residential development applications as a potential risk. The whole of the site is located within the Bat Sustenance Zone. The site is also located within 600m of Warminghurst Road Cutting Local Geological Site and within 500m of America & Gratwicke's Wood Local Wildlife Site which is also an area of ancient woodland. It is recognised that the site is separated from this latter feature by the path of the A24. A minor negative effect is expected for the site in relation to this SA objective due to it being located within the Bat Sustenance Zone and within close proximity of the other identified biodiversity and geodiversity designations. There is also potential for development at the site to result in increased recreational pressure and increased noise and light disturbance in relation to habitats in the area. The effects are uncertain as there may be potential for mitigation in relation to minimising habitat loss or disturbance given that the site proposes to include a walkable green network and biodiversity net gains. This will include the installation of bat and bird boxes, retention/replacement of felled trees, green wall, SuDS/ponds and biodiversity management plan.
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscapes, maintaining and strengthening local distinctiveness and sense of place.	--?	Land within the site has been assessed as having low-moderate landscape capacity for medium-scale housing development. As such, a significant negative effect is expected for the site in relation to this SA objective as it is unlikely that the development proposed could be accommodated without particularly adverse impacts in terms of setting. The effect is uncertain as the design of new development may present opportunities to mitigate impacts relating to character and quality of the landscape. Additionally, further uncertainty is present as the Landscape Capacity Assessment only considers the effects of small-scale housing development in this area.
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	--?	There are no designated heritage assets within the site boundaries. The site is adjacent to six Grade II Listed Buildings. Additionally, there are Scheduled Monuments 500m to the north (Moated site) and 700m to the south (Roman building). There is potential for development to cause disruption to the setting of these historic environment assets. As such, a significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain considering that the design of the new development may present opportunities to mitigate adverse impacts on the setting of heritage assets in the area.
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	--?	The site is greenfield and the majority is comprised of grade 3 agricultural land. However, there is an area of grade 4 agricultural land in the west of the site. A significant negative effect is expected for the site in relation to this SA objective. The effect is uncertain as it is unknown whether these soils are grade 3a or the lower quality grade 3b.

SA Objective	SA Score	Justification
SA 10: To conserve natural resources, including mineral resources in the District.	--?	The whole of the site is located within a Mineral Safeguarding Area (MSA) for Brick Clay and therefore a significant negative effect is expected in relation to this SA objective due to the potential for development to result in the sterilisation of finite mineral resources. The effect is uncertain as there may be opportunities to extract mineral resources prior to development.
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	0	Part of the Lancing Brook passes through the site. It is assumed that the potential for any water pollution in this watercourse as a result of development will be mitigated by the delivery of SuDS. The site is not located in a Source Protection Zone. The site lies in a portion of the District that is served by Southern Water for its water infrastructure. Discussions between the Council and Southern Water indicate that the site would drain to a wastewater treatment works which current does not have Dry Weather Flow (DWF) permit capacity to accommodate growth up to 2035. However, it is noted that large sites which do not have permitting can apply for revised DWF permits as necessary. A negligible effect is therefore expected for the site in relation to this SA objective.
SA 12: To manage and reduce the risk of flooding.	-	The site does not contain any land that is located within flood zone 2 or 3. There is watercourse (Lancing Brook) that passes through the north of the site. As the site is greenfield, development will increase the overall amount of impermeable surfaces in the area, which may result in increased flood risk. As such, a minor negative effect is expected for the site in relation to this SA objective.
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	+/-?	In terms of access to sustainable travel options, the site is over 1.8km from any railway stations. The site is not in close proximity to any cycle routes but there are a number of bus stops (including those on London Road) within walking distance of the site. Additionally, the village centre of Ashington is within walking distance of the site and the close proximity of this centre may reduce the need for residents to travel to access services and facilities. However, there is potential for the scale of development proposed to lead to increased traffic along the A24 which is adjacent to the eastern side of Ashington. Furthermore, commuting patterns for the area (based on 2011 census data) indicate that private car trips are the most used mode of transport to travel to work. Providing development at this location may result in similar travel habits being adopted. Overall, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	--/+?	The site is in close proximity to the A24 which connects to the A283 to the south-west. As such, there may be potential for development to result in increased traffic through the Storrington AQMA to the south-west. The site is within walking distance of the village centre of Ashington, which offers some services and facilities. However, it is likely that development will result in increased private car trips along the A24 when residents need to travel further afield, which will have adverse impacts on air quality. Commuting patterns (based on 2011 census data) suggest that private car trips may dominate following development. The site is not in close proximity to any railway stations. There are a number of bus stops in close proximity to the site and the proposals include the delivery of pedestrian and cycle links to the existing village which may reduce the need for residents to travel using private car trips, and therefore potentially limit any adverse impacts relating to air quality. Overall, a mixed minor positive and significant negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.

SA Objective	SA Score	Justification
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	+/-?	The site is not in close proximity to any railway stations. There are no cycle routes in close proximity to the site but there are a number of bus stops within walking distance. The village centre of Ashington is within walking distance and offers some services and facilities that resident could access without private car trips, possibly reducing per capita carbon emissions. However, commuting patterns (based on 2011 census data) indicate that private car travel is the most popular mode of transport in the area and therefore it is likely private car trips would increase following development, resulting in increased carbon emissions. As part of development, the site proposes to incorporate electric vehicle charging points, energy efficiency measures and on site low and zero carbon technologies where possible. Additionally, the site proposes to incorporate a walkable and bikeable green network, connecting new residents to the existing village and surrounding area. These features of development may help in minimising the District's contribution to climate change. Overall, a mixed minor positive and minor negative effect is expected for the site in relation to this SA objective. Uncertainty is attached to the overall effect identified considering the difficulty to predict people's likely travel patterns following development.
SA 16: To facilitate a sustainable and growing economy.	+?	It is proposed that the site would deliver a relatively high number of dwellings which is likely to make a contribution to the local economy due to increased expenditure in the area and an increased workforce. As part of development, the site proposes to deliver a community centre with flexible business space which may offer some potential to benefit the local economy. Therefore, an uncertain minor positive effect is expected for the site in relation to this SA objective.
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	-/+?	The site is within 1.5km of Wiston Business Park key employment area, although pedestrian access to this site is not provided along the A24. The village centre of Ashington is within walking distance of the site but there is likely to be limited employment available here for new residents considering that the settlement falls outside of the first two of the Development Hierarchy. The site is not within walking distance of a railway station but it is in close proximity of a number of bus stops which may allow residents to access employment opportunities further afield using sustainable modes of transport. The site does not offer a significant level of employment floorspace as part of development. The delivery of an amount of flexible business in close proximity to the strategic road network of the District may allow for some inward economic investment and job creation. The provision of a new community facility and café may offer limited employment opportunities to future residents. Overall, an uncertain mixed minor positive and minor negative effect is expected for the site in relation to this SA objective.

Appendix C

SA matrices for the small site options

SA Objective	SA074 (residential use)	SA191 (employment use)	SA363 (employment use)	SA568 (mixed use – residential and employment use)	SA568 (employment use)	SA570 (employment use)	Justification
SA objective 1: Housing	++	0	0	++	0	0	All sites being considered for residential use (SA074 SA568 (for mixed use) and SA570 (for residential use only)) have capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective. Sites SA568 and SA570 are also being considered for employment use without any residential use. Sites SA191 and SA363 are being considered for employment use only. A negligible effect is therefore expected for these four options in relation to this SA objective.
SA objective 2: Access to services and facilities	++?	-?	-?	++/-?	++	++	All of the sites apart from sites SA191 and SA363 are within 720m of the built-up area of the Main Town of Horsham and therefore a significant positive effect is expected in relation to this SA objective. Site SA074 is also within 450m of a primary school and within 1km of secondary school. However, site SA570 is within 1km of a secondary school but not within 450m of a primary school whilst site SA568 is not within close proximity to either. As such, an uncertain minor positive effect is expected in combination with the significant positive effects identified for sites SA568 which would both provide mixed use development. The effects in relation to education facilities for the residential sites are uncertain as existing capacity of education facilities is currently unknown. As sites SA191 and SA363 are not within 720m of the built-up areas of any of the settlements an uncertain minor negative effect is expected in relation to this SA objective.
SA objective 3: Inclusive communities	0	0	0	0	0	0	All of the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to help address social deprivation. As such, a negligible effect is expected for these sites in relation to this SA objective.
SA objective 4: Crime	0?	0?	0?	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for all sites in relation to this SA objective.
SA objective 5: Health	+	-	-	+	+	+	Sites SA074, SA568 and SA570 are not located within 720m of a healthcare facility but are within 720m of an area of open space or sports facility. Therefore, a minor positive effect is expected in relation to this SA objective. Sites SA191 and SA363 are not located within 720m of a healthcare facility or an area of open space or sports facility. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	-?	-?	-?	-?	-?	Site SA074 is located within 400m of Ancient woodland and is within a SSSI IRZ that identifies residential planning applications as a potential risk. As such, a significant negative effect is expected in relation to this SA objective. Sites SA191, SA363, SA568 and SA570 are located within a SSSI IRZ which does not identify the use for which these options would be allocated as a potential risk. All of these sites however lie within 400m of a locally designated biodiversity or geodiversity site or area of ancient woodland and therefore a minor negative effect is expected in relation to this SA objective.

SA Objective	SA074 (residential use)	SA191 (employment use)	SA363 (employment use)	SA568 (mixed use – residential and employment use)	SA568 (employment use)	SA570 (employment use)	Justification
							In all cases, the effect identified is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	?	--?	-?	-?	--?	The area in which sites SA074, SA363 and SA570 are located has been identified as having no/low landscape capacity for medium scale housing development (or employment) and therefore a significant negative effect is expected in relation to this SA objective. The area in which site SA568 is located has been identified as having moderate landscape capacity for medium scale housing or employment development and therefore a minor negative effect is expectedin relation to this SA objective. Site SA191 does not lie within an area which has been assessed as part of the landscape character assessment work and therefore an uncertain effect is expectedin relation to this SA objective. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	-?	--?	--?	--?	--?	Sites SA363 and SA568 are located on the north-west fringe of Horsham over 1.5km from Horsham Conservation Areas and over 1km from Warnham Conservation Area. However, there is a Scheduled Monument (Moated site) approximately 100m north of SA568 and 350m south of site SA363 and there is also a Registered Park and Garden (Warnham Court) within 1km to the south-west of SA568. There is potential for development to disturb the setting of these historic environment assets. As such, a significant negative effect is expected. Sites SA074 and SA570 are located on the south-eastern fringe of Horsham over 1km from Horsham's Conservation Areas. However, both sites are within 500m of multiple listed buildings and there is a Scheduled Monument (Moated site and fish ponds) within 1km to the south-west. As such, a significant negative effect is expected as development may disturb the setting of these historic environment assets. Site SA191 is located on the north-west fringe of Horsham over 1.5km from Horsham Conservation Areas and over 1km from Warnham Conservation Area. There are two Grade II Listed Buildings within 1km of the site. As such, a minor negative effect is expected as development may cause harm to heritage assets but distance between the site and identified assets means that appropriate mitigation might be achieved.

SA Objective	SA074 (residential use)	SA191 (employment use)	SA363 (employment use)	SA568 (mixed use – residential and employment use)	SA568 (employment use)	SA570 (employment use)	Justification
							In all cases, the effect is uncertain as it will depend on the exact scale, design and layout of the new development, which is unknown at this stage.
SA objective 9: Efficient land use	-	-	-	--?	--?	-	Site SA568 is located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. Site SA074 is located on greenfield land which is classed as urban land and sites SA191, SA363 and SA570 are located on greenfield land which is classed as Grade 4 agricultural land. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	0	--?	--?	--?	--?	-?	Site SA570 is located within 250m of a Mineral Safeguarding Area (MSA), site SA568 is located within two MSAs and sites SA191 and SA363 are located within one MSA. As such, a minor negative effect is expected for site SA570 and a significant negative effect is expected for sites SA191, SA363 and SA568. The effects are uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved. Site SA074 is located over 250m from any MSA and therefore a negligible effect is expected in relation to this SA objective.
SA objective 11: Water resources	0	0	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	-	-	-	Sites SA074, SA191, SA363, SA568, and SA570 are located entirely or mainly within flood zone 1. However, these sites lie on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 13: Transport	++	++	++	++	++	++	All the sites are within 1.8km of a railway station (Horsham railway station) and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	--	--	0	Site SA568 has the potential to lead to increased levels of vehicular traffic within the Hazelwick AQMA in Crawley, via the A264. Therefore, a significant negative effect is expected in relation to this SA objective.

SA Objective	SA074 (residential use)	SA191 (employment use)	SA363 (employment use)	SA568 (mixed use – residential and employment use)	SA568 (employment use)	SA570 (employment use)	Justification
							Sites SA074, SA191, SA363 and SA570 are not located within and to not connect via an existing road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	++	++	++	++	++	++	All the sites are within 1.8km of a railway station and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	+	+	+	++	+	Sites SA074 and SA570 (for residential use) will deliver residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective. Sites SA568 and SA570 are expected to deliver new employment floorspace as part of development. The mixed use option considered for site SA568 is expected to deliver 12 small-scale start-up units with residential development to delivered across the remainder of the site. As site SA570 is also expected to deliver less than 5ha of employment land a minor positive effect is expected in relation to this SA objective. However, site SA568 (considered for employment use) is expected to have capacity to deliver more than 5ha of employment land. Site SA191 is also expected to have capacity to deliver more than 5ha of employment land. Therefore, a significant positive effect is expected in relation to this SA objective. Site SA363 is also expected to deliver less than 5ha of employment floorspace. The Graylands Estate is in employment use and the allocation would potentially provide opportunity to expand the site. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	++	++	++	++	++	++	Site SA074 will deliver residential uses as part of development. It is located within 1.8km of Key Employment Areas and is within 720m of Horsham town. Therefore, a significant positive effect is expected in relation to this SA objective. Site SA568 is being considered for both residential and employment uses and employment use only as part of development, while site SA570 is being considered for both residential and employment uses separately. These sites are located within 1.8km of Key Employment Areas, are within 720m of Horsham town, and within 1.8km of a railway station. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objective	SA074 (residential use)	SA191 (employment use)	SA363 (employment use)	SA568 (mixed use – residential and employment use)	SA568 (employment use)	SA570 (employment use)	Justification
							Sites SA191 and SA363 will deliver employment uses as their development. The sites are located within 1.8km of a train station. Therefore, a significant positive effect is expected in relation to this SA objective.

Warnham

SA Objective	SA070 (residential use)	SA071 (residential use)	Justification
SA objective 1: Housing	++	++	Both sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+?	Both sites are within 720m of the built up area of the Medium Village of Warnham. The sites are not within 1km of a secondary school but they are within 450m of a primary school. As such, a minor positive effect is also expected for the sites in relation to this aspect of the SA objective. The effects in relation to education facilities are uncertain as existing capacity of education facilities is currently unknown.
SA objective 3: Inclusive communities	0	0	Both sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or reduce social deprivation. As such, a negligible effect is expected for both sites in relation to this SA objective.
SA objective 4: Crime	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	+	Both sites are within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	0?	Both sites are located within SSSI IRZs but residential planning applications have not been identified as a potential risk for these areas. Site SA070 is located within 400m of an area of Ancient woodland and therefore a minor negative effect is expected. Site SA071 is located over 400m from any natural environment designations. As such, a negligible effect is expected for this site. In both cases, the effect identified is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	Although a small area of site SA070 is located within the built-up area of Horsham, the majority of the site and the entirety of site SA071 are located in an area identified as having no/low landscape capacity for small scale housing development. Therefore a significant negative effect is expected in relation to this SA objective. The effects are uncertain at this stage as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	--?	Both of the sites are located within 500m of Warnham Court Registered Park and Garden to the south and within 100m of Warnham Conservation Area to the west, which contains multiple Listed Buildings. The Warnham Conservation Area Appraisal and Management Plan states that development should be avoided where it would be harmful to the setting, character or appearance of the Conservation Area and that

SA Objective	SA070 (residential use)	SA071 (residential use)	Justification
			it should avoid the loss of important views and open spaces. The character of the Conservation Area has been identified as being influenced by the surrounding landscape. The landscape fringe areas in which the sites are located have been identified as having a high sensitivity to change associated with development. As such, a significant negative effect is expected for both sites. The effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	--?	--?	Both sites are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known whether this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	Both sites are located within a Mineral Safeguarding Area (MSA). There is potential for development to result in the sterilisation of mineral resources. As such, a significant negative effect is expected in relation to this SA objective. The effects are uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	Neither of the sites are located within a Source Protection Zone and therefore a negligible effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	-	Both sites are located entirely within flood zone 1. However, both sites are on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 13: Transport	++	++	Both sites are within 1.8km of a railway station (Warnham railway station) and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	Neither of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	++	++	Both sites are within 1.8km of a railway station and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	Both sites will deliver only residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	Both sites will deliver residential uses as part of development. They are located within 1.8km of a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.

Broadbridge Heath

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
SA objective 1: Housing	0	++	++	Site SA386 has the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective. Site SA622 would support the delivery of housing to meet specific needs in the District and therefore a significant positive effect is expected in relation to this SA objective. Site SA102 will deliver employment use only. As such, a negligible effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	++?	++/-?	++/-?	Sites SA102, SA386 and SA622 are located within 720m of the built-up area of Broadbridge Heath (a Small Town/Larger Village) and therefore a significant positive effect is expected in relation to this SA objective. Site SA386 and SA622 are not within 450m of a primary or 1km of a secondary school and therefore an uncertain minor negative effect is expected for the site in relation to this part of the SA objective. The effects in relation to education facilities are uncertain as existing capacity to accommodate pupils at facilities in the District is currently unknown. Therefore, a mixed significant positive and uncertain minor negative effect is expected overall for sites SA386 and SA6622 in relation to this SA objective.

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
SA objective 3: Inclusive communities	+	+	+	Sites SA102 and SA386 are located on greenfield land and therefore there is little potential for development to result in regeneration in the District in this respect. However, both sites are located in an IMD 40% most deprived area and therefore development may contribute to reducing social deprivation in areas which would benefit from it most in the District. Site SA622 is not located within an IMD 40% most deprived area but as it would support the delivery of retirement or specialist care housing it could help promote social integration in the area. As such, a minor positive effect is expected in relation to this SA objective.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA objective 5: Health	+	+	+	Sites SA102, SA386 and SA622 are within 720m of an area of open space or sports facility but is not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	-?	-?	Site SA102 is located within an SSSI Impact Risk Zone (IRZ) that flags large infrastructure (where total net floorspace is 1,000m^2) as a potential risk. The site is also located within the bat sustenance zone. Therefore, a significant negative effect is expected in relation to this SA objective.

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
				Sites SA386 and SA622 are located more than 400m from any biodiversity or geodiversity designations. However, the site is located within the Bat sustenance zone and therefore a minor negative effect is expected in relation to this SA objective. In both cases, the effect identified is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	-?	--?	The area in which site SA386 is located has been identified as having moderate landscape capacity for medium scale housing development and therefore a minor negative effect is expected. The area in which site SA102 is located has been identified has having low-moderate landscape capacity for large scale employment development and therefore a significant negative effect is expected. The area in which site SA622 is located has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected The effects related to this SA objective are uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
SA objective 8: Historic environment	--?	--?	--?	Site SA102 is located within 150m of three Grade II Listed Buildings to the south and within 400m of six Grade II Listed Buildings and one Grade I Listed Building to the north. There is potential for development at this site to cause disturbance to the setting of these historic environment assets. It is however noted that the Listed Buildings to the north are separated from the site by the A281 which may reduce the potential for detrimental impacts to result as development occurs. Site SA386 is adjacent to three Grade II Listed Buildings and there is a further Grade II Listed Building within 500m to the south-west. There is potential for development to cause disturbance to the setting of these historic environment assets. Site SA622 is located within 150m of a Grade II Listed Building to the west by Lyons Road. Another Grade II Listed Building is located within 460m to the south west. There is potential for development to cause disturbance to the setting of the heritage asset at Lyons Road in particular. As such, a significant negative effect is expected for both sites. The effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	-	--?	-	Sites SA102 SA622 are located on greenfield land which is classed mainly as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
	-	-	-	Site SA386 is located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	The whole of sites SA102, SA386 and SA622 are located within a Mineral Safeguarding Area (MSA). There is potential for development to result in the sterilisation of mineral resources. As such, a significant negative effect is expected in relation to this SA objective. The effects are uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	Sites SA102, SA386 and SA622 are not located within a Source Protection Zone and therefore a negligible effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	-	-	Sites SA102, SA386 and SA622 are mainly within flood zone 1, however, they are both on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
SA objective 13: Transport	+	+	+	Sites SA102, SA386 and SA622 are located more than 1.8km from a railway station but are both within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	Sites SA102, SA386 and SA622 are not located within or directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	Sites SA102, SA386 and SA622 are located more than 1.8km from a railway station but are both within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	+	+	0	Sites SA102 and SA386 are expected to deliver less than 5ha of employment floorspace (approximately 3.7ha of B1, B2 and B8 floorspace and approximately 17,500 sqm, respectively). Therefore, a minor positive effect is expected in relation to this SA objective. Sites SA622 will deliver only residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.

SA Objective	SA102 (employment use)	SA386 (mixed use – (residential and employment use)	SA622 (residential use - exceptions housing schemes/retirement housing and specialist accommodation)	Justification
SA objective 17: Access to employment opportunities	+	+	+	Site SA386 will deliver residential and employment uses and site SA622 will deliver only residential use as part of development. Both sites are located within 1.8km of a Key Employment Area but is not within 720m of Horsham town. The sites are also is located within 450m of a bus stop. As such, a minor positive effect is expected in relation to this SA objective for both sites. Site SA102 is not located within 1.8km of a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.

Christ's Hospital

SA Objective	SA129 (residential use)	Justification
SA objective 1: Housing	++	The site has the capacity for more than 10 dwellings and therefore a significant positive effect is expected.
SA objective 2: Access to services and facilities	++?	Sites SA129 is within 720m of the built-up area of the Main Town of Horsham and therefore a significant positive effect is expected. The site is also within 1km of a secondary school but it is not within 450m of a primary school. As such, an uncertain minor positive effect is expected for this site in relation to this aspect of the SA objective. The effects in relation to education facilities are uncertain as existing capacity to accommodate pupils at facilities in the District is currently unknown. Overall, a significant positive effect is expected in relation to this SA objective.
SA objective 3: Inclusive communities	0	The site is located on greenfield land and is not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or positive impacts relating to social deprivation. As such, a negligible effect is expected in relation to this SA objective.
SA objective 4: Crime	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA objective 5: Health	+	Site SA129 is within 720m of an area of open space or sports facility but is not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	The site is adjacent to an area of Ancient woodland, which is also a Local Wildlife Site (Sparrow Copse). The site is located within a SSSI IRZ but it does not identify residential planning applications as a potential risk. The site is also located within the Bat sustenance zone. As such, a minor negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	The area in which the site is located has been identified as having low-moderate landscape capacity for medium scale housing delivery and therefore a significant negative effect is expected. The effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	-?	The southern boundary of the site is within 500m of two Grade II Listed Buildings. However, there is existing development between the site and the Listed Building to the south and there is woodland present between the site and the Listed Building to further to the south east, which limits the potential for disturbance to their respective settings considering the reduced potential for intervisibility.

SA Objective	SA129 (residential use)	Justification
	-	As such, a minor negative effect is expected for the site. The effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	-	The site is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	The whole of the site is located within a Mineral Safeguarding Area (MSA). There is potential for development to result in the sterilisation of mineral resources. As such, a significant negative effect is expected. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	The site is not located within a Source Protection Zone and therefore a negligible effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	The site is located entirely in flood zone 1, however, it is on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 13: Transport	++	The site is within 1.8km of a railway station (Christ's Hospital railway station) and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	The site is not located within or directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	++	The site is within 1.8km of a railway station and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	The site will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	++	The site will deliver residential uses as part of development. The site is located within 1.8km of a Key Employment Area and is within 720m of Horsham town. Therefore, a significant positive effect is expected in relation to this SA objective.

Barns Green

SA Objective	SA006 (residential use)	SA344 (residential use)	SA510 (residential use)	SA613 (mixed use – residential and employment use)	Justification
SA objective 1: Housing	++	++	++	++	All the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+?	+?	+?	All the sites are located within 720m of the built-up area of the Medium Village of Barns Green and therefore a minor positive effect is expected. None of the sites are located within 1km of a secondary school. However, they are located within 450m of a primary school. As such, an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. The effect is uncertain as the capacity of schools to accept new pupils is currently unknown. Overall, an uncertain minor positive effect is expected for the sites in relation to this SA objective.
SA objective 3: Inclusive communities	0	0	0	+	Sites SA006, SA344 and SA510 are all located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or reduce social deprivation. As such, a negligible effect is expected for these sites in relation to this SA objective. Site SA613 is not located within an IMD 40% most deprived area but it is located on brownfield land and therefore development may contribute towards regeneration in the District. As such, a minor positive effect is expected for the site in relation to this SA objective.
SA objective 4: Crime	0?	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	+	+	--/+	All the sites are located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected. The development of site SA613 may result in the loss of an area of open space or sports facility at Sumners Pond Fishery and Campsite. Therefore, a significant negative effect is expected in combination with the minor positive effect for this site in relation to this SA objective.

SA Objective	SA006 (residential use)	SA344 (residential use)	SA510 (residential use)	SA613 (mixed use – residential and employment use)	Justification
SA objective 6: Biodiversity and geodiversity	-?	-?	-?	-?	All the sites are located within a SSSI IRZ but it does not identify residential planning applications as a potential risk. All the sites are located within 400m of an area of ancient woodland and they are also all located within the bat sustenance zone. As such, a minor negative effect is expected for all sites. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	--?	-?	The areas in which sites SA006, SA344 and SA510 are located has been identified as having low-moderate landscape capacity for small scale housing development and therefore a significant negative effect is expected. The area in which site SA613 is located has been identified as having moderate landscape capacity for small scale housing development and therefore a minor negative effect is expected. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	--?	--?	--?	All the sites are located directly adjacent to Grade II Listed Buildings. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a significant negative effect is expected for all four sites. The effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	-	--?	--?	+	Site SA006 is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective. Sites SA344 and SA510 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. Site SA613 is located on brownfield land and therefore a minor positive effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	--?	All the sites are located within a Mineral Safeguarding Area (MSA) and therefore development may result in the sterilisation of mineral resources. As such, a significant negative effect is expected in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.

SA Objective	SA006 (residential use)	SA344 (residential use)	SA510 (residential use)	SA613 (mixed use – residential and employment use)	Justification
SA objective 12: Flooding	-	-	-	0	Sites SA006, SA344 and SA510 are located entirely within flood zone 1. However, they are located on greenfield land. Therefore, a minor negative effect is expected. Site SA613 is located entirely within flood zone 1 and is on brownfield land. Therefore, a negligible effect is expected.
SA objective 13: Transport	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	0	None of the sites are not located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	+	Sites SA006, SA344 and SA510 will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected for these sites in relation to this SA objective. Site SA613 is expected to deliver less than 5ha (1,335 sqm) of employment floorspace as part of mixed use development. This is expected to be a reconfiguration or retention of the site's existing employment use. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	--	--	--	--/+	Sites SA006, SA344 and SA510 will deliver residential uses as part of development. The sites are located more than 2.7km from a Key Employment Area and are not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective. Site SA613 will deliver residential and employment uses as part of development. The site is located more than 2.7km from a Key Employment Area and is not within 720m of Horsham town. However, it is located within 450m of a bus stop. As such, while residents at the site are unlikely to have immediate access to a wide range of employment opportunities, potential users of the site for employment reasons may benefit from access to it by some existing public transport services. Therefore, a mixed significant negative effect and minor positive effect is expected for site SA613 in relation to this SA objective.

Southwater

SA Objective	SA644/SA645 (employment use)	SA703 (employment use)	Justification
SA objective 1: Housing	0	0	Sites SA644/645 and SA703 will deliver employment uses. As such, a negligible effect is expected for these sites in relation to this SA objective.
SA objective 2: Access to services and facilities	-?	++	Site SA703 is within 720m of the built-up area of Southwater (a Small Town/Larger Village) and therefore a significant positive effect is expected. Site SA644/SA645 is not located within 720m of the built-up area of a settlement. As such, an uncertain minor negative effect is expected in relation to this SA objective.
SA objective 3: Inclusive communities	0	0	Both sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to reduce social deprivation. As such, a negligible effect is expected in relation to this SA objective.
SA objective 4: Crime	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected in relation to this SA objective.
SA objective 5: Health	-	+	. Site SA644/SA645 is not located within 720m of a healthcare facility or an area of open space or sports facility. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA703 is not located within 720m of a healthcare facility but is within 720m of an area of open space or sports facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	-?	Sites SA644/SA645 and SA703 are located within an SSSI IRZ, but it does not identify potential risks related to employment development. However, the sites are either located within 400m of areas of ancient woodland or local wildlife sites. Therefore, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	?	--?	The landscape capacity of the area in which site SA644/SA645 is located has not been assessed as part of the landscape capacity assessment work for the District and therefore an uncertain effect is expected in relation to this SA objective. Site SA703 is located in an area identified as having low-moderate landscape capacity for large scale employment development. Therefore, a significant negative effect is expected in relation to this SA objective.

SA Objective	SA644/SA645 (employment use)	SA703 (employment use)	Justification
			The effects in relation to this SA objective are uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	0?	Site SA644/645 is located within 500m of several Grade II Listed Buildings, and a Registered Park and Garden. The nearest Listed Building is located within 100m of the site, while the Registered Park and Garden is located within 150m. There is limited development between these heritage assets and the site meaning there is likely to be some intervisibility between these features. There is potential for development at this site to cause disturbance to the setting of these historic environment assets. Therefore, a significant negative effect is expected. Site SA703 is not within 500m of the nearest heritage asset. A negligible effect is therefore considered likely. In all cases, the effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	--?	--?	Sites SA644/SA645 and SA703 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	Both sites being considered are located within a Mineral Safeguarding Area (MSA) and therefore development may result in the sterilisation of mineral resources. As such, a significant negative effect is expected. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	Neither of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	Both sites are located entirely in flood zone 1, however, they are on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	++	Site SA644/SA645 is not located within 1.8km of a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA703 is located within 1.8km of a railway station (Christ's Hospital railway station) and as such, a significant positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	--	0	Site SA703 is not located within an AQMA and are not directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective. Site SA644/SA645 is directly connected via the A272 to the Cowfold AQMA. Therefore, a significant negative effect is expected in relation to this SA objective.

SA Objective	SA644/SA645 (employment use)	SA703 (employment use)	Justification
SA objective 15: Climate change	+	++	Site SA644/645 is not located within 1.8km of a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA703 is located within 1.8km of a railway station (Christ's Hospital railway station) and as such, a significant positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	++	+	Site SA644/SA645 is expected to deliver more than 5ha of employment floorspace (approximately 5.5ha of B1, B2 and B8 uses) as part of development. Therefore, a significant positive effect is expected in relation to this SA objective. Site SA703 is expected to deliver less than 5ha of employment floorspace (approximately 1ha) as part of development. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	++	Sites SA644/SA645 and SA703 are being considered for employment use and therefore their appraisal reflects the potential for employees to access job opportunities at these locations. Site SA644/SA645 is not located within 1.8km of a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA703 is located within 1.8km of a railway station. Therefore, a significant positive effect is expected in relation to this SA objective.

Lower Beeding

SA Objective	SA567 (residential use)	SA575 (residential use)	SA584 (residential use)	Justification
SA objective 1: Housing	++	++	+	Sites SA567 and SA575 have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective. However, site SA584 has the capacity for fewer than 10 dwellings and therefore a minor positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+?	+?	All the sites are located within 720m of the built-up area of the Smaller Village of Lower Beeding and therefore an uncertain negligible effect is expected in relation to this aspect of the SA objective. None of the sites are located within 1km of secondary school. However, they are all located within 450m of primary school and therefore a minor positive effect is expected for the site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain minor positive effect is expected for the sites in relation to this SA objective.
SA objective 3: Inclusive communities	0	0	0	Sites SA567, SA575 and SA584 are all entirely (or mostly for SA657) located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or address social deprivation in areas of the District which are most affected by this issue. As such, a negligible effect is expected for these sites in relation to this SA objective.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	+	+	All the sites are located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected.
SA objective 6: Biodiversity and geodiversity	-?	-?	-?	All the sites are located within an SSSI IRZ, but it does not identify residential planning applications as a risk. However, the sites are located within 400m of an area of ancient woodland. Therefore, a minor negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	--?	The areas in which the majority of all sites considered are located have been identified as having low-moderate landscape capacity for small scale housing development. It is recognized that a small part of site SA575 is located within the built-up area of Horsham.

SA Objective	SA567 (residential use)	SA575 (residential use)	SA584 (residential use)	Justification
				Therefore, a significant negative effect is expected for all sites in relation to this SA objective. In all cases, the effects are uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	-?	-?	--?	All the sites are located within 500m of two Grade II Listed Buildings within Lower Beeding. In addition, Leonardslee Registered Park and Garden is located approximately 1km to the south of the site. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a minor negative effect is expected for sites SA567 and SA575 as there is existing development between these sites and the Listed Buildings, which may reduce the potential for intervisibility. A significant negative effect is expected for site SA584 as it is adjacent to one of the Listed Buildings. The effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	--?	--?	--?	Sites SA567, SA575 and SA584 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	-?	0	0	Sites SA575 and SA584 are located over 250m from a Mineral Safeguarding Areas (MSA). As such, a negligible effect is expected. Site SA567 is located within 250m of an MSA and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a minor negative effect is expected. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	Sites SA567, SA575 and SA584 are located entirely within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	None of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.

SA Objective	SA567 (residential use)	SA575 (residential use)	SA584 (residential use)	Justification
SA objective 15: Climate change	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	All the sites will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	--	--	--	All the sites will deliver residential uses as part of development. They are all located more than 2.7km from a Key Employment Area and are not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective.

Rusper

SA Objective	SA080 (residential use)	SA465 (residential use)	SA737 (residential use)	Justification
SA objective 1: Housing	++	++	++	Sites SA080, SA465 and SA737 have the capacity for more than 10 dwellings and therefore a significant positive effect is expected for these sites in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+?	+?	All the sites are located within 720m of the built-up area of the Smaller Village of Rusper and therefore an uncertain negligible effect is expected. Sites SA080, SA465 and SA737 are not located within 1km of a secondary school but are within 450m of a primary school. As such, a minor positive effect is expected for these sites in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain minor positive effect is expected for sites SA080 and SA737.
SA objective 3: Inclusive communities	0	0	0	All the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or reduce social deprivation. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	+	+	Sites SA080, SA465 and SA737 are not located within 720m of a healthcare facility but are within 720m of an area of open space or sports facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	-?	-?	All the sites are located within an SSSI IRZ, but it does not identify residential planning applications as a risk. However, they are located within 400m of an area of ancient woodland and/or a local wildlife site. Therefore, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	--?	The majority of the area in which all of the sites are located have been identified as having low-moderate landscape capacity for small scale housing delivery. It is recognised that small parts of site SA737 are located partly within the built-up area of Horsham. Therefore, a

SA Objective	SA080 (residential use)	SA465 (residential use)	SA737 (residential use)	Justification
				significant negative effect is expected. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	--?	--?	-?	Sites SA080 and SA465 are located adjacent to Rusper Conservation Area, which contains a number of Listed Buildings, including one which is Grade I Listed. There is potential for development at these sites to disrupt the existing settings and character of the Conservation Area and Listed Buildings and therefore a significant negative effect is expected. Site SA737 is within 500m of Rusper Conservation Area to the north but there is existing development between these sites and this heritage asset which is likely to reduce the potential for intervisibility. As such, a minor negative effect is expected for these sites. In all cases, the effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	-	-	-	All the sites are located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	All the sites are located within Mineral Safeguarding Areas (MSAs) and therefore development may result in loss of access to or the sterilisation of mineral resources. As such, a significant negative effect is expected for these sites. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	All the sites are located entirely within flood zone 1. However, these sites all lie on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	None of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA080 (residential use)	SA465 (residential use)	SA737 (residential use)	Justification
SA objective 16: Economic growth	0	0	0	All the sites are being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	--	--	--	All the sites are being considered for residential use only. Sites SA080, SA465 and SA737 are located more than 2.7km from a Key Employment Area and are not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective.

Rudgwick and Bucks Green

SA Objective	SA442 (residential use)	SA574 (residential use)	Justification
SA objective 1: Housing	++	++	All the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+/-?	+?	Sites SA442 and SA574 are located within 720m of the built-up area of the Medium Village of Rudgwick and Bucks Green and therefore a minor positive effect is expected. Site SA574 is not located within 1km of a secondary school but it is located within 450m of a primary school. As such, an uncertain minor positive effect is expected for the site in relation to this aspect of the SA objective. Site SA442 is not located within 1km of a secondary school or within 450m of a primary school and therefore an uncertain minor negative effect is expected for the site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall an uncertain minor positive effect is expected for site SA574 and a mixed minor positive and uncertain minor negative effect is expected for site SA442.
SA objective 3: Inclusive communities	0	0	Both sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are likely to be most prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	++	++	Both sites are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	-?	Both sites are located within an SSSI IRZ, but it does not identify residential planning applications as a risk. However, these sites are located within 400m of an area of ancient woodland or a local wildlife site. Both sites also lie within the bat sustenance zone. Therefore, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.

SA Objective	SA442 (residential use)	SA574 (residential use)	Justification
SA objective 7: Landscapes and townscapes	--?	--?	Although site SA442 is located partly within the built-up area of Rudgwick and Bucks Green, the majority of the site lies within an area which has been identified as having low-moderate landscape capacity for small scale housing development and therefore a significant negative effect is expected. The area in which site SA574 is located has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected. In both cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	--?	--?	Site SA442 is adjacent to five Grade II Listed Buildings at its eastern boundary. It is also located within 500m of Rudgiwck Conservation Area to the north, which also contains multiple Listed Buildings. There is potential for development to have adverse impacts on the setting of Listed Buildings and the character of the Conservation Area. As such, a significant negative effect is expected for the site. Site SA574 is located over 1km from Rusper Conservation Area but it is within 150m of multiple Grade II Listed Buildings on the south-eastern boundary and one Grade II Listed Building on the south-western boundary. There is potential for development to disturb the setting of these listed buildings. As such, a significant negative effect is expected for the site. In both cases, the effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	-	--?	Site SA442 is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA574 is located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	Both sites are located within Mineral Safeguarding Areas (MSAs) and therefore there is potential for development to result in the sterilisation of mineral resources. As such, a significant negative effect is expected for the sites in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	Neither of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	Both of the sites are located entirely within flood zone 1. However, they are both on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objective	SA442 (residential use)	SA574 (residential use)	Justification
SA objective 13: Transport	+	+	Both sites are more than 1.8km from a railway station but are within 450m of a bus stop or cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	Neither of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	Both sites are more than 1.8km from a railway station but are within 450m of a bus stop or cycle route. Therefore, a minor positive effect is expected in relation to this SA objective in relation to this SA objective.
SA objective 16: Economic growth	0	0	Both sites will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	--	--	Both sites are being considered for residential use only. They are located more than 2.7km from a Key Employment Area and are not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective.

Billingshurst

SA Objective	SA565 (residential use)	SA656 (residential use)	SA819 (employment use)	Justification
SA objective 1: Housing	++	+	0	Site SA565 have the capacity for more than 10 dwellings and therefore a significant positive effect is expected. However, site SA656 has the capacity for fewer than 10 dwellings and therefore a minor positive effect is expected in relation to this SA objective. Site SA819 is being considered for employment use only and is therefore a negligible effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	++/-?	++?	++	All the sites are within 720m of the built-up area of Billingshurst (a Small Town/Larger Village) and therefore a significant positive effect is expected. Site SA656 are not within 450m of a primary school but they are located within 1km of a secondary school. As such, an uncertain minor positive effect is expected for this site in relation to this aspect of the SA objective. Site SA565 is not located within 1km of a secondary school or within 450m of a primary school and therefore an uncertain minor negative effect is expected for the site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain significant positive effect is expected for site SA656 and a mixed significant positive and uncertain minor negative effect is expected for site SA565 in relation to this SA objective. As impacts relating to employment sites are not considerate of the proximity to education facilities a significant positive effect alone is expected for site SA819.
SA objective 3: Inclusive communities	0	0	+	Sites SA565 and SA656 are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites in relation to this SA objective. Site SA819 is located on brownfield land. Therefore, there is potential for development to result in local regeneration. As such, a minor positive effect is expected for this site in relation to this SA objective.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected in relation to this SA objective.
SA objective 5: Health	++	+	+	Sites SA656 and SA819 are not located within 720m of a healthcare facility but are within 720m of an area of open space or sports facility. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA565 is located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objective	SA565 (residential use)	SA656 (residential use)	SA819 (employment use)	Justification
SA objective 6: Biological and geological diversity	-?	--?	--?	Site SA565 is located within a SSSI IRZ but it does not identify residential planning applications as a risk. However, it is located within 400m of an area of ancient woodland or a local wildlife site. The site also lies within the bat sustenance zone. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA656 is located within an SSSI IRZ that flags residential planning applications as a potential risk. It also lies within the bat sustenance zone. Therefore, a significant negative effect is expected in relation to this SA objective. Site SA819 is located within an SSSI IRZ that lists potential risks which could be associated with employment development. The site is also located within 400m of a local wildlife site and is within the bat sustenance zone. Therefore, a significant negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	?	--?	The areas in which site SA565 is located has been identified as having no/low landscape capacity and low-moderate landscape capacity for medium scale housing development, respectively, and therefore a significant negative effect is expected in relation to this SA objective. Site SA819 is located in an area identified as having low-moderate landscape capacity for large scale employment development. Therefore, a significant negative effect is expected in relation to this SA objective. The landscape capacity of the area in which site SA656 is located has not been assessed as part of the landscape capacity assessment work for the District and therefore an uncertain effect is expected in relation to this SA objective. The effects are uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	-?	--?	--?	Sites SA565 and SA656 are located over 1km from Billingshurst Conservation Area to the south of the town. Site SA656 is located adjacent to a Grade II Listed Building and site SA565 is around 300m from the same building. There are also four Grade II Listed Buildings within 500m of site SA656 to the west at Andrew's Hill. There is potential for development to result in adverse impact on the setting of these historic environment assets. A minor negative effect is expected for site SA565. A significant negative effect is expected for site SA656 considering that it is located adjacent to a Listed Building meaning there is increased potential for development to adversely affect its setting. Site SA819 is located within 500m of several Grade II Listed Buildings. There is potential for development at this site to cause disturbance to the setting of these historic environment assets. Therefore, a significant negative effect is expected.

SA Objective	SA565 (residential use)	SA656 (residential use)	SA819 (employment use)	Justification
				In all cases, uncertainty is present at this stage as effects will depend on the exact scale, layout and design and layout of the new development.
SA objective 9: Efficient land use	--?	--?	+	Sites SA565 and SA656 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. Site SA819 is located on brownfield land. Therefore, a minor positive effect is expected for this site in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	All the sites are located within Mineral Safeguarding Areas (MSAs) and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for the sites. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	-	0	All of these sites are located entirely within flood zone 1. However, the majority of the sites (SA565 and SA656) lie on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA819 lies on brownfield land and therefore, a negligible effect is expected in relation to this SA objective.
SA objective 13: Transport	++	++	++	All the sites are within 1.8km of a railway station and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	None of the sites are located within or directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	++	++	++	All the sites are within 1.8km of a railway station (Billingshurst railway station) and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	++	Sites SA565 and SA656 will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective. Site SA819 is expected to deliver more than 5ha of employment floorspace (approximately 6ha) as part of development. Therefore, a significant positive effect is expected.

SA Objective	SA565 (residential use)	SA656 (residential use)	SA819 (employment use)	Justification
SA objective 17: Access to employment opportunities	+	+	++	Sites SA565 and SA656 will deliver residential uses as part of development. They are located within 1.8km of a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA819 is located within 1.8km of a railway station. Therefore, a significant positive effect is expected.

Pulborough and Codmore Hill

SA Objective	SA112 (residential use)	SA385 (employment use)	SA445 (residential use)	SA556 (residential use)	Justification
SA objective 1: Housing	++	0	++	++	The sites (SA112, SA445 and SA556) that have been considered for residential use have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective. Site SA385 will deliver employment use only and therefore a negligible effect is expected.
SA objective 2: Access to services and facilities	++/-?	++	++?	++?	All the sites are located within 720m of the built-up area of Pulborough and Codmore Hill (a Small Town/Larger Village) and therefore a significant positive effect is expected. Sites SA445 and SA556 are not located within 1km of a secondary school but they are located within 450m of a primary school. As such, an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. Site SA112 is not located within 1km of a secondary school or within 450m of a primary school and therefore an uncertain minor negative effect is expected in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain significant positive effect is expected for sites SA445 and SA556 and a mixed significant positive and uncertain minor negative effect is expected for site SA112 in relation to this SA objective. As impacts relating to employment sites are not considerate of the proximity to education facilities a significant positive effect alone is expected for site SA385,
SA objective 3: Inclusive communities	0	0	0	0	All the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where it is most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected in relation to this SA objective.
SA objective 5: Health	+	+	++	++	Sites SA112 and SA385 are located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective. Sites SA445 and SA556 are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objective	SA112 (residential use)	SA385 (employment use)	SA445 (residential use)	SA556 (residential use)	Justification
SA objective 6: Biodiversity and geodiversity	--?	--?	--?	--?	Sites SA112, SA445 and SA556 are located within an SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected. Site SA385 is located within an SSSI IRZ that identifies potential risks which could be associated with employment development. The site is also located within 400m of an area of ancient woodland and is within the Bat sustenance zone. Therefore, a significant negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	-?	--?	The majority of the area in which sites SA112 and SA556 are located have been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected in relation to this SA objective. It is recognized that a small part of site SA112 is within the built-up area of Pulborough and Codmore Hill. Site SA445 is located partly within the built-up area of Pulborough and Codmore Hill, however the majority of the land within the site is located in an area identified as having moderate landscape capacity for medium scale housing development and therefore a minor negative effect is expected in relation to this SA objective. Site SA385 is located partly in an area identified as having low-moderate landscape capacity for large scale employment development but is mainly within an area identified as having no/low landscape capacity. Therefore, a significant negative effect is expected in relation to this SA objective. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	--?	--?	--?	-?	All of the sites are within 500m of multiple Listed Buildings. Sites SA445 and SA556 are also within 500m of a Scheduled Monument and Pulborough Conservation Area, which contains multiple Listed Buildings. The Pulborough Conservation Area Appraisal and Management Plan states that planning applications should avoid harming the setting, character or appearance of the Conservation Area and should also avoid adversely impacting important views and open spaces. The character of the Conservation Area has been identified as being influenced by the surrounding landscape. The landscape fringe sensitivity of the Conservation Area has been identified as highly sensitive to the south of Pulborough, whilst the north, where the sites are located, is adjacent to more modern development and is therefore less sensitive. Site SA112 is located within 150m of two Listed Buildings at London Road. The closest heritage assets to site SA385 is a Listed Building which is within 100m to the south west within the built up area. The area within site SA445 encompasses two Listed Buildings to the east of London Road. The close proximity of these heritage assets means there is potential for intervisibility between these locations. Site SA556 is not located in an area where there is strong potential for intervisibility between new development and heritage assets given

SA Objective	SA112 (residential use)	SA385 (employment use)	SA445 (residential use)	SA556 (residential use)	Justification
					that the closest heritage assets (a Grade II* Listed Building and Grade II Listed Building to the east of London Road) are within 250m but are separated from each other by the path of the road and an area of woodland. A minor negative effect is expected for site SA556 and a significant negative effect is expected for sites SA112, SA385 and SA445. In all cases, the effect is uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	-	--?	--?	--?	Site SA112 is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective. Sites SA445, SA556 and SA385 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	--?	All the sites are located within Mineral Safeguarding Areas (MSA) and therefore development may result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for the sites in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	-	-	-	All of the sites are located entirely within flood zone 1. However, these sites all lie on greenfield land and therefore a minor negative effect is expected in relation to this SA objective.
SA objective 13: Transport	++	+	++	++	Sites SA112, SA445 and SA556 are within 1.8km of a railway station (Pulborough railway station). Therefore, a significant positive effect is expected in relation to this SA objective in relation to this SA objective. Site SA385 is not located within 1.8km of a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA112 (residential use)	SA385 (employment use)	SA445 (residential use)	SA556 (residential use)	Justification
SA objective 14: Air quality	0	0	0	0	None of the sites are located within or directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	++	+	++	++	Sites SA112, SA445 and SA556 are within 1.8km of a railway station (Pulborough railway station). Therefore, a significant positive effect is expected in relation to this SA objective. Site SA385 is not located within 1.8km of a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected.
SA objective 16: Economic growth	0	+	0	0	Sites SA112, SA445 and SA556 are being considered for residential use. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective. Site SA385 is expected to deliver less than 5ha of employment floorspace (approximately 3ha) as part of development. Therefore, a minor positive effect is expected.
SA objective 17: Access to employment opportunities	+	+	+	+	Sites SA112, SA445 and SA556 will deliver residential uses as part of development. They are all located within 1.8km from a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA385 is not located within 1.8km of a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected.

West Chiltington Village and Common

SA Objective	SA066 (residential use)	SA429 (residential use)	Justification
SA objective 1: Housing	++	++	Both sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+/-?	Both sites are located is within 720m of the built-up area of the Medium Village of West Chiltington Village and Common. As such, a minor positive effect is expected in relation to this aspect of the SA objective. Site SA066 is not located within 1km of a secondary school but it is located within 450m of a primary school and therefore an uncertain minor positive effect is expected for the site in relation to this aspect of the SA objective. Site SA429 is not located within 1km of a secondary school or within 450m of a primary school and therefore an uncertain minor negative effect is expected for the site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain minor positive effect is expected for site SA066 and a mixed minor positive and uncertain minor negative effect is expected for site SA429.
SA objective 3: Inclusive communities	0	0	Both sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where it is most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	-	Site SA066 is located within 720m of an area of open space or sports facility but is not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA429 is not located within 720m of a healthcare facility or an area of open space or sports facility. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	--?	Both sites are located within a SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.

SA Objective	SA066 (residential use)	SA429 (residential use)	Justification
SA objective 7: Landscapes and townscapes	-?	--?	The area in which site SA066 is located has been identified as having moderate-high landscape capacity for small scale housing delivery and therefore a minor negative effect is expected. The area in which site SA429 is located has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected. In both cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	--?	-?	Site SA066 is located approximately 50m from West Chiltington Conservation Area, which contains multiple listed buildings, one of which is Grade I Listed. There is potential for development to disturb the character of the Conservation Area by altering key views and the fringe landscape setting. As such, a significant negative effect is expected. Site SA429 is located around 800m to the south of West Chiltington Conservation Area. There is Grade II Listed Building approximately 100m from the site boundaries, but there is woodland in this gap that may reduce the potential for intervisibility. As such a minor negative effect is expected. In both cases, the effect is uncertain at this stage as it is dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	--?	Both sites are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	-?	The whole of site SA066 is located within a Mineral Safeguarding Area (MSA) and therefore development may result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for the site. Site SA429 falls within 250m of an MSA and a very small amount overlaps with it. As such, a minor negative effect is expected for the site. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	-	Site SA066 is not located within a Source Protection Zone (SPZ) and therefore a negligible effect is expected in relation to this SA objective. Site SA429 is located within a SPZ and therefore a minor negative effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	-	Both of the sites are located entirely within flood zone 1. However, they are both on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objective	SA066 (residential use)	SA429 (residential use)	Justification
SA objective 13: Transport	+	-	Site SA066 is more than 1.8km from a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA429 is more than 1.8km from a railway station and more than 450m from a bus stop or cycle route. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	Neither of the sites is located within or is directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	-	Site SA066 is more than 1.8km from a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA429 is more than 1.8km from a railway station and more than 450m from a bus stop or cycle route. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	Both sites will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	--	+	Both sites are only being considered for residential development. Site SA066 is located more than 2.7km from a Key Employment Area and is not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective. Site SA429 is located within 1.8km of a Key Employment Area but is not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.

Thakeham

SA Objective	SA039 (residential use)	SA513 (residential use)	Justification
SA objective 1: Housing	++	++	Both sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+/-?	+/-?	Both sites are within 720m of Thakeham and West Chiltington Village and Common (both of which are Medium Villages) built-up areas and therefore a minor positive effect is expected in relation to this aspect of the SA objective. Both sites are not within 1km of a secondary school or within 450m of a primary school and therefore an uncertain minor negative effect is expected for the sites in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, a mixed minor positive and uncertain minor negative effect is expected in relation to this SA objective for both sites.
SA objective 3: Inclusive communities	0	0	Both sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where it is most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	+	Both sites are located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	-?	Site SA039 is located within an SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected in relation to this SA objective. Site SA513 is located within an SSSI IRZ but it does not identify residential planning applications as a risk. However, it is located within 400m of a local geological site and within the bat sustenance zone. Therefore, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	?	--?	The area in which site SA513 is located has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected in relation to this SA objective. The effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.

SA Objective	SA039 (residential use)	SA513 (residential use)	Justification
			The landscape capacity of the area in which site SA039 is located has not been assessed and therefore an uncertain effect is expected in relation to this SA objective.
SA objective 8: Historic environment	0?	-?	Site SA039 is located approximately 600m from Thakeham Conservation Area, but there is existing development between the site and this heritage asset which reduces the potential for intervisibility and disturbance to the character of the Conservation Area. There is a Grade II Listed Building to the south of the site within 500m but there is also existing development between the site and this feature and therefore reduced potential for intervisibility and disturbance to setting. As such, an uncertain negligible effect is expected for the site. Site SA513 is located within 250m of a Grade II Listed Building to the south-west and there are also several Grade II Listed Buildings further to the south. The site is separated from the nearest heritage asset by greenfield land meaning there is potential for intervisibility between these features. Development at the site has the potential to result in adverse impacts on the setting of this heritage asset in particular. As such, a minor negative effect is expected. In both cases, the effect is uncertain at this stage as it is dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--	--	Both sites are located mainly on greenfield land which is classed as Grade 2 agricultural quality. Therefore, a significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	-?	--?	The whole of site SA513 is located within a Mineral Safeguarding Area (MSA) and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, significant negative effect is expected for the site in relation to this SA objective. Site SA039 is located within 250m of an MSA and therefore a minor negative effect is expected in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	-	-	Both sites are located within a Source Protection Zone and therefore a minor negative effect is expected in relation to this SA objective.
SA objective 12: Flooding	-	-	Both sites are located entirely within flood zone 1. However, they are both on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 13: Transport	+	+	Both sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA039 (residential use)	SA513 (residential use)	Justification
SA objective 14: Air quality	0	0	Neither of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	Both sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	Both sites will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	Both sites are being considered for residential use only. They are located within 1.8km from a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.

Storrington

SA Objective	SA361 (residential use)	SA639 (residential use)	SA732 (residential use)	Justification
SA objective 1: Housing	++	++	++	All the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective
SA objective 2: Access to services and facilities	++/-?	++?	++?	All the sites are located within 720m of the built-up area of Storrington (a Small Town/Larger Village) and therefore a significant positive effect is expected. Site SA639 is located within 450m of a primary school and site SA732 is located within 1km of a secondary school. As such, an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. Site SA361 is not located within 450m of a primary school or within 1km of a secondary school and therefore an uncertain minor negative effect is expected for this site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall an uncertain significant positive effect is expected for sites SA639 and SA732 and a mixed significant positive and uncertain minor negative effect is expected for site SA361.
SA objective 3: Inclusive communities	0	0	0	All sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	+	++	++	Site SA361 is located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective. Sites SA639 and SA732 are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	--?	--?	All the sites are located within a SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.

SA Objective	SA361 (residential use)	SA639 (residential use)	SA732 (residential use)	Justification
SA objective 7: Landscapes and townscapes	--?	--?	--?	Although site SA361 is partly located within the built-up area of Storrington, the majority of this site and the remaining sites lie within areas that have been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	--?	-?	--?	Site SA639 is located on the northern fringe of Storrington approximately 300m from Storrington Conservation Area. However, there is a significant level of existing development between the site and the Conservation Area, which reduces the potential for intervisibility or disturbance of character. There is a Grade II* Listed Building within 500m to the northeast of the site. Sites SA361 and SA732 are within 150m of this Grade II* Listed Building and an additional Grade II Listed Building. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a minor negative effect is expected for site SA639 and a significant negative effect is expected for sites SA361 and SA732. In all cases, the effect is uncertain at this stage as it is dependent upon the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	--?	-	Sites SA361 and SA639 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. Site SA732 is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	All the sites are located within mineral safeguarding areas and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for these sites in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	All the sites are located entirely or mainly within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected.

SA Objective	SA361 (residential use)	SA639 (residential use)	SA732 (residential use)	Justification
SA objective 13: Transport	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	--	--	--	All the sites are directly connected via a road to the Horsham AQMA No1 which covers parts of West Street, the High Street, and School Hill and Manleys Hill in Storrington. Therefore, a significant negative effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	All the sites will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	+	All the sites are being considered for residential use only. Sites SA361, SA639 and SA732 are located within 1.8km from a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.

Ashington

SA Objective	SA122 (residential use)	SA131 (residential use)	SA548 (residential use)	SA735 (mixed use – residential and employment use)	Justification
SA objective 1: Housing	++	++	++	++	All of the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+?	+?	+?	All of the sites are located within 720m of the built-up area of the Medium Village of Ashington and therefore a minor positive effect is expected in relation to this aspect of the SA objective. None of the sites are located within 1km of a secondary school but they are all located within 450m of a primary school. As such, an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain minor positive effect is expected for sites.
SA objective 3: Inclusive communities	0	0	0	0	All of the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites in relation to this SA objective.
SA objective 4: Crime	0?	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	++	++	++	++	All of the sites are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	-?	-?	-?	All of the sites are located within an SSSI IRZ, but it does not identify residential planning applications as a risk. However, site SA122 is located within 400m of Ancient Woodland, and all sites are located within the bat sustenance zone. Therefore, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	-?	--?	--?	Site SA122 is located in an area identified as having low-moderate capacity for medium scale housing development. Therefore, a significant negative effect is expected in relation to this SA objective.

SA Objective	SA122 (residential use)	SA131 (residential use)	SA548 (residential use)	SA735 (mixed use – residential and employment use)	Justification
					Although site SA131 is partly located within the built-up area of Ashington, the majority of the area in which the site is located has been identified as having moderate landscape capacity for small scale housing development. As such, a minor negative effect is expected in relation to this SA objective. Only part of the land within site SA548 has been assessed in terms of its capacity to accommodate medium scale housing development. This land is assessed as having low-moderate capacity for this type of development. Therefore, a significant negative effect is expected in relation to this SA objective. The area in which SA735 is located has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected in relation to this SA objective. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which Is not yet known.
SA objective 8: Historic environment	--?	-?	--?	--?	Site SA122 is located adjacent to a Scheduled Monument (Roman Building) and is within 500m of several Grade II Listed Buildings, one of which is within the site boundary. Ste SA548 contains a scheduled monument (Roman building north west of Spring Copse) and is also adjacent to the Mitchborne Grade II Listed Building. The south eastern boundary of site SA735 is adjacent to two Listed Buildings, one of which is Grade II Listed and the other is Grade II* Listed. There is also a Scheduled Monument (Roman Building) within 500m to the south of the site. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a significant negative effect is expected for sites SA122, SA548 and SA735. Site SA131 is within 500m of several Listed Buildings within Ashington, but there is existing development between assets and the site which may reduce the potential for disturbance to setting. The site is approximately 500m from the Scheduled Monument to the south. As, such, a minor negative effect is expected. In all cases, the effect is uncertain at this stage as it is dependent upon the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	-	--?	--?	-	Site SA131 is located on greenfield land which is classed as Grade 3 agricultural quality. Site SA548 is also located on greenfield most of which is Grade 3 agricultural quality. However, it is not known if the land within the boundaries of both sites is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.

SA Objective	SA122 (residential use)	SA131 (residential use)	SA548 (residential use)	SA735 (mixed use – residential and employment use)	Justification
	-	-	-	-	Sites SA122 and SA735 are located mainly on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	--?	All of the sites are located within or mostly within Mineral Safeguarding Areas (MSAs) and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for the sites. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	-	All of the sites are located entirely within flood zone 1. However, they are both on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	+	+	All of the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	0	None of the sites are located within or directly connected via a road to an AQMA. The A24 leads to the AQMA within Cowfold to the north, however, this area is located more than 6.5km from the sites. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	+	All of the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	+?	Sites SA122, SA131 and SA548 are being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective. Site SA735 is being considered for employment use as part a mix of uses. An element of B1 commercial floorspace is expected to be delivered. However, no quantum of development have been specified and therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objective	SA122 (residential use)	SA131 (residential use)	SA548 (residential use)	SA735 (mixed use – residential and employment use)	Justification
SA objective 17: Access to employment opportunities	+	+	+	+	Sites SA122, SA131 and SA548 are being considered for residential use only. These sites are located within 1.8km of a Key Employment Area but is not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA735 will deliver residential and employment uses as part of development. It is located within 1.8km of a Key Employment Area but is not within 720m of Horsham town. As such residents at the site will have some level of access to a range of job opportunities in the surrounding area. The site is also is located within 450m of a bus stop and this is likely to provide residents at other locations a level of access to the new employment use provided at the site. Therefore, a minor positive effect is expected in relation to this SA objective.

Bramber and Upper Beeding

SA Objective	SA055 (residential use)	SA483 (residential use)	SA488 (residential use)	Justification
SA objective 1: Housing	++	++	++	All the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	++	++	++/-?	All sites are located within 720m of the built-up area of Bramber and Upper Beeding which is classed as a Small Town/Larger Village. As such, a significant positive effect is expected for the sites in relation to this aspect of the SA objective. Sites SA055 and SA483 are located within 450m of a primary school and site SA742 is located within 1km of a secondary school. As such, an uncertain minor positive effect is expected for the sites in relation to this SA objective. Site SA488 is not located within 450m of a primary school or within 1km of a secondary school and therefore an uncertain minor negative effect is expected for the site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain significant positive effect is expected for sites SA055, SA483 and SA742 and a mixed significant positive and uncertain minor negative effect is expected for site SA488 in relation to this SA objective.
SA objective 3: Inclusive communities	0	0	0	All the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	++	++	++	All the sites are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	--?	--?	All the sites are located within a SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.

SA Objective	SA055 (residential use)	SA483 (residential use)	SA488 (residential use)	Justification
SA objective 7: Landscapes and townscapes	?	?	?	The landscape capacity of the area in which sites SA055, SA483 and SA488 are located has not been assessed as part of the landscape character assessment work for the District and therefore an uncertain effect is expected in relation to this SA objective. Site SA742 is located within an area identified as having moderate landscape capacity for medium scale housing. Therefore, a minor negative effect is expected in relation to this SA objective. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	--?	--?	Sites SA055, SA483 and SA488 are located within 500m of Upper Beeding Conservation Areas to the south, but there is existing development that reduces the potential for intervisibility towards this heritage asset and the potential for disturbance of setting and impacts relating to character. However, the sites also are within 100m of a Grade II Listed Building and there is a large Scheduled Monument (Group of Salterns) within 500m to the north-west. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a significant negative effect is expected for these three sites. Site SA742 is within 200m of Steyning Conservation Area to the west. The Steyning Conservation Area Appraisal and Management Plan states that planning applications should avoid harming the setting, character or appearance of the Conservation Area and should also avoid adversely impacting important views and open spaces. The character of the Conservation Area has been identified as being influenced by the surrounding landscape. The landscape fringe sensitivity of the Conservation Area in the area to the immediate west of the site has been identified as having medium sensitivity to development and existing residential development and the A283 form a barrier that reduce the potential of the site to cause disturbance of character. However, the area the site is in has been identified as an important open space and link for the Conservation Area. The site is also adjacent to a Grade II Listed Building on its south-eastern boundary, a Scheduled Monument (Group of Salterns) is located approximately 320m to the east and Bramber Conservation Area, which contains Scheduled Monuments (Bramber Castle and Group of Salterns) is located approximately 800m south. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a significant negative effect is expected. In all cases, the effect is uncertain at this stage as it is dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	--?	-	Sites SA055, SA483 and SA742 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. Site SA488 is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objective	SA055 (residential use)	SA483 (residential use)	SA488 (residential use)	Justification
SA objective 10: Mineral resources	0	0	0	All the sites are located over 250m from any Mineral Safeguarding Areas (MSAs) and therefore a negligible effect is expected.
SA objective 11: Water resources	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	All the sites are located mainly within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	-	-	-	Sites SA055, SA483 and SA488 are more than 1.8km from a railway station and more than 450m from a bus stop or cycle route. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA742 is more than 1.8km from a railway station but is within 450m of a bus stop and cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	None of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	-	-	-	Sites SA055, SA483 and SA488 are more than 1.8km from a railway station and more than 450m from a bus stop or cycle route. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA742 is more than 1.8km from a railway station but is within 450m of a bus stop and cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	All the sites are being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	-	-	-	All the sites are being considered for residential use only. Sites SA055, SA483, SA488 and SA742 are located between 1.8km and 2.7km from a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA742 is located more than 2.7km from a Key Employment Area and is not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective.

Steyning

SA Objective	SA742 (residential use)	Justification
SA objective 1: Housing	++	The site has the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	++	The site is located within 720m of the built-up area of Bramber and Upper Beeding and Steyning which are classed as a Small Town/Larger Village. As such, a significant positive effect is expected for the sites in relation to this aspect of the SA objective. Site SA742 is located within 1km of a secondary school but not within lose proximity of primary school. As such, an uncertain minor positive effect is expected for the site in relation to this SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain significant positive effect is expected for the site in relation to this SA objective.
SA objective 3: Inclusive communities	0	The site is located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for the site.
SA objective 4: Crime	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA objective 5: Health	++	The site is located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	--?	The site is located within a SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	-?	Site SA742 is located within an area identified as having moderate landscape capacity for medium scale housing. Therefore, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	Site SA742 is within 200m of Steyning Conservation Area to the west. The Steyning Conservation Area Appraisal and Management Plan states that planning applications should avoid harming the setting, character or appearance of the Conservation Area and should also avoid adversely impacting important views and open spaces. The character of the Conservation Area has been identified as being influenced by the surrounding landscape. The landscape fringe sensitivity of the Conservation Area in the area to the immediate west of the site has been identified as having medium sensitivity to development and existing

SA Objective	SA742 (residential use)	Justification
		residential development and the A283 form a barrier that reduce the potential of the site to cause disturbance of character. However, the area the site is in has been identified as an important open space and link for the Conservation Area. The site is also adjacent to a Grade II Listed Building on its south-eastern boundary, a Scheduled Monument (Group of Salterns) is located approximately 320m to the east and Bramber Conservation Area, which contains Scheduled Monuments (Bramber Castle and Group of Salterns) is located approximately 800m south. There is potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a significant negative effect is expected. The effect is uncertain at this stage as it is dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	Site SA742 are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	0	The site is located over 250m from any Mineral Safeguarding Areas (MSAs) and therefore a negligible effect is expected.
SA objective 11: Water resources	0	The site is not located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	The site is located mainly within flood zone 1. However, it is located on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	Site SA742 is more than 1.8km from a railway station but is within 450m of a bus stop and cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	The site is not located within or are directly connected via a road to an AQMA. It is recognised that Storrington AQMA is located along the A283, however, this area is more than 9.5km to the west of the site. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	Site SA742 is more than 1.8km from a railway station but is within 450m of a bus stop and cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	The site is being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	--	The site is being considered for residential use only. Site SA742 is located more than 2.7km from a Key Employment Area and is not within 720m of Horsham town. Therefore, a significant negative effect is expected in relation to this SA objective.

Small Dole

SA Objective	SA505 (residential use)	SA538 (residential use)	Justification
SA objective 1: Housing	++	++	The sites haves the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	-?	-?	The sites are located within 720m of the built-up area of the Smaller Village of Small Dole and therefore an uncertain negligible effect is expected. The sites are not located within 450m of a secondary school or within 1km of a secondary school and therefore an uncertain minor negative effect is expected in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain minor negative effect is expected.
SA objective 3: Inclusive communities	0	0	The sites are located on greenfield land and is not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for this site.
SA objective 4: Crime	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA objective 5: Health	+	+	The sites are located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 6: Biodiversity and geodiversity	-?	-?	Both sites are located within 400m of an area of ancient woodland, a local nature reserve and a local wildlife site. Therefore, a minor negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	-?	-?	Although small parts of both sites are within the built-up area of Small Dole, they are located mainly within an area identified as having moderate landscape capacity for small and medium scale housing. Therefore, a minor negative effect is expected. The effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.

SA Objective	SA505 (residential use)	SA538 (residential use)	Justification
SA objective 8: Historic environment	-?	--?	Site SA538 is within 300m of the two Grade II Listed buildings to the west. Much of the land between the site and these heritage assets is greenfield meaning there is potential for intervisibility between these features. As such, there is potential for development to result in adverse impacts on the setting of these historic environment assets. A significant negative effect is expected for site SA538. Site SA505 is located within 400m of the same Grade II Listed Buildings, however, there is some intervening development within the settlement between this area and the site. As such, there is reduced potential for development to result in adverse impacts on the setting of these historic environment assets. A minor negative effect is expected for site SA505. The effect is uncertain at this stage as it is dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	--	Site SA538 is located on greenfield land which is classed as Grade 2 agricultural quality. Therefore, a significant negative effect is expected in relation to this SA objective for site SA538. Site SA505 is also located on greenfield but this land is classed as Grade 3 agricultural quality. It is, however, unknown if this land is Grade3a or Grade 3b agricultural quality. Therefore, the significant negative effect is expected in relation to this SA objective for site SA505 is uncertain.
SA objective 10: Mineral resources	--?	--?	All of both sites is located within a Mineral Safeguarding Area (MSA) and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	Neither site is located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	+	-	Both sites are located entirely within flood zone 1, however, they are also located on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	Both sites are more than 1.8km from a railway station but are within 450m of a bus stop and cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	The site is not located within or directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	Both sites are more than 1.8km from a railway station but are within 450m of a bus stop and cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA505 (residential use)	SA538 (residential use)	Justification
SA objective 16: Economic growth	0	0	Both sites are being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	Both sites are being considered for residential use. They are located within 1.8km of a Key Employment Area but is not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.

Henfield

SA Objective	SA005 (residential use)	SA011 (residential use)	SA065 (residential use)	SA317 (residential use)	SA504 (residential use)	SA686 (residential use	Justification
SA objective 1: Housing	++	++	++	++	++	++	All the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	++/-?	++/-?	++/-?	++/-?	++/-?	++	All the sites are located within 720m of the built-up area of Henfield (a Small Town/Larger Village) and therefore a significant positive effect is expected in relation to this aspect of the SA objective. However, only site SA686 is within 450m of a primary school. Furthermore, none of the sites are within 1km of a secondary school. Therefore an uncertain minor negative effect is expected for sites SA006, SA011, SA065, SA317 and SA504 in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, a mixed significant positive and uncertain minor negative effect is expected for sites SA006, SA011, SA065, SA317 and SA504 and a significant positive effect alone is expected for site SA686.
SA objective 3: Inclusive communities	0	0	0	0	0	0	All the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	++	++	++	+	+	++	Sites SA005, SA011, SA065 and SA686 are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective. Sites SA317 and SA504 are located within 720m of an area of open space or sports facility but are not within 720m of a healthcare facility. Therefore, a minor positive effect is expected for these sites in relation to this SA objective.

SA Objective	SA005 (residential use)	SA011 (residential use)	SA065 (residential use)	SA317 (residential use)	SA504 (residential use)	SA686 (residential use	Justification
SA objective 6: Biodiversity and geodiversity	0?	-?	0?	--?	-?	-	Site SA005 is located within an SSSI IRZ that does not identify residential planning applications as a risk and therefore a negligible effect is expectedin relation to this SA objective. Site SA065 is not located within an SSSI IRZ, and is more than 400m from an internationally, nationally, or locally designated biodiversity or geodiversity site. Therefore, a negligible effect is also expected for this site in relation to this SA objective. Sites SA011, SA504 and SA686 are located within an SSSI IRZ that does not identify residential planning applications as a risk. However, they are located within 400m of a Local Wildlife Site or an area of ancient woodland. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA317 is located within an SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	0?	--?	--?	--	Sites SA005, SA317 and SA686 are located within an area identified as having low-moderate landscape capacity for medium scale housing. Therefore, a significant negative effect is expected in relation to this SA objective. Although sites SA011 and SA504 are located partly within the built-up area of Horsham, they are mostly located within an area identified as having no/low landscape capacity for medium scale housing. Therefore, a significant negative effect is also expected for these sites in relation to this SA objective. Site SA065 is located entirely within the built-up area of Henfield. Therefore, a negligible effect is expected. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	--?	--?	--?	--?	--?	All the sites are within 500m of multiple listed buildings. Additionally, all of the sites are located within 500m of Henfield Conservation Area, which contains 60 listed buildings. Sites SA317 and SA686 are, however, separated from the Conservation Area by a substantial amount of existing residential development within Henfield. Site SA317 abuts Dears Farmhouse Grade II Listed Building to the north west. Site SA686 is located within 40m of Little Bentley Grade II Listed Building. The mostly undeveloped

SA Objective	SA005 (residential use)	SA011 (residential use)	SA065 (residential use)	SA317 (residential use)	SA504 (residential use)	SA686 (residential use	Justification
							land between the site and this heritage asset means that there is potential for intervisibility been these locations and potential for the setting of the Listed Building to be adversely affected as a result of development. The Henfield Conservation Area Appraisal and Management Plan states that planning applications should avoid harming the setting, character or appearance of the Conservation Area and should also avoid adversely impacting important views and open spaces. In particular, the proposed sites around the south-east of Henfield may cause disturbance to links between areas of open space that contribute to the Conservation Area's setting. The character of the Conservation Area has been identified as being influenced by the surrounding landscape. The landscape fringe sensitivity of the Conservation Area has been identified as high where sites SA011 and SA504 are located to the south-east. Due to the close proximity of these sites to the Conservation Area and Listed Buildings, a significant negative effect is expected for all sites. There is potential for new development at these sites to impact upon the respective settings of these heritage assets. The effects are uncertain at this stage as it is dependent on the exact scale, design and layout of the new development.
SA objective 9: Efficient land use	--	--?	--?	--	--?	--?	Sites SA005 and SA317 are located on greenfield land which is classed as Grade 2 agricultural quality. Therefore, a significant negative effect is expected in relation to this SA objective. Sites SA011, SA065, SA504 and SA686 are located on greenfield land which is classes as Grade 3 agricultural quality, although it is noted that portions of land within site SA686 are of Grade 2 and Grade 4 quality. However, it is not known if the Grade 3 land within these sites is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	--?	--?	--?	The whole of sites SA005, SA011, SA065, SA504 and SA686 are located within a Mineral Safeguarding Area (MSA) and around half of site SA317 is located within an MSA. There is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for these sites. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.

SA Objective	SA005 (residential use)	SA011 (residential use)	SA065 (residential use)	SA317 (residential use)	SA504 (residential use)	SA686 (residential use	Justification
SA objective 12: Flooding	-	-	-	-	-	-	All of the sites are located entirely within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop and/or cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	0	0	0	None of the sites are located within or are directly connected via a road to an AQMA. The Cowfold AQMA is located along the A281 but more than 5.0km to the north of site SA686. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop and/or cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	0	0	0	All the sites are being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	-	-	+	-	All the sites are being considered for residential use only. Sites SA005, SA011 and SA504 are located within 1.8km of a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective. Sites SA065, SA317 and SA686 are located between 1.8km and 2.7km from a Key Employment Area and are not within 720m of Horsham town. Therefore, a minor negative effect is expected in relation to this SA objective.

Partridge Green

SA Objective	SA063 (employment uses)	SA274 (residential use)	SA320 (residential use)	SA433 (residential use)	SA634 (residential use)	Justification
SA objective 1: Housing	0	++	++	++	++	Sites SA274, SA320, SA433 and SA634 have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective. Site SA063 is being considered for employment use only and as such a negligible effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	++	++?	++/-?	++?	++/-?	All the sites are located within 720m of the built-up area of Partridge Green (a Small Town/Larger Village) and therefore a significant positive effect is expected. Sites SA274 and SA433 are located within 450m of a primary school and therefore an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. Sites SA320 and SA634 are not located within 450m of a primary school or within 1km of a secondary school and therefore an uncertain minor negative effect is expected for the sites in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, a significant positive effect is expected for sites SA063, SA274 and SA433 in relation to this SA objective. The significant positive effects expected for sites SA274 and SA433 are uncertain given that they are considerate of the proximity and accessible of education facilities for new residents. A mixed significant positive and uncertain minor negative effect is expected for sites SA320 and SA634 in relation to this SA objective.
SA objective 3: Inclusive communities	0	0	0	0	0	All the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	0?	0?	The potential for these sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected in relation to this SA objective.
SA objective 5: Health	++	++	++	++	++	All the sites are located within 720m of an area of open space or sports facility and a healthcare facility. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objective	SA063 (employment uses)	SA274 (residential use)	SA320 (residential use)	SA433 (residential use)	SA634 (residential use)	Justification
SA objective 6: Biodiversity and geodiversity	--?	0?	--?	--?	--?	Site SA274 is not located within an SSSI IRZ, and is more than 400m from an internationally, nationally, or locally designated biodiversity or geodiversity site. Therefore, a negligible effect is expected. Sites SA320, SA433 and SA634 are located within an SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected in relation to this SA objective. Site SA063 is located within an SSSI IRZ that flags large non-residential developments outside existing settlements as a potential risk. The site is also within 400m of an area of ancient woodland. Therefore, a significant negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	?	-?	--?	--?	-?	Sites SA274 and SA634 are located within an area identified as having moderate landscape capacity for small scale housing. Therefore, a minor negative effect is expected in relation to this SA objective. Site SA320 is located within an area identified as having no/low landscape capacity for medium scale housing, and site SA433 is located within an area identified as having low-moderate landscape capacity for medium scale housing. Therefore, a significant negative effect is expected in relation to this SA objective. The landscape capacity of the area in which site SA063 is located has not been assessed and therefore an uncertain effect is expected in relation to this SA objective. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	--?	--?	-?	--?	--?	Sites SA274, SA433 and SA634 are within 200m of Grade II Listed Buildings. Due to this closer proximity, there may be greater potential for disturbance to setting and therefore a significant negative effect is expected. Site SA063 is located within 500m of several Grade II Listed Buildings. The closest of these heritage assets is within 200m to the west, however, existing industrial development within the settlement acts to reduce the potential intervisibility between the site and this location. As such, there is reduced potential for development at this site to cause disturbance to the setting of these historic environment assets. Therefore, the negative effect expected for this site is likely to be minor.

SA Objective	SA063 (employment uses)	SA274 (residential use)	SA320 (residential use)	SA433 (residential use)	SA634 (residential use)	Justification
						Site SA320 is within 500m of two Grade II Listed Buildings to the north and one Grade II Listed Building to the south-east. There may be potential for development to result in adverse impacts on the setting of these historic environment assets. As such, a negative effect is expected. Considering the distance between the site and these heritage assets and intervening areas of existing development and vegetation the effect is recorded as minor. In all cases, the effect is uncertain at this stage as they are dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	--?	--?	--?	--?	All the sites are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if it is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	--?	--?	All the sites are located within Mineral Safeguarding Areas (MSAs) and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for the sites. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	-	-	All of the sites are located entirely within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop and/or cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	0	0	0	0	0	None of the sites are located within or are directly connected via a road to an AQMA. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop and/or cycle route. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA063 (employment uses)	SA274 (residential use)	SA320 (residential use)	SA433 (residential use)	SA634 (residential use)	Justification
SA objective 16: Economic growth	+	0	0	0	0	Sites SA274, SA320, SA433 and SA634 are being considered for residential use only. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective. Site SA063 is expected to deliver less than 5ha of employment floorspace (approximately 3.9ha of B1, B2 and B8 floorspace). Therefore, a minor positive effect is expected.
SA objective 17: Access to employment opportunities	+	+	+	+	+	Sites SA274, SA320, SA433 and SA634 are being considered for residential use only. They are all located within 1.8km of a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective. Site SA063 is being considered for employment use only and is not located within 1.8km of a railway station but is within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.

Cowfold

SA Objective	SA076 (residential use)	SA083 (residential use)	SA366 (residential use)	SA609 (residential use)	SA610 (residential use)	Justification
SA objective 1: Housing	++	+	++	++	++	Sites SA076, SA366, SA609 and SA610 have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective. Site SA083 has the capacity for fewer than 10 dwellings and therefore a minor positive effect is expected in relation to this SA objective.
SA objective 2: Access to services and facilities	+?	+?	+/-?	+?	+?	All the sites are located within 720m of the built-up area of the Medium Village of Cowfold and therefore a minor positive effect is expected. Sites SA076, SA083, SA609 and SA610 are located within 450 of a primary school and therefore an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. Site SA366 is not located within 450m of a primary school or within 1km of a secondary school and therefore an uncertain minor negative effect is expected is expected for the site in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. Overall, an uncertain minor positive effect is expected for sites SA076, SA083, SA609 and SA610 and a mixed minor positive and uncertain minor negative is expected for site SA366.
SA objective 3: Inclusive communities	0	0	0	0	0	All the sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where it is most likely to be prevalent in the District. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	0?	0?	The potential for the site to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the site in relation to this SA objective.
SA objective 5: Health	++	++	++	++	++	All the sites are located within 720m of an area of open space or sports facility and a healthcare facility. Therefore, a significant positive effect is expected.
SA objective 6: Biodiversity and geodiversity	0?	0?	-?	0?	0?	Sites SA076, SA083, SA609 and SA610 are not located within an SSSI IRZ, and are more than 400m from any internationally, nationally, or locally designated biodiversity or geodiversity sites. Therefore, a negligible effect is expected in relation to this SA objective.

SA Objective	SA076 (residential use)	SA083 (residential use)	SA366 (residential use)	SA609 (residential use)	SA610 (residential use)	Justification
						Site SA366 is not located within an SSSI IRZ but is located within 400m of an area of ancient woodland. As such, a minor negative effect is expected in relation to this SA objective. The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	--?	--?	--?	--?	-?	Sites SA076, SA083 and SA609 are located within an area identified as having low-moderate landscape capacity for small scale housing. Site SA366 is located within an area identified as having low-moderate capacity for medium scale housing. Therefore, a significant negative effect is expected in relation to tis SA objective. Site SA610 is located within an area identified as having moderate landscape capacity for small scale housing. Therefore, a minor negative effect is expected in relation to tis SA objective. In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.
SA objective 8: Historic environment	-?	-?	--?	-?	--?	All the sites are located within 200m of Cowfold Conservation Area, which contains multiple Listed Buildings. However, there is existing development between the Conservation Area and sites SA076, SA083 and SA609 and therefore there may be less potential for these sites to cause disturbance to the setting of this heritage asset and local character. As such, a minor negative effect is expected. Sites SA366 and SA610 are located in the eastern and western landscape fringes of the Conservation Area, which are likely to be more sensitive to development. Site SA366 lies within 140m of the Conservation Area boundary but the area that separates the site from this heritage asset is greenfield land meaning that there is increased potential for intervisibility in this direction. Site SA610 directly abuts the Conservation Area boundary and is also within 30m of a Grade II Listed Building. As such, significant negative effect is expected for both sites. In all cases, the effect is uncertain at this stage as it is dependent on the exact scale, layout and design of the new development.
SA objective 9: Efficient land use	--?	--?	--?	--?	--?	All the sites are located on greenfield land which is classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective.

SA Objective	SA076 (residential use)	SA083 (residential use)	SA366 (residential use)	SA609 (residential use)	SA610 (residential use)	Justification
SA objective 10: Mineral resources	--?	--?	--?	--?	--?	All the sites are located within a Mineral Safeguarding Area (MSA) and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	-	-	All the sites are located entirely or mainly within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 13: Transport	+	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	--	--	--	--	--	All the sites are located within or directly connected via a road to the Horsham Cowfold AQMA. Therefore, a significant negative effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 16: Economic growth	0	0	0	0	0	All the sites will deliver residential uses as part of development. The specific location of residential sites within the District will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	+	+	+	All the sites will deliver residential uses as part of development. They are all located within 1.8km of a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.