

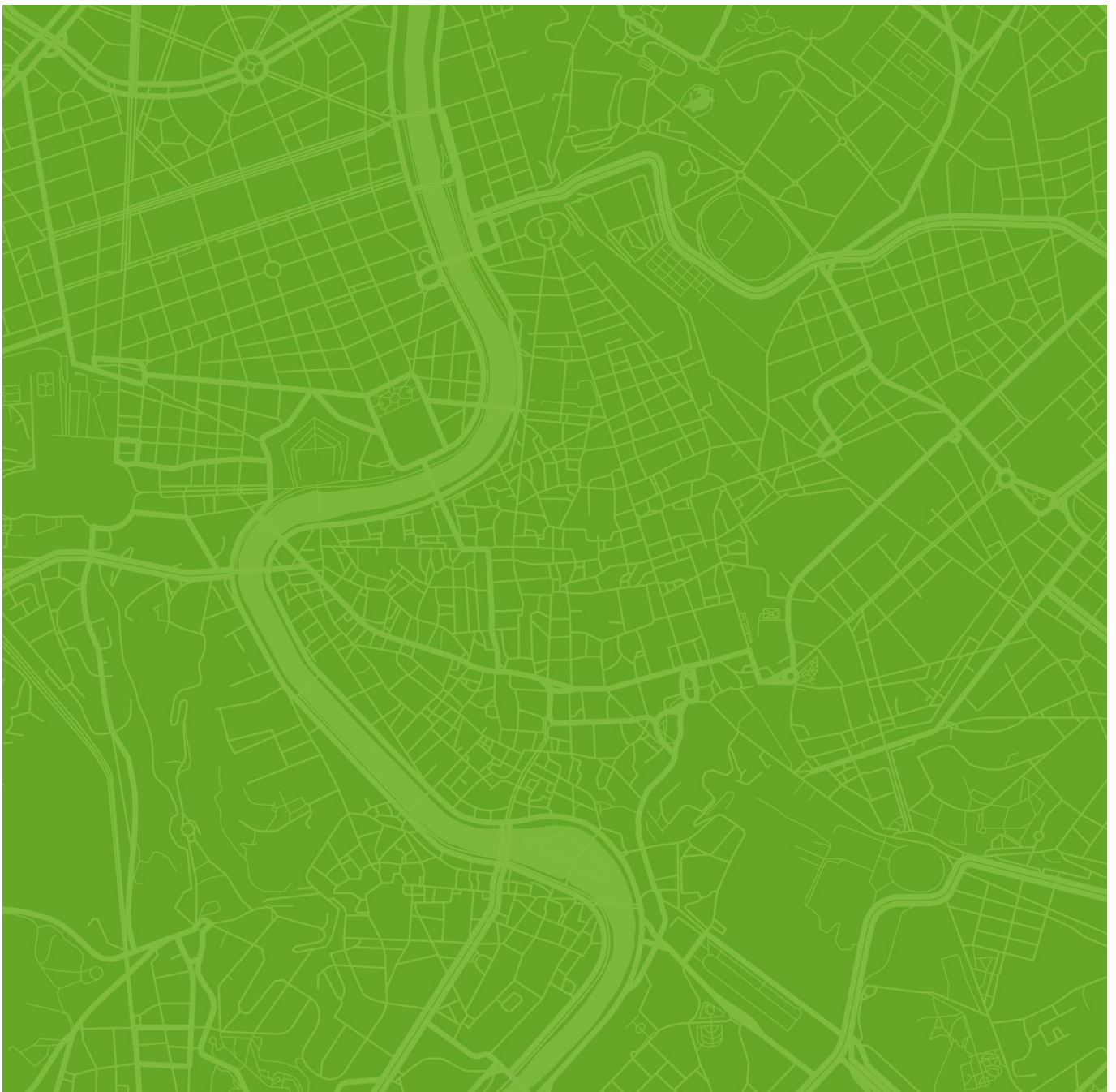
Horsham District Council

Horsham District Local Plan: Sustainability Appraisal Non-Technical Summary

Final report

Prepared by LUC

July 2021



Horsham District Council

Horsham District Local Plan: Sustainability Appraisal Non-Technical Summary

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Introduction

1. This Sustainability Appraisal Report: Non-Technical Summary relates to the Horsham District Local Plan, which is being prepared by Horsham District Council. The Local Plan will set out the long-term spatial vision and objectives for Horsham District as well as the policies that are required to deliver that vision over the period up to 2038.
2. Plans and strategies such as the Horsham District Local Plan are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic, and environmental issues. This Non-Technical Summary relates to the full SA Report for the Regulation 19 version of the Horsham District Local Plan which is being published for a period of representation during Autumn 2021.
3. The Local Plan Review process commenced in Spring 2018. An Issues and Options document on Employment, Tourism, and Sustainable Rural Development was published for consultation between April and May 2018 and consultation on the Draft Local Plan (referred to as the Regulation 18 version) took place between February and March 2020. The Council has now taken into account the outcomes of that consultation and the findings of the accompanying SA report and has prepared the Proposed Submission (Regulation 19) version of the Local Plan, which the full SA report and this Non-Technical Summary relate to.

Sustainability Appraisal

4. 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 in a plan from the outset of its development.
5. SEA is also a statutory assessment process, required by the SEA Regulations¹. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment. The Government advises that a joint SA and SEA process can be carried out by producing an SA Report which incorporates the requirements of the SEA Regulations.
6. This Non-Technical Summary relates to the full SA Report for the Proposed Submission (Regulation 19) version of the Horsham District Local Plan. The SA is being undertaken in stages alongside the preparation of the Local

Plan in order to provide sustainability guidance as the plan is developed. The approach that has been taken to the SA of the Horsham District Local Plan to date is described below.

Stage A: Setting the context and objectives, establishing the baseline and deciding on scope

7. The SA process began in spring 2019 with the production of a Scoping Report for the Local Plan. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in Horsham District as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA framework') against which the effects of the plan would be assessed. **Table 2** further ahead in this Non-Technical Summary presents the SA framework.
8. To make sure that the likely sustainability effects of the development site options being considered for allocation in the Local Plan are assessed consistently, the SA framework is supported by a set of site assessment criteria. These are set out in Appendix C of the full SA Report.

SA Stage B: Developing and refining options and assessing effects

9. Developing options for a plan is an iterative process which usually involves a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies and site allocations to be included in a plan. The reasonable alternative options that have been considered for the Horsham District Local Plan have included alternative policy approaches as well as potential sites for new housing development, as described below.

Identifying and appraising the elements of the growth options work

10. The Council identified potentially available and suitable reasonable alternative site options from various sources. To understand the sites that may be available for housing development, the Council held a 'call for sites' exercise in 2018, with an update to the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) published in January 2019. The residential sites promoted ranged in scale from development of five homes up to large scale developments of several thousand homes. Sites were

¹ 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) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531)).

then assessed by the Council against a set of Site Assessment Criteria devised to ensure a consistent approach.

11. The Council provided LUC with high level quanta of growth as well as overall spatial strategy options for appraisal in August 2019. Alongside this work, a number of large and small site options were also provided for appraisal. In effect these sites comprised the sites that were not 'screened out' at an earlier stage of the site assessment process.

12. LUC undertook appraisal of these various options (i.e. quantum of growth options, overall spatial strategy options, and large sites options) in August 2019 and presented the initial findings to the Council in September 2019 in the form of a summary note to inform the plan-making process. This was followed by further SA work relating to small site options and growth scenario options.

13. The findings of the SA for these various options are set out in Chapters 4, 5, 6 and 7 of the full SA Report and are summarised further ahead in this Non-Technical Summary.

Appraising Regulation 18 draft Local Plan policies

14. As described above, the Council identified various options (reasonable alternatives) for the quantum of growth to be provided over the plan period and the overall spatial strategy. Various site options and growth scenarios (which consider combinations of the overall spatial strategies across different quanta of growth) were also considered and appraised. Given their overarching nature and implications for housing supply and economic growth as well as where this growth is to be located over the plan period, these elements of the Local Plan comprise its most important elements, and the focus of the SA work on reasonable alternatives.

15. At the Regulation 18 stage, the Council had yet to decide which quantum of housing growth to include in the Local Plan, and which combination of large and small scale sites to allocate to meet this growth. Instead, the Council decided that it was appropriate to keep an open mind and take into account not only the Interim SA of Growth Options Report, but also the responses of the consultation on the Regulation 18 Local Plan, and the evidence base that was continuing to be gathered, before coming to a final decision.

16. The Council nonetheless produced a Draft (Regulation 18) Local Plan for consultation in February 2020. The plan-making process for this draft comprised a review of the adopted Local Plan (HDPF), with the policies of the HDPF forming the starting point of this review. Many of these policies are development management-style policies, which seek to guide development to avoid any adverse effects. For many of the policies the alternative would be to include no policy or to include a policy which would be contrary to national planning policy. With this in mind, the Council considered that there

were not genuinely reasonable alternatives for many of the policies in the Local Plan. The SA work focussed on the potential effects of the draft policies included as part of the Local Plan Review.

SA Stage C: Preparing the Sustainability Appraisal report

17. The full SA report and this Non-Technical Summary describe the SA work that has been carried out during earlier stages of Local Plan preparation and set out the SA findings for the Proposed Submission (Regulation 19) version of the plan. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.

SA Stage D: Consultation on the Local Plan and the SA Report

18. Horsham District Council is inviting comments on the full SA Report and this Non-Technical Summary as well as the Proposed Submission (Regulation 19) version of the Horsham District Local Plan 2021-2038. These documents are being published on the Council's website for a period of representation during Autumn 2021.

SA Stage E: Monitoring implementation of the Local Plan

19. Recommendations for monitoring the sustainability effects of implementing the Horsham District Local Plan are presented in Chapter 10 of the full SA Report and are described further ahead in this Non-Technical Summary.

Policy Context

20. There are a large number of plans and programmes that could be relevant to the preparation of the Horsham District Local Plan. In particular, the Local Plan must adhere to the National Planning Policy Framework (NPPF).

21. The Local Plan should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Local Plan and the Sustainability Appraisal. The full review can be seen in Chapter 3 and Appendix C of the full SA Report.

22. The Local Plan Review must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

23. The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- *“Be prepared with the objective of contributing to the achievement of sustainable development;*
- *Be prepared positively, in a way that is aspirational but deliverable;*
- *Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- *Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- *Be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- *Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area”.*

24. The NPPF also requires Local Plans to be ‘aspirational but realistic’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.

25. The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- *“Housing (including affordable housing), employment, retail, leisure and other commercial development;*
- *Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *Community facilities (such as health, education and cultural infrastructure); and*
- *Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

26. The NPPF also promotes well-designed places and development, and plans should “*at the most appropriate level, set out a clear design vision and expectations.*”

27. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline Information and Key Sustainability Issues

28. In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Horsham District. Detailed baseline information for the District is presented in Appendix B of the full SA Report and it has been updated throughout the SA process. As well as environmental issues, the baseline information includes a description of social and economic issues in the District.

29. The baseline information contributed to the identification of a set of key sustainability issues for Horsham District, which in turn helped to develop a locally appropriate SA framework (i.e. a set of SA objectives) that would be used for appraising the emerging Local Plan policies. **Table 1** below sets out the key sustainability issues for the District. In line with the requirements of the SEA Regulations, consideration is given to the likely evolution of the environment in the District if the Local Plan were not to be implemented in Appendix B of the full SA Report. In general, the adopted HDPF contains policies which set out requirements that will help to address the key sustainability issues for the plan area. In the absence of the Local Plan Review the requirements of these policies would continue to help limit the most adverse effects in relation to these issues. However, without the Local Plan Review it is considered likely that development is more likely to come forward at less sustainable locations in the District given changing circumstances and the emergence of more up to date evidence since the adoption of the HDPF. The Local Plan Review presents an opportunity to include updated plans to better address the trends observed across these key sustainability issues. It also presents an opportunity to respond positively to issues of importance on the national stage such as climate change, biodiversity and health and wellbeing as well as ensuring that the housing and employment needs of local people are met.

Table 1 Key sustainability issues for Horsham

A. Population, health and wellbeing
A1. The population structure of the District reflects an ageing population and there is potential for increases in the number of families in the area. This has the potential to result in pressures on capacities at local services and facilities including schools and healthcare.
A2. House prices in Horsham are high in comparison to the regional and national averages. The level of socially rented housing which is currently provided in the District is also significantly lower than the regional and national levels. As a whole, the delivery of affordable housing is considerably lower than the need identified and there are a high number of residents currently on the waiting list for this type of provision. There is also continued need in the District for housing suitable for the elderly, families and the Gypsy and Traveller community.
A3. Horsham is one of the least deprived local authorities in the UK. However, there are disparities between the least and the most deprived areas in Horsham. A number of wards are within the 40% most deprived in the UK.
A4. Health in Horsham is generally recorded as being at reasonably good level or higher. However, levels of obesity and excess weight in the District are slightly above the national average. Furthermore there are inequalities displayed between the most and least deprived areas of the District in terms of health.
A5. Horsham provides access to a number of important areas of open space and green infrastructure. This includes South Down National Park to the south and High Weald AONB to the north east. A deficiency in recreational or open space provision has been identified in a number of specific areas including provision for play and allotments. There is also potential for new development to result in loss of access to open spaces and elements of green infrastructure as well as impacts upon their quality.
A6. In general Horsham is a relatively safe district in which to live. In recent years, however, certain types of crime such as violent crime, weapon use and illegal drug use have increased in the District.
B. Economy
B1. Horsham is generally seen to be an economically affluent area and the area has a higher average wage than the regional and national averages. It forms part of the Gatwick Diamond and Coast to Capital LEP, which allows for links to important economies in the surrounding area. The rural character of the District and close proximity of employment centres such as Crawley, London and Brighton and Hove further afield mean that the area sees a significant net outflow of commuters. Horsham needs to ensure a future supply of jobs and continued investment to ensure identified employment development opportunities are taken forward and issues of deprivation are tackled. This is of particular relevance considering the negative net commuting flow which the District experiences.
B2. While Horsham town centre is currently noted to be performing strongly, the town centre and small town and larger village centres of the District face evolving pressures in terms of outside retail offers of the surrounding areas and the continued importance of e-retailing and provision of services online.
C. Transport connections and travel hubs
C1. Parts of the highway network in the District experience high levels of congestion and delays. Rail capacity is also currently stretched, and capacity pressures on London services are expected to increase. Population growth has the potential to exacerbate these problems.
C2. Given the rural character of much of the District, a large proportion of the District's residents drive to work and some have access to only limited bus services and other public transport links.
D. Air, land and water quality
D1. Horsham District Council has two identified AQMAs at Cowfold and Storrington. There are also two AQMAs in close proximity to the north eastern edge of the District at Horley and Crawley and a further AQMA in Hassocks to the East. In addition to potential for exacerbated air quality issues at AQMAs within the District, development within Horsham could have impacts on AQMAs in neighbouring authorities. Similarly, there is potential for a cumulative impact of development in neighbouring authorities alongside development in Horsham in terms of air quality at AQMAs in Horsham.

D2. The District contains a mix of classified agricultural land, the majority being Grade 3, with small areas of Grade 2 and Grade 4. New development should, where possible, be delivered as to avoid the loss of higher grades of agricultural land.
D3. The District contains safeguarded mineral resources which, where possible, should not be lost or compromised by future growth.
D4. Some of the water bodies which flow through the District have been identified by the Environment Agency as having 'bad' or 'poor' ecological status. There are also areas in the District which are covered by a Source Protection Zone.
E. Climate change adaptation and mitigation
E1. Climate change is likely to affect biodiversity, increase hazards from fluvial flooding and also affect the social and economic aspects of life. The rural character of the District means that there are likely to be difficulties with regards the delivery of measures to help reduce greenhouse gas emissions. While average energy consumption among residents in Horsham has fallen in recent years, the District still has the second highest carbon dioxide emissions in the County (and the second highest in the County per capita). The Council has an obligation to contribute to the national carbon reduction targets through the generation of low carbon and renewable energy, including decentralised energy networks, and encouraging energy efficiency measures in new and existing buildings.
E2. The effects of climate change in the District are likely to result in extreme weather events (e.g. intense rainfall, prolonged high temperatures and drought) becoming more common and more intense.
E3. Flood risk in Horsham is dominated by fluvial flooding. The expected magnitude and probability of significant fluvial, tidal, ground and surface water flooding could increase in the District as a result of climate change.
F. Biodiversity
F1. The District contains and is in close proximity to a wide variety of both designated and non-designated natural habitats and biodiversity features. This includes those designated for their national and international importance.
F2. Although designated sites represent the most valued habitats in the District, the overall ecological network is important for biodiversity as a whole, helps to support the health designated sites, and allows species to migrate in response to climate change. Fragmentation and erosion of habitats and the wider ecological network is an ongoing threat to biodiversity.
G. Historic Environment
G1. There are many sites, features and areas of historical and cultural interest in the District, some of which are at risk and identified on the Heritage at Risk Register. These assets may be particularly vulnerable to development which is poorly located or designed.
H. Landscape
H1. The District contains a number of nationally distinct landscape character areas that could be harmed by inappropriate development. In some locations, including in close proximity to existing settlements, landscape sensitivity is high. The High Weald AONB and the South Downs National Park are both of national importance for their landscape value and are also heavily used as a recreational resource. The setting of the AONB (looking both out of the AONB and towards the AONB) can also be affected by inappropriate development.

Method and Sustainability Appraisal Framework

30. The key sustainability issues for Horsham District described above fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of the options and draft policies in the Local Plan. The SA framework for the Horsham District Local Plan is presented in **Table 2** overleaf.

Use of the SA Framework

31. Within the assessment matrices showing the potential sustainability effects of the Local Plan policy and site options, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain as follows:

Figure 1 Key to symbols and colour coding used in the SA of the Horsham 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

Table 2 SA framework for the Horsham District Local Plan

SA Objective	Appraisal questions: Does the Local Plan option/policy...
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?
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?
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?
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?
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? 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 Objective	Appraisal questions: Does the Local Plan option/policy...
	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 <u>and seek to enhance</u> internationally and nationally designated biodiversity and geodiversity assets within and outside the District? SA 6.2: Does the Plan avoid adverse effects on <u>and seek to enhance</u> 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 (being considerate of how the plan will achieve net gain), 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?
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?
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 District'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 District'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?
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? 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?
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 quality of groundwater and surface water in the District's as well as water quality within its rivers and inland waters? SA 11.2: Does the Plan seek to prevent and where unreasonable minimise inappropriate development in Source Protection Zones? SA 11.3: Does the Plan ensure there is sufficient waste water 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?
SA 12: To manage and reduce the risk of flooding.	SA 12.1: Does the Plan seek to prevent and where unreasonable 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, Sustainable Drainage Systems (SuDS) and flood resilient design?
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 Objective	Appraisal questions: Does the Local Plan option/policy...
	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.
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?
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? 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?
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?

Likely effects of the quantum of growth options considered for the Local Plan

32. Throughout the SA, five options for the quantum of growth to be delivered through the Local Plan have been considered as follows:

- **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)² 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 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 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

A higher level of housing growth with the District accepting additional growth to meet the unmet needs of a number of neighbouring districts under the Duty to Cooperate.

² It should be noted that the standard method calculation for the District's housing need has subsequently been recalculated. The new figure (as at April 2021) is 897dpa. Quantum option 1 still allows for

testing of a level of development which includes a slight uplift in provision to ensure flexibility in housing supply.

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

- **Quantum option 4:** Near maximum growth - 1,600 dpa (27,200 total)

Near maximum level of growth with the District accepting significant additional growth to help meet the unmet needs of a number of neighbouring districts under the Duty to Cooperate.

- **Quantum option 5:** Maximum growth – 1,800 dwellings per annum (30,600)

Maximum level of growth with the District making an even greater contribution to the unmet needs of a number of neighbouring districts under the Duty to Cooperate.

33. These options were considered at a high level and did not incorporate any information about how the growth would be distributed across the plan area. **Table 3** below presents a summary of the likely SA effects for the five quantum options considered. The effects are described in detailed in Chapter 4 of the full SA Report.

Table 3 Summary of likely sustainability effects for the growth quantum options considered for Horsham District Local Plan

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

Likely effects of the spatial strategy options considered for the Local Plan

34. Six alternative options for the distribution of development were identified by the Council at Regulation 18 stage. The identification of these options took into account the current settlement pattern, the relationship of Horsham with surrounding areas, and potential larger scale development sites. Each was 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).

35. The detailed findings by SA objective for each of the spatial growth options were described in Chapter 2 of the Interim SA of Growth Options (LUC, February 2020). A summary of the sustainability effects of the six strategy options that have been considered for the Horsham Local Plan is presented in **Table 4** below.

Table 4 Summary of likely sustainability effects for the overall strategy options considered for Horsham District 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 strategy
1: Housing	++	++/-?	+++?	+++?	++	++
2: Access to services and facilities	++/-?	--/+	++/-?	++/-?	++/--	++/-
3: Inclusive Communities	++	+/-	++/-?	++/-?	++/-	+/-
4: Crime	0	0	0	0	0	0
5: Health and wellbeing	++/-?	--/+	++/-?	++/-?	+/-	+/-?
6: Biodiversity and geodiversity	--?	--?	--?	--?	--?	--?
7: Landscapes and townscapes	--/+?	--?	--?	--?	--?	--?
8: Historic environment	--?	--?	--?	--?	--?	--?
9: Soil quality	++/-?	--?	--?	--?	+/-?	--/+?
10: Natural resources	-?	--?	--?	--?	--?	--?
11: Water resources	-?	-?	0	-?	--?	-?
12: Flooding	--	--?	--	--	--?	--?
13: Transport	++/--	--/+	--/+	+/-	++/--	++/-
14: Air pollution	+/-	--/+	--/+	--/+	--/+	--/+
15: Climate change	+/-	--/+	--/+	+/-	--/+	+/-
16: Economic growth	++/-?	--/+	+/-?	++/-?	+++?	+/-
17: Access to employment opportunities	++/-	--/+	++/-?	++/-?	++	++/-

Likely effects of the large site options considered for the Local Plan

36. This section summarises the SA findings for the options for large scale sites considered to be allocated in the Horsham District Local Plan. The SA scores are summarised in **Table 5** at the end of this section and are described in detail in the full SA report. The detailed SA matrices can be found in Appendix D in the full SA Report.

37. A total of 12 reasonable alternative large site options were subject to SA (details of the expected number of dwellings and key employment uses at each site is provided in italics):

- Site SA101: Land West of Ifield (urban extension)
3,250 dwellings and approximately 9,000sqm B2/B8 and former B1 uses (c.2.0ha) within the plan period (and a total of 10,000 dwellings in the longer term when fully built out).
- Site SA118: Land East of Billingshurst (urban extension)
650 dwellings and 2,200sqm B2/B8 and former B1 uses (0.5ha) within the plan period.
- Site SA119: West of Southwater (urban extension)
1,200 dwellings and 18,000sqm B2/B8 and former B1 uses (c.4.0ha) within the plan period.
- SA291: West of Kilnwood Vale extension (urban extension)
350 dwellings with no substantial employment land provision within the plan period
- Site SA394: Rookwood (urban extension)
725 dwellings and 3,000sqm E uses (start-up or flexible desk space facilities) (c.0.4ha) within the plan period.
- Site SA414: Land North East of Henfield (Mayfield) (new settlement)
2,000 dwellings and the creation of 7,000 new jobs through the provision of new employment floorspace within the plan period (and a total of 7,000 homes in the longer term when fully built out).
- Site SA459/SA674/SA846: Land East of Kingsfold (urban extension/satellite settlement)
1,000 dwellings and 75,000m² of employment space within the plan period (and a total of 1,300 dwellings in the longer term).
- Site SA597: Adversane / Land at Steepwood Farm (new settlement)

2,000 dwellings and the creation of 2,450 jobs within the plan period (and a total of 2,850 dwellings in the longer term).

- Site SA716: Buck Barn / Land at Newhouse Farm, West Grinstead (new settlement)

2,100 dwellings, 30,000sqm B2/B8 and former B1 uses (of which 21,200sqm B2/B8) (c.6.5ha) within the plan period (the proposals at Buck Barn are for a settlement of around 3,000 homes, but the total quantum of this development cannot be delivered in the plan period).

- Site SA744: (includes SA225)/SA668: West of Billingshurst (urban extension)

1,000 dwellings and 4,600m² of B class use employment space within the plan period

- Site SA754: Horsham Golf & Fitness Club (urban extension)

500-550 dwellings and a range of sports facilities.

- Site SA085/SA520/SA524/SA539/SA790: Ashington cluster (urban extension)

400 dwellings and a limited amount of flexible employment space within the plan period.

38. The Council's reasons for allocating or discounting the large sites are explained in Chapter 9 and Appendix F of the full SA Report.

Table 5 Summary of likely sustainability effects for large site options considered for Horsham District Local Plan

SA Objective	Urban extension or 'satellite settlement' sites						Standalone new settlement sites					
	SA101: West of Ifield	SA118: Land East of Billingshurst	SA119: West of Southwater	SA291: West of Kilnwood Vale extension	SA394: Rookwood	SA459/SA674/SA846: Land East of Kingsfold	SA744 (includes SA225)/SA668: West of Billingshurst	SA754: Horsham Golf & Fitness Club	SA085/SA520/SA524/SA539/SA790: Ashington cluster	SA414: Land North East of Henfield (Mayfield)	SA597: Adversane	SA716: Buck Barn
1: Housing	++	++	++?	+	++	++	++	++	+	++	++	++
2: Access to services and facilities	++?	+/-?	++?	+/-?	++?	--/+?	++/-?	+/-?	+/-?	++/-?	++/-?	++/-?
3: Inclusive Communities	++?	++?	++?	0	++?	0	+/-?	0	++?	0	0	0
4: Crime	0?	0?	0?	0?	0?	0?	0?	0	0?	0?	0?	0?
5: Health and wellbeing	++/-?	++/-?	++/-?	+/-?	++/-?	--/+?	++/-?	--/+?	+/-?	++/-?	++/-?	++/-?
6: Biodiversity	--?	--?	--?	--?	--?	--/+?	--/+?	-?	--?	--?	--?	--/+?
7: Landscape	--?	-?	--?	--?	--?	--?	--?	--?	--?	--?	--?	-?
8: Historic environment	--?	--?	--?	-?	-?	--?	--?	--?	--?	--?	--?	--?
9: Soil quality	-	--?	--?	--?	-	--?	--?	-	--?	--?	--?	--?
10: Natural resources	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
11: Water resources	-?	-?	0	-?	0	0	-?	0	0	-?	0	0
12: Flooding	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
13: Transport	++/-?	++/-?	++/-?	++/-?	++/-?	+/-?	++/-?	++/-?	+/-?	--/+?	--/+?	--/+?
14: Air pollution	++/-?	++/-?	++/-?	++/-?	++/-?	+/-?	++/-?	++/-?	--/+?	--/+?	+/-?	--/+?
15: Climate change	+/-	+/-?	+/-?	+/-?	+/-?	++/-?	+/-?	+/-?	+/-?	++/-?	++/-?	++/-?
16: Economic growth	++	++	++	+	+	++?	++	+	++?	++?	++?	++?
17: Access to employment	++	+/-?	+/-?	+	++	+/-	+/-?	+/-?	+/-	--/+	+/-	+/-

Likely effects of the small site options considered for the Local Plan

39. This section provides a summary of the reasonable alternative small site options considered for allocation in the Local Plan.

40. The detailed SA matrices for the small-scale residential site options can be found in Appendix E in the full SA Report and the findings are summarised in **Table 6** below.

Table 6 Summary of likely sustainability effects for the small site options considered for Horsham District Local Plan

SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
Ashington																	
SA085 (residential - 20 dwellings)	++	+/-?	0	0?	+	-?	--?	-?	--?	--?	0	-	+	0	+	0	0
SA122/SA131/SA548/SA735 (residential use – 225 dwellings)	++	++	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	+
SA520 (residential – 95 dwellings)	++	+/-?	0	0?	+	-?	--?	--?	--?	--?	0	-	+	0	+	0	+
SA539 (residential – 80 dwellings)	++	+/-?	0	0?	+	-?	--?	-?	--?	--?	0	-	+	0	+	0	+
SA866 (residential use - 75 dwellings)	++	++	0	0?	+	-?	--?	0?	-	--?	0	-	+	0	+	0	+
Barns Green																	
SA006 (residential use – 50 dwellings)	++	++	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	--
SA344 (residential use – 30 dwellings)	++	++	0	0?	+	-?	--?	-?	--?	--?	0	-	+	0	+	0	--
SA510 (residential use – 25 dwellings)	++	++	0	0?	+	-?	--?	--?	--?	--?	0	-	+	0	+	0	--
SA613 (residential use – 30 dwellings)	++	++	+	0?	--/+	-?	-?	--?	+	--?	0	0	+	0	+	0	--
Billingshurst																	
SA565 (residential use – 12 dwellings)	++	++/-?	0	0?	++	-?	--?	?	--?	--?	0	-	++	0	++	0	+

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SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
SA656 (residential use – 10 dwellings)	+	++?	0	0?	+	--?	?	--?	--?	--?	0	-	++	0	++	0	+
SA698 (residential use - 40 dwellings)	++	++/-?	0	0?	++	-?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA560 (residential use – 80 dwellings)	++	++?	0	0?	+	-?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA607 (residential use – 30 dwellings)	++	++/-?	0	0?	+	-?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA678 (residential use – 80 dwellings)	++	++?	0	0?	+	-?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA770 (residential use – 105 dwellings)	++	++/-?	0	0?	++	-?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA573 employment use)	0	++	0	0?	++	--?	--?	-?	--?	--?	0	-	++	0	++	+	++
GA016 (Gypsy and Traveller use)	++	-?	0	0?	+	--?	?	0?	--?	--?	0	-	+	0	+	0	-
SA819 (employment use)	0	++	+	0?	+	--?	--?	?	+	--?	0	0	++	0	++	++	++
Bramber and Upper Beeding																	
SA483/SA055/SA488 (residential use – 70 dwellings)	++	++?	0	0?	++	--?	?	--?	-	0	0	-	-	0	-	0	-
Broadbridge Heath and Slinfold																	
SA102 (employment use)	0	++?	+	0?	+	--?	--?	--?	-	--?	0	-	+	0	+	+	+

SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
SA386 (- residential use – 150 dwellings)	++	++/-?	+	0?	+	-?	-?	--?	--?	--?	0	-	+	0	+	0	+
SA622 (residential use – potential for retirement housing and specialist care accommodation- 140 dwellings)	++	++	+	0?	+	-?	--?	-?	-	--?	0	-	+	0	+	0	+
SA833 (employment use)	0	+	+	0?	+	-?	?	0?	--?	--?	0	-	+	0	+	++	+
GA002 (Gypsy and Traveller use)	++	-?	+	0?	-	-?	?	0?	+	--?	0	0	+	0	+	0	+
Christ's Hospital																	
SA129 (residential use – 20 dwellings)	++	++?	0	0?	+	-?	--?	0?	-	--?	0	-	++	0	++	0	++
Cowfold																	
SA076/SA083 (residential use – 35 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/SA611 (residential use – 35 dwellings)	++	+	0	0?	++	0?	-?	--?	--?	--?	0	-	+	--	+	0	+

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GA017 (Gypsy and Traveller use)	++	-?	0	0?	-	-?	--?	0?	--?	--?	0	-	+	--	+	0	--
Henfield																	
SA005 (residential use – 100 dwellings)	++	++/-?	0	0?	++	0?	--?	-?	--	--?	0	-	+	0	+	0	+
SA011 (residential use – 30 dwellings)	++	++/-?	0	0?	++	-?	--?	--?	--?	--?	0	-	+	0	+	0	+
SA065 (residential use – 25 dwellings)	++	++/-?	0	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 – 205 dwellings)	++	++?	0	0?	++	-?	--?	0?	--?	--?	0	-	+	0	+	0	-
GA011 (Gypsy and Traveller use)	++	-?	+	0?	-	-?	?	0?	+	--?	0	0	+	0	+	0	-
Horsham																	
SA074 (residential use – 100 dwellings)	++	++?	0	0?	+	--?	--?	-?	-	0	0	-	++	0	++	0	++
SA191 (employment use)	0	-?	0	0?	-	-?	?	0?	-	--?	0	-	++	0	++	+	++
SA363 (employment use)	0	-?	0	0?	-	-?	--?	0?	-	--?	0	-	++	0	++	+	++
SA568b (residential use – 300 dwellings)	++	++/-?	0	0?	+	-?	-?	0?	--?	--?	0	-	++	--	++	0	++

SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
SA568a (employment use)	0	++	0	0?	+	-?	-?	0?	--?	--?	0	-	++	--	++	+	++
SA568 (residential use)	++	++/-	0	0?	+	-?	-?	0?	--?	--?	0	-	++	--	++	0	
SA570 (employment use)	0	++	0	0?	+	-?	--?	0?	-	-?	0	-	++	0	++	+	++
SA325 (employment use)	0	++	0	0?	+	-?	--?	?	--?	--?	0	-	++	0	++	++	++
Lower Beeding																	
SA567 (residential use – 30 dwellings)	++	+	0	0?	+	-?	--?	-?	--?	-?	0	-	+	0	+	0	--
SA575 (residential use – 20 dwellings)	++	+	0	0?	+	-?	--?	-?	--?	0	0	-	+	0	+	0	--
SA584 (residential use – 7 dwellings)	+	+	0	0?	+	-?	--?	--?	--?	0	0	-	+	0	+	0	--
SA657 (residential use – 20 dwellings)	++	+	0	0?	+	-?	--?	0?	--?	0	0	-	+	0	+	0	--
SA729 (residential use – 10 dwellings)	++	+	0	0?	+	-?	--?	0?	--?	0	0	-	+	0	+	0	--
Partridge Green																	
SA063 (employment use)	0	+	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	+	0	+

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SA433 (residential use – 80 dwellings)	++	+	0	0?	++	--?	-?	--?	--?	--?	0	-	+	0	+	0	+
SA634 (residential use – 20 dwellings)	++	+/-?	0	0?	++	--?	-?	--?	--?	--?	0	-	+	0	+	0	+
Pulborough and Codmore Hill																	
SA112 (residential use – 60 dwellings)	++	++/-?	0	0?	+	--?	--?	-?	-	--?	0	-	++	0	++	0	+
SA385 (employment use)	0	++	0	0?	+	--?	--?	-?	--?	--?	0	-	+	0	+	+	+
SA445 (residential use – 170 dwellings)	++	++?	0	0?	++	--?	--?	--?	--?	--?	0	-	++	0	++	0	+/-
SA556 (residential use – 25 dwellings)	++	++?	0	0?	++	--?	--?	-?	--?	--?	0	-	++	0	++	0	+
SA588 (residential use – 20 dwellings)	++	++?	0	0?	+	--?	--?	?	--?	--?	0	-	++	0	++	0	+
SA830 (employment use)	0	++	0	0?	+	--?	--?	?	--?	--?	0	-	+	0	+	+	+
GA007 (Gypsy and Traveller use)	++	++/-?	+	0?	+	-?	--?	-?	+	--?	0	0	+	0	+	0	-
GA015 (Gypsy and Traveller use)	++	-?	+	0?	-	0?	--?	0?	+	--?	0	0	+	0	+	0	--
Rudgwick and Bucks Green																	
SA442 (residential use – 15 dwellings)	++	+/-?	0	0?	++	-?	--?	-?	-	--?	0	-	+	0	+	0	--
SA574 (residential use – 60 dwellings)	++	+	0	0?	++	-?	--?	0?	--?	--?	0	-	+	0	+	0	--

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SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
SA683 (residential use – 6 dwellings)	+	+/-?	0	0?	++	-?	--?	-?	--?	--?	0	-	+	0	+	0	--
SA794 (residential use - 6 dwellings)	+	++	0	0?	-	-?	--?	-?	--?	--?	0	-	+	0	+	0	--
GA009 (Gypsy and Traveller use)	++	-?	+	0?	-	-?	?	0?	+	--?	0	0	-	0	-	0	-
Rusper																	
SA080 (residential use – 12 dwellings)	++	++	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	--
SA465 (residential use – 6 dwellings)	+	++	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	--
SA737 (residential use – 5 dwellings)	+	++	0	0?	+	-?	--?	-?	-	--?	0	-	+	0	+	0	--
SA872 (residential use - 20 dwelling)	++	++	0	0?	+	-?	--?	--?	-	--?	0	-	+	0	+	0	--
GA008 (Gypsy and Traveller use)	++	-?	+	0?	-	0?	?	0?	+	--?	0	0	+	0	+	0	--
Small Dole																	
SA505 (residential use – 10 dwellings)	++	-?	0	0?	+	-?	-?	0?	--?	--?	0	-	+	0	+	0	+
SA538 (residential use – 40 dwellings)	++	-?	0	0?	+	-?	-?	-?	--	--?	0	-	+	0	+	0	+
SA689 (residential use - 20 dwellings)	++	-?	0	0?	+	--?	-?	0?	--?	--?	0	-	+	0	+	0	+
Southwater																	

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SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
SA324 (residential use – 15 dwellings)	++	++	0	0?	+	-?	-?	-?	--?	--?	0	-	++	0	++	0	+
SA644/SA645 (employment use)	0	-?	0	0?	-	-?	?	-?	--?	--?	0	-	+	--	+	++	+
SA703 (employment use)	0	++	0	0?	+	-?	--?	0?	--?	--?	0	-	++	0	++	+	++
SA701 (residential use – 60 dwellings)	++	++/-?	0	0?	+	-?	--?	-?	--?	--?	0	-	+	0	+	0	+
SA725 (residential use – 60 dwellings)	++	++/-?	0	0?	+	-?	--?	-?	--?	--?	0	-	+	0	+	0	+
SA743 (residential use – 60 dwellings)	++	++/-?	0	0?	+	-?	--?	-?	--?	--?	0	-	+	0	+	0	+
Steypning																	
SA742 (residential use – 240 dwellings)	++	++	0	0?	++	--?	-?	--?	--?	0	0	-	+	0	+	0	--
Storrington																	
SA361/SA732 (residential use – 70 dwellings)	++	++?	0	0?	++	--?	--?	--?	--?	--?	0	-	+	--	+	0	+
SA639 (residential use – 50 dwellings)	++	++?	0	0?	++	--?	--?	-?	--?	--?	0	-	+	--	+	0	+
SA384 (residential use - 75 dwellings)	++	++?	0	0?	++	--?	--?	-?	-	--?	0	-	+	--	+	0	+
Thakeham																	
SA039 (residential use – 25 dwellings)	++	+/-?	0	0?	+	--?	?	0?	--	-?	-	-	+	0	+	0	+

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SA objectives	1: Housing	2: Access to services and facilities	3: Inclusive communities	4: Crime	5: Health	6: Biodiversity and geodiversity	7: Landscapes and townscapes	8: Historic environment	9: Efficient land use	10: Natural resources	11: Water resources	12: Flooding	13: Transport	14: Air Quality	15: Climate change	16: Economic growth	17: Access to employment opportunities
SA513 (residential use – 25 dwellings)	++	+/-?	0	0?	+	-?	--?	0?	--	--?	-	-	+	0	+	0	+
SA873 (residential use – 40 dwellings)	++	+/-?	0	0?	+	-?	?	0?	--	-?	-	-	+	0	+	0	+
GA010 (Gypsy and Traveller use)	++	+	+	0?	+	-?	--?	0?	+	--?	-	0	+	0	+	0	-
GA014 (Gypsy and Traveller use)	++	-?	+	0?	-	-?	?	0?	--?	--?	0	-	+	0	+	0	--
Warnham																	
SA070 (residential use – 25 dwellings)	++	+	0	0?	+	-?	--?	?	--?	--?	0	-	++	0	++	0	+
SA071 (residential use – 20 dwellings)	++	+	0	0?	+	0?	--?	0?	--?	--?	0	-	++	0	++	0	+
West Chiltington Village and Common																	
SA066 (residential use – 15 dwellings)	++	+	0	0?	+	0?	-?	--?	--?	--?	0	-	+	0	+	0	--
SA429 (residential use – 15 dwellings)	++	+/-?	0	0?	-	0?	--?	-?	--?	-?	-	-	-	0	-	0	+
SA500 (residential use – 6 dwellings)	+	+	0	0?	+	0?	-?	-?	--?	--?	-	-	+	0	+	0	-
GA004 (gypsy and traveller use)	++	+/-?	0	0?	-	0?	--?	0?	--?	--?	0	-	+	0	+	0	--

Likely effects of the growth scenario options considered for the Local Plan

41. Drawing on the appraisals of the five quanta of growth options, the six overall spatial strategy options and the small and large-scale site options, the Council prepared nine spatially specific growth scenarios at the Regulation 18 stage that could be taken forward in the Local Plan Review. These were also subject to SA and the findings are described in detail in Chapter 7 of the full SA Report.

42. The growth scenario options relate to either lower, medium or higher growth scenarios. They included different combinations of large site and small site options to ensure that all reasonable alternative options relating to the approach to the distribution of growth in the District have been appraised. In total 14 growth scenario options have been subject to appraisal throughout the plan making process.

43. The different combinations of site options that comprise each scenario are shown in **Table 7** further ahead in this section. Growth scenario options that have first been considered at the Regulation 19 stage as 'new scenarios' are highlighted in red in that table. The explanation for the combinations of different sites included within each scenario is provided in Chapter 7 of the full SA Report. The Preferred Strategy for the Local Plan has also been appraised alongside the 14 alternative growth scenario options. The summary of likely effects for each option is presented in **Table 8** with a detailed summary of the likely effects provided in Chapter 7 in the full SA Report.

Table 7 Growth scenario options considered by Horsham District Council and subject to sustainability appraisal

Site names	Lower Growth Scenarios				Medium Growth Scenarios							Higher Growth Scenarios			Preferred Strategy
	Scenario 1a: settlement hierarchy - urban extension	Scenario 1b: new settlement option	Option 1c: relating to access to sustainable transport	Scenario 1d: new settlements and small sites only	Scenario 2a: new settlement plus settlement hierarchy (Mayfield)	Scenario 2b: new settlement plus settlement hierarchy (Adversane)	Scenario 2c: new settlement plus settlement hierarchy (Buck Barn)	Scenario 2d: new settlement with east-west spread (Mayfield), urban extension West of Billingshurst, without Kilnwood Vale & expand medium settlements	Scenario 2e: A24/A264 corridor focus (Kingsfold)	Scenario 2f: east central focus - 2 new settlements, smaller Crawley expansion & all reasonable alternative small sites (Kilnwood Vale)	Scenario 2g: urban extension and small sites option	Scenario 3a urban extension and new settlements	Scenario 3b: urban extension and small sites	Scenario 3c: maximum growth, all available sites (i.e. all reasonable alternatives, strategic and small sites, plus 1,500 from other rejected sites)	
West of Ifield	3,250	0	3,250	0	3,250	3,250	3,250	3,250	3,250	0	3,250	3,250	3,250	3,250	3,250
East of B'hurst	650	0	650	0	650	650	650	0	650	650	650	650	650	650	650
West of S'water	1,200	0	1,200	0	1,200	1,200	1,200	1,200	0	1,200	1,200	1,200	1,200	1,200	1,200
North Horsham densified	500	0	500	0	500	500	500	500	500	500	500	500	500	500	500
West of Kilnwood Vale	350	0	0	0	350	350	350	0	350	350	350	350	350	350	350
Rookwood	725	0	725	0	725	725	725	725	725	0	725	725	725	725	0
Mayfield	0	2,000	0	2,000	2,000	0	0	2,000	0	0	0	2,000	0	2,000	0
Land East of Kingsfold	0	0	0	0	0	0	0	0	1,000	0	1,000	1,000	1,000	1,000	0
Adversane	0	2,000	0	2,000	0	2,000	0	0	0	2,000	0	2,000	0	2,000	0
Land at Buck Barn	0	2,000	0	2,000	0	0	2,000	0	2,000	2,000	0	2,000	0	2,000	2,000
West of B'hurst	0	0	1,000	0	0	0	0	1,000	0	0	1,000	1,000	1,000	1,000	0
Ashington cluster	400	0	0	0	400	400	400	0	0	0	400	0	400	400	0
Small sites	550	2,050	2,500	3,700	2,500	2,500	2,500	2,500	2,500	4,100	2,500	0	5,600	6,150	2,500
Total	7,625	8,050	9,825	9,700	11,575	11,575	11,575	11,175	10,975	10,800	11,575	14,675	14,675	21,225	10,450

Table 8 Summary of likely sustainability effects of the growth scenario options considered for the Horsham District Local Plan

Growth Scenarios	Lower Growth Scenarios				Medium growth scenarios							Higher growth scenarios			Preferred Strategy
SA objectives	Scenario 1a	Scenario 1b	Scenario 1c	Scenario 1d	Scenario 2a	Scenario 2b	Scenario 2c	Scenario 2d	Scenario 2e	Scenario 2f	Scenario 2g	Scenario 3a	Scenario 3b	Scenario 3c	
1: Housing	+/-	+/-?	+	++/-	++	++	++	++	++	++/-	++	+++?	+++?	++	++
2: Access to services and facilities	+/-	--/+	--/+?	--/+	++/-	++/-	++/-	++/-	++/--	--/+	++/--	--/+	--/+	++/--	++/-
3: Inclusive communities	++/-	--/+	+/-	--/+	+/-	+/-	+/-	+/-	--/+	--/+	--/+	--/+	--	--	+/-?
4: Crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5: Health	++/-	++/--	--/+?	--/+	++/--	++/--	++/--	++/--	--/+	--/+	--/+	--/+	--	--/+	++/--
6: Biodiversity and geodiversity	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
7: Landscapes and townscapes	--?	-?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
8: Historic environment	--?	-?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
9: Efficient land use	+/-	-	+/-	--	--/+	--/+	--/+	--/+	--/+	--	--	--	--	--	--/+
10: Natural resources	-?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?
11: Water resources	-?	-?	--?	-?	--?	-?	-?	--?	--?	--?	--?	--?	--?	--?	--?
12: Flooding	-?	--?	--?	--?	--?	--?	--?	--?	--?	-?	--?	--?	--?	--?	--?
13: Transport	++/-?	--/+	++/-	--	++/-?	++/-?	++/-?	++/-	++/--?	--	--/+?	--/+?	--?	--/+?	++/-?
14: Air Quality	++/-	--/+	++/-	--	++/--	++/-	++/--	++/-	--/+	--/+	--/+	--/+	--	--	++/--
15: Climate change	++/-	--/+	++/-	--/+	++/-	++/-	++/-	++/-	+/-	--/+	++/--	--/+	--	--/+	++/-
16: Economic growth	+/-	--/+	++/-	--/+	+/-	+/-	+/-	+/-	+/-?	--/+	++/-	++/--	++/--	++/-	++/-
17: Access to employment	++/-	+/-	++/-	--/+	++/-	++/-	++/-	+/-	+/-?	--/+	++/-	++/--	++/--	++/--	++/-

SA of the Regulation 18 Local Plan (February 2020)

44. As described in the preceding sections, a significant volume of SA work had been undertaken prior to the preparation of the Draft (Regulation 18) version of the Local Plan. These SA findings for the site options and strategy options (as summarised above) were taken into account by the Council as it prepared the Draft Local Plan, which was published for consultation between February and March 2020. The more detailed draft policies in the Regulation 18 document were also subject to SA by LUC and the findings were presented in the January 2020 Interim SA of Growth Options and Interim SA Reports which together comprised the Environmental Report for that stage of the plan making process. The Regulation 18 Local Plan did not identify any preferred site allocations.

45. In general, the draft policies in the Regulation 18 document were very similar to those now included in the current Regulation 19 document – many of the policies have only had minor wording amendments. Therefore, the detail of the SA findings for the policies and site allocations in the Emerging Options document is not repeated here or in the full SA report. The detailed findings for the draft policies in the Regulation 18 document can be found in Chapter 5 of the Interim SA Report (January 2020).

Likely effects of the Regulation 19 Local Plan

46. This section presents the SA findings for the policies and site allocations in the current version of the Local Plan, the Proposed Submission (Regulation 19) document. The likely effects for all of the policies in the Local Plan are presented in **Table 9** overleaf. Where a policy proposes a site or sites for allocation, the corresponding site option reference is indicated. **Table 10** which follows, summarises all cumulative effects of the Local Plan. The expected cumulative effects of the plan are described in full in Chapter 9 of the full SA Report. .

Table 9 Summary of likely effects by policy included the Regulation 19 Horsham District Local Plan

SA objectives	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Policies																	
Policies for Growth and Change																	
Strategic Policy 1: Sustainable Development	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
Strategic Policy 2: Development Hierarchy	+	++/-	++	0	+/-	0	+	+	++	0	0	0	+/-	+/-	+/-	0	+/-
Strategic Policy 3: Settlement Expansion	++	++/-	+	0	+/-	0	+	+	0	0	0	0	+/-	+/-	+/-	+	++/-
Strategic Policy 4: Horsham Town	+	++	+	0	++	+	+	+	0	0	+	+	++	+	+	++	++
Strategic Policy 5: Broadbridge Heath Quadrant	+	++	+	++	++/-	++	++	++/-	+	0	0	0	++/-	+/-	+/-	++	++/-
Economic Development																	
Strategic Policy 6: New Employment ³	0	++	+	0?	+	--?	--?	--?	--	-?	0	-	+/-	+/-	+/-	++	++
Strategic Policy 7: Enhancing Existing Employment	0	+/-	+	0?	+/-	-?	+/-?	+/-?	+	-?	0	0	+	+/-	+	++	++
Policy 8: Rural Economic Development	0	0	+	0	+/-	+	+	+	0	0	0	0	-	-	-	++	++
Policy 9: Conversion of Agricultural and Rural Buildings to Residential Uses	+	0	0	0	0	+	+	+	+	0	0	0	0	0	0	0	0
Policy 10: Equestrian Development	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	+	0
Strategic Policy 11: Tourism Facilities and Visitor Accommodation	0	+	+	0	0	0	+	+	+	0	0	0	+	+	+	++	+
Strategic Policy 12: Town Centre Hierarchy and Sequential Approach	0	++	++	0	+	0	+	+	0	0	0	0	+	+	+	++	+
Strategic Policy 13: Town Centre Uses	+	++	++	0	+	0	+	+	0	+	0	0	+	+	+	++	+

³ Policy 6: New Employment proposes the allocation of employment land at the proposed strategic site allocations as well as at sites Land South of Star Road Industrial Estate, Partridge Green; Land to the West of Graylands Estate, Langhurstwood Road; Horsham; Land at Broomers Hill Business Park, Pulborough; and Land South West of Hop Oast Roundabout. These four sites were appraised as site options SA063; SA363; SA385; and SA703, respectively.

SA objectives	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Policies																	
Housing																	
Strategic Policy 14: Housing Provision	++	++/-	+/-	0	++/-	--?	--?	--?	--/+	--?	-?	--?	++/-?	++/-	++/-	++/-	++/-
Strategic Policy 15: Meeting Local Housing Needs	++	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
Strategic Policy 16: Affordable Housing	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy 17: Improving Housing Standards in the District	++	0	+	0	+	0	+	+	0	0	0	+	0	0	0	0	0
Policy 18: Rural Exception Homes	++	+/-	+	0	0	0	+/-	+/-	-	0	0	0	+/-	+/-	+/-	0	+/-
Policy 19: Retirement Housing and Specialist Care	++	+	++	0	+	0	0	0	0	0	0	0	+	+	+	0	0
Policy 20: Gypsy and Travellers ⁴	++	+/-	++	0	+/-	-?	--/+?	+/-?	+/-	--/+	+/-	+/-	+/-	+/-	+/-	0	--/+
Policy 21: Rural Workers' Accommodation	+	-	+	0	0	0	+	+	+	0	0	0	-	-	-	++	++
Policy 22: Replacement Dwellings and House Extensions in the Countryside	++	0	0	0	0	+	+	+	+	0	0	0	0	0	0	0	0
Policy 23: Ancillary Accommodation	+	0	+	0	0	0	+	+	+	0	0	0	0	0	0	0	0
Conserving and Enhancing the Natural Environment																	
Strategic Policy 24: Environmental Protection	0	0	0	0	+	++	+	0	++	0	++	+	0	++	++	0	0
Policy 25: Air Quality	0	0	0	0	+	++	+	0	0	0	0	0	++	++	++	0	0
Strategic Policy 26: The Natural Environment and Landscape Character	+	+	+	0	0	++	++	+	+	0	+	++	0	+	+	+	0
Strategic Policy 27: Countryside Protection	+	+	+	0	+	++	++	+	+	+	0	+	+	+	+	+	0

⁴ Policy 20: Gypsy and Travellers proposes the allocation of sites for Gypsy and Traveller accommodation at the proposed strategic site allocations as well as at sites Southview, The Haven, Slinfold; Lane Top, Nutbourne Road, Pulborough; Hill Farm Lane and Stane Street, Pulborough; Northside Farm Rusper Road Ifield; Sussex Topiary Naldretts Lane Rudgwick; Plot 3 Bramblefield Crays Lane Thakeham; Girder Bridge, Gay Street Lane, North Heath. These seven sites were appraised as site options GA002; GA004; GA007; GA008; GA009; GA010; and GA015, respectively.

SA objectives																	
Policies	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Policy 28: Settlement Coalescence	-?	0	0	0	0	++	++	+	0	0	0	+	+	+	+	-	0
Policy 29: Protected Landscapes	-?	0	0	0	+	++	++?	+	0	0	0	+	0	0	0	+/-	0
Strategic Policy 30: Green Infrastructure and Biodiversity	0	0	0	0	+	++	+	0	0	0	++	+	+	+	++	0	0
Policy 31: Local Greenspace	0	0	+	0	+	++	+	+	0	0	0	+	0	0	0	0	0
Development Quality, Design and Heritage																	
Strategic Policy 32: Development Quality	+	0	+	+	+	+	++	++	+	0	+	+	+	+	+	+	0
Strategic Policy 33: Development Principles	+	0	+	+	+	+	++	+	++	0	0	+	+	+	+	+	0
Policy 34: Heritage Assets and Managing Change within the Historic Environment	0	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0
Policy 35: Shop Fronts and Advertisements	0	0	+	0	0	0	++	++	0	0	0	0	0	0	0	+	0
Climate Change and Flooding																	
Strategic Policy 36: Climate Change	+	0	0	0	+	+	+	0	+	+	+	++	+	+	++	0	0
Strategic Policy 37: Appropriate Energy Use	0	0	0	0	0	0	+	0	0	0	0	0	0	0	++	+	0
Policy 38: Sustainable Design and Construction	0	0	+	0	0	0	0	+	0	+	++	0	0	0	++	0	0
Strategic Policy 39: Flooding	0	0	0	0	0	+	0	0	0	0	+	++	0	0	+	0	0
Infrastructure, Transport and Healthy Communities																	
Strategic Policy 40: Infrastructure Provision	+	++	++	+	++	0	0	0	0	0	+	0	+	+	+	0	0
Strategic Policy 41: Sustainable Transport	0	++	++	0	+	0	0	0	0	0	0	0	++	++	++	++	++
Policy 42: Parking	0	+	+	+	+/-	0	0	0	0	0	0	0	+/-	+/-	+/-	+	++
Policy 43: Gatwick Airport Safeguarding	+/-	0	0	0	-?	-?	-?	-?	0	0	0	0	-	-	-	++	+
Strategic Policy 44: Inclusive Communities, Health and Wellbeing	+	++	++	+	++	0	0	0	0	0	0	0	+	+	+	+	++

SA objectives	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Policies																	
Policy 45: Community Facilities, Leisure and Recreation	0	++	++	+	++	+	+	0	0	0	0	0	+	+	+	0	0
Strategic Site Allocations																	
Strategic Policy HA2: West of Crawley Area of Search and Land West of Ifield (Site SA101)	++	++?	++?	0?	++/-?	++/-?	--/+?	--/+?	-	--?	+/-?	+/-?	++/-	++/-?	++/-?	++	++
Strategic Policy HA3: Land West of Southwater (Site SA119)	++	++?	++?	0?	++/-?	--/+?	--/+?	--/+?	--?	--?	0	-?	++/-?	++/-?	++/-?	++	++/-?
Strategic Policy HA4: Land East of Billingshurst (Site SA118)	++	++/-?	++?	0?	++/-?	--/+?	+/-?	--/+?	--?	--?	+/-?	-?	++/-?	++/-?	++/-?	++	++/-?
Strategic Policy HA5: Land at Buck Barn (Site SA716)	++	++/-?	++?	0?	++/-?	--/+?	+/-?	--/+?	--?	--?	0	+/-	++/-?	++/-?	++/-?	++?	++/-
Settlement Site Allocations																	
Strategic Policy HA6: Ashington (Site ASN1 – originally appraised as SA866)	++	++?	0	0?	+	-?	--?	0?	-	--?	0	-	+	0	+	0	+
Strategic Policy HA7: Barns Green (Site BGR1 – originally appraised as SA006)	++	++?	0	0?	+	-?	--?	--/+?	-	--?	0	-	+	0	+	0	--
Strategic Policy HA7: Barns Green (Site BGR2 – originally appraised as SA510)	++	++?	0	0?	+	-?	--?	--?	--?	--?	0	-	+	0	+	0	--
Strategic Policy HA7: Barns Green (Site BGR3 – originally appraised as SA613)	++	++?	+	0?	--/+	-?	-?	--?	+	--?	0	0	+	0	+	+	--/+
Strategic Policy HA8: Broadbridge Heath (Site BRH1 – originally appraised as SA386)	++	++/-?	+	0?	+	-?	-?	--/+?	--?	--?	0	-	+	0	+	+	+
Strategic Policy HA8: Broadbridge Heath (Site BRH2 – originally appraised as SA622)	++	++	+	0?	+	-?	--/+?	0?	-	--?	0	-	+	0	+	0	+

SA objectives																	
Policies	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Strategic Policy HA9: Christ's Hospital (Site CH1 – originally appraised as SA129)	++	++?	0	0?	+	-?	--?	0?	-	--?	0	-	++	0	++	0	++
Strategic Policy HA10: Cowfold (Site CW1 – originally appraised as SA076/SA083)	++	++?	0	0?	++	0?	--/+?	--?	--?	--?	0	-	+	--/+	+	0	+
Strategic Policy HA10: Cowfold (Site CW2 – originally appraised as SA609)	++	++?	0	0?	++	0?	--/+?	--?	--?	--?	0	-	+	--/+	+	0	+
Strategic Policy HA10: Cowfold (Site CW3 – originally appraised as SA610/SA611)	++	++?	0	0?	++	0?	+/-?	--/+?	--?	--?	0	-	+	--/+	+	0	+
Strategic Policy HA11: Henfield (Site HNF1 – originally appraised as SA317)	++	++/-?	0	0?	+	--?	--/+?	--/+?	--?	--	0	-	+	0	+	0	-
Strategic Policy HA12: Horsham (Site HOR1 – originally appraised as SA074)	++	++?	0	0?	+	--?	--/+?	-?	-	0	0	-	++	0	++	0	++
Strategic Policy HA12: Horsham (Site HOR2 – originally appraised as SA568)	++	++/-?	0	0?	+	0?	-?	0?	--?	--?	0	-	++	--	++	0	++
Strategic Policy HA13: West of Kilnwood Vale (Site WKV1 – originally assessed as SA291)	+	++/-?	0	0?	+/-?	--/+?	--/+?	-?	--?	--?	-?	-?	++/-?	++/--?	+/-?	+	+
Strategic Policy HA14: Lower Beeding (Site LWB1 – originally appraised as SA567)	++	++?	0	0?	+	-?	--/+?	+/-?	--?	0	0	-	+	0	+	0	--
Strategic Policy HA14: Lower Beeding (Site LWB2 – originally appraised as SA575)	++	++?	0	0?	+	-?	--?	+/-?	--?	0	0	-	+	0	+	0	--
Strategic Policy HA14: Lower Beeding (Site LWB3 – originally appraised as SA584)	+	++?	0	0?	+	-?	--?	--/+?	--?	0	0	-	+	0	+	0	--
Strategic Policy HA15: Pulborough (Site PLB1 – originally appraised as SA112)	++	++/-?	0	0?	+	--?	--/+?	-?	-	--?	0	-	++	0	++	0	+

SA objectives	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Policies																	
Strategic Policy HA15: Pulborough (Site PLB2 – originally appraised as SA445)	++	++?	0	0?	++	--?	--/+?	--?	--?	--?	0	-	++	0	++	0	--/+
Strategic Policy HA15: Pulborough (Site PLB3 – originally appraised as SA556)	++	++?	0	0?	++	--?	--/+?	-?	--?	--?	0	-	++	0	++	0	+
Strategic Policy HA16: Rudgwick and Bucks Green (Site RD1 – originally appraised as SA574)	++	+	0	0?	++	-?	--/+?	-?	--?	--?	0	-	+	0	+	0	--
Strategic Policy HA16: Rudgwick and Bucks Green (Site RD2 – originally appraised as SA794)	+	+	0	0?	++	-?	--?	-?	--?	--?	0	-	+	0	+	0	--
Strategic Policy HA17: Rusper (Site RS1 – originally appraised as SA080)	++	+	0	0?	+	-?	--?	--/+?	-	--?	0	-	+	0	+	0	--
Strategic Policy HA17: Rusper (Site RS2 – originally appraised as SA465)	+	+	0	0?	+	-?	--?	--/+?	-	--?	0	-	+	0	+	0	--
Strategic Policy HA17: Rusper (Site RS3 – originally appraised as SA872)	++	+	0	0?	+	-?	--?	--/+?	-	--?	0	-	+	0	+	0	--
Strategic Policy HA18: Small Dole (Site SMD1 – originally appraised as SA689)	++	-?	0	0?	+	--?	+/-?	0?	--?	--?	0	+/-	+	0	+	0	+
Strategic Policy HA19: Steyning (Site STE1 – originally appraised as SA742)	++	++	0	0?	++	--?	-?/+	--?	--?	0	0	-	+	0	+	0	--
Strategic Policy HA20: Storrington Village (Site STO1 – originally appraised as SA361/SA732)	++	++?	0	0?	++	--?	--/+?	--/+?	--?	--?	0	-	+	--/+	+	0	+
Strategic Policy HA20: Storrington Village (Site STO2 – originally appraised as SA384)	++	++?	0	0?	++	--?	--/+?	+/-?	-	--?	0	-	+	--/+	+	0	+

SA objectives	SA1: Housing	SA2: Access to services	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and geodiversity	SA7: Landscape	SA8: Historic environment	SA9: Efficient land use	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Transport	SA14: Air quality	SA15: Climate change	SA16: Economic growth	SA17: Access to employment
Policies																	
Strategic Policy HA21: Thakeham (Site TH1 – originally appraised as SA039)	++	+/-?	0	0?	+	-?	?	0?	--	-?	-	-	+	0	+	0	+
Strategic Policy HA21: Thakeham (Site TH2 – originally appraised as SA873)	++	+/-?	0	0?	+	-?	?	0?	--	-?	-	-	+	0	+	0	+
Strategic Policy HA22: Warnham (Site WN1 – originally appraised as SA071)	++	+	0	0?	+	0?	--/+?	0?	--?	--?	0	-	++	0	++	0	+
Strategic Policy HA23: West Chiltington and West Chiltington Common (Site WCH1 – originally appraised as SA066)	++	+	0	0?	+	+	-?	--/+?	--?	--?	0	-	+	0	+	0	--
Strategic Policy HA23: West Chiltington and West Chiltington Common (Site WCH2 – originally appraised as SA429)	++	+/-?	0	0?	-	+	--/+?	-?	--?	-?	-	-	-	0	-	0	+
Strategic Policy HA23: West Chiltington and West Chiltington Common (Site WCH3 – originally appraised as SA500)	+	+	0	0?	+	+	-/+?	+/-?	--?	--?	-	-	+	0	+	0	-

Table 10 Summary of likely cumulative effects of the Regulation 19 Horsham District Local Plan

SA objectives	Cumulative effects of the Regulation 19 Local Plan
1: Housing	++
2: Access to services/facilities	++/-
3: Inclusive Communities	++/-
4: Crime	+
5: Health and wellbeing	+
6: Biodiversity	--/+?
7: Landscape	--/+?
8: Historic environment	--/+?
9: Soil quality	--/+
10: Natural resources	--/+
11: Water resources	+/-
12: Flooding	+/-
13: Transport	++/-
14: Air quality	+/-
15: Climate change	++/-
16: Economic growth	++
17: Access to employment opportunities	++/-

The Council's reasons for selecting the preferred strategy for the plan

47. The Preferred Strategy set out in the current version of the Local Plan has evolved from earlier medium-growth scenarios, and recognises housing market limitations whereby putting too much development in one part of the district can put rates of delivery at risk. It is a balanced strategy which builds on the settlement hierarchy (including sustainable urban extensions), whilst also planning for a new garden village community. This is considered to achieve an appropriate balance between the following:

- maximising newly-acquired benefits arising from developing strategic housing sites (e.g. boosting housing supply to meet nationally-set targets, new schools infrastructure, community facilities, open spaces and strategic-level net biodiversity gain); and
- maximising sustainability benefits of some growth around existing smaller settlements, to deliver new community infrastructure and boost the viability of village services, whilst not forcing disproportionate and rapid levels of development on existing communities.

48. A choice was necessary between one of three new settlement locations to support this strategy. After careful consideration against the Local Plan's and sustainability objectives, the Council is recommending that land is allocated for the following new settlement:

- Land at Buck Barn (to be known as Wealdcross) is considered by the Council to best meet the objectives of the Local Plan. The site is located centrally within the District, on the A24 dual carriageway which links to Horsham and (via the A264) Crawley to the north, and also to Worthing to the South. Of the three new settlement sites, it is the one considered to offer the best opportunity to achieve a cohesive new village community in its own right, whilst also providing high quality bus access to the key employment and service destination of Horsham Town, plus onward links to the Crawley and Gatwick area. Local active travel opportunities could also be readily achieved to Southwater and Horsham via the Downs Link high-quality cycle/pedestrian route. It also would offer good bus access to Worthing and the South Coast. It would be designed as a walkable / cyclable neighbourhood, and homes would be zero-carbon. Local employment opportunities suiting a range of skills would

be provided on the site. As well as a comprehensive bus strategy, the development would deliver significant improvements to a number of junctions on the A24 (including bus priority features and cycling and pedestrian improvements), thus addressing both existing traffic congestion and the future traffic impacts of development. It would deliver a secondary school, two primary schools, neighbourhood shopping centres/community hub, and 20% biodiversity net gain.

49. A strategic site at Rookwood Golf Club was considered and recognised as a sustainably located urban extension to Horsham town. This site has not been taken forward as an allocation, as it has subsequently been withdrawn as a promoted site by the landowner and is therefore not currently available.

50. The high level strategy for employment development is to provide a range of employment opportunities that are attractive to local residents (existing and future), such that a greater number of the District's residents choose to work in the District as well as live there. This encourages more local journeys and reduces the need to travel. New employment sites have been selected where they are best placed to build on existing employment hubs and strengthen rural employment opportunities, whilst employment provision will also be made at the strategic sites to maximise self-containment within the new communities. The strategy will provide existing businesses in particular the opportunity to expand into new modern premises where required, thus building on the District's inherent economic strengths.

Monitoring

51. The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Plan in question. **Table 11** below sets out a number of suggested indicators for monitoring the potential significant sustainability effects of implementing the Horsham District Local Plan. Where possible, this draws from the proposed monitoring framework for the Local Plan that has been prepared by Horsham District Council. Indicators are proposed against only the SA objectives for which likely or uncertain significant effects (either positive or negative) were identified (i.e. not SA objectives 4 or 16).

Table 11 Proposed monitoring framework for the Horsham District Local Plan

SA objectives	Proposed Monitoring Indicators
SA 1: To provide affordable, sustainable and decent housing to meet local needs.	<ul style="list-style-type: none"> Housing completions Average house prices Number of windfall sites granted permission Affordable housing schemes granted permission Housing permissions by dwelling size and type Number of Exception Housing Schemes permitted Number of permitted pitches for Gypsies and Travellers and Travelling Showpeople
SA 2: To maintain and improve access to centres of services and facilities including health centres and education.	<ul style="list-style-type: none"> Number of C1, D1, D2 uses granted permission Number of permissions for D1 uses which meet the needs for faith Total revenue from CIL contributions Total revenue from S106 Amount of new leisure space in town & village centres
SA 3: To encourage social inclusion, strengthen community cohesion and a respect for diversity.	<ul style="list-style-type: none"> Number of retirement dwellings/care home permitted Indices of Multiple Deprivation
SA 5: To improve public health and wellbeing and reduce health inequalities.	<ul style="list-style-type: none"> Number of C1, D1, D2 uses granted permission Number of retirement dwellings/care home permitted Visitor numbers to HDC Sport facilities Amount of new leisure space in town & village centres
SA 6: To conserve, enhance, restore and connect wildlife, habitats, species and/or sites of biodiversity or geological interest.	<ul style="list-style-type: none"> River quality Area (ha) or % of designation / reserve in Horsham infringed by planning applications Area (ha) or % of habitats infringed by planning applications SSSI condition % of District Classified as Ancient Woodland Permitted applications in designated sites Permitted applications in priority habitats Number of records of protected species within 500m buffer of a planning application Number of records of protected species, bats and notable birds
SA 7: To conserve and enhance the character and distinctiveness of the District's landscapes and townscape, maintaining and strengthening local distinctiveness and sense of place.	<ul style="list-style-type: none"> Condition of landscape character areas Number of Design Statements produced Number of applications outside BUAB Number of replacement dwellings, house extensions and conversions permitted outside BUAB
SA 8: To conserve and/or enhance the qualities, fabric, setting and accessibility of the District's historic environment.	<ul style="list-style-type: none"> Number of sites/buildings on the Heritage at Risk register Number of Design Statements produced Number of permissions in Conservation Areas Number of Listed Building Consents granted permission Number of buildings on Local List
SA 9: To make efficient use of the District's land resources through the re-use of previously developed land and conserve its soils.	<ul style="list-style-type: none"> Gross amount of employment floorspace completed on Previously Developed Land (PDL) Gross housing completions on PDL
SA 10: To conserve natural resources, including mineral resources in the District.	<ul style="list-style-type: none"> Number of applications outside BUAB Enforcement against Site Waste Management Plans (SWMP) District recycling rates

SA objectives	Proposed Monitoring Indicators
SA 11: To achieve sustainable water resource management and promote the quality of the District's waters.	<ul style="list-style-type: none"> ■ River quality
SA 12: To manage and reduce the risk of flooding.	<ul style="list-style-type: none"> ■ Percentage of new development located in floodplain ■ Permissions granted contrary to advice of EA on flooding and water quality grounds
SA 13: To reduce congestion and the need to travel by private vehicle in the District.	<ul style="list-style-type: none"> ■ Number of Green Travel Plans submitted ■ Proportion of households with two or more cars ■ Travel to work data (mode and distance) ■ Number of tickets sold for Park and Ride ■ Number of bus routes provided throughout District ■ Monitor usage of car parks
SA 14: To limit air pollution in the District and ensure lasting improvements in air quality.	<ul style="list-style-type: none"> ■ Exceedances in UK Air Quality ■ Number of AQMA's in District ■ Number of Green Travel Plans submitted ■ Proportion of households with two or more cars ■ Travel to work data (mode and distance) ■ Number of tickets sold for Park and Ride ■ Number of bus routes provided throughout District
SA 15: To minimise the District's contribution to climate change and adapt to unavoidable climate change.	<ul style="list-style-type: none"> ■ Number of District Heating networks in District ■ Total emissions of CO₂ ■ Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita ■ Tonnage of non-inert waste sent to landfill ■ Percentage of inert-waste sent to landfill ■ District recycling rates ■ Number of permissions for renewable energy installations ■ Number of Green Travel Plans submitted ■ Proportion of households with two or more cars ■ Travel to work data (mode and distance) ■ Number of tickets sold for Park and Ride ■ Number of bus routes provided throughout District
SA 17: To deliver, maintain and enhance access to diverse employment opportunities, to meet both current and future needs in the District.	<ul style="list-style-type: none"> ■ Amount of land developed for employment land / land supply by type (B1 / B2 / B8), particularly in strategic locations ■ Amount of employment land lost from Key Employment Areas ■ Amount of employment land lost to residential development ■ Total number of jobs in Horsham District ■ Levels of Unemployment ■ Employment land available ■ Employment rates based on gender, age, race and ethnicity

Conclusions

- 52.** The reasonable alternative site and policy options as well as the policies and site allocations in the Proposed Submission (Regulation 19) version of the Horsham District Local Plan have been subject to a detailed appraisal against the SA objectives.
- 53.** In considering the total effects of all of the Local Plan's policies and site allocations together, the SA found that the plan is likely to have significant positive effects on SA objectives 1: housing, 2: access to services and facilities, 3: inclusive communities, 13: transport, 15: climate change, 16: economic growth and 17: access to employment opportunities.
- 54.** Overall likely significant negative effects from the Local Plan were identified for SA objectives 6: biodiversity, 7: landscape, 8: historic environment, 9: soil quality and 10: natural resources. However, in all cases these cumulative negative effects are expected to be combined with positive effects.
- 55.** In summary, the Local Plan sets out an approach to accommodating a relatively high level of development in a predominantly rural District. The policies of the Local Plan will help to address to housing affordability in the area as well as contributing to the unmet need of the neighbouring authorities. The delivery of sustainable development over the plan period will be challenged by the lack of existing service provision in some areas and the existing pattern of out-commuting. The impacts which new development will have in terms of the District's landscape character, the integrity of its biodiversity assets and historic environment will also pose challenges. Given that most new development will take place on greenfield land, this will inevitably result in a loss of some agricultural soils. The sensitivities of the area mean that some of the significant negative effects will be difficult to avoid, but the policy safeguards set out in the Local Plan will mean that many of the adverse effects are only likely to be minor. Taken as a whole, therefore, the Local Plan sets out a positive approach to achieving sustainable development which will help to meet the needs of the local community up to 2038.

Next steps

- 56.** The full SA Report and this Non-Technical Summary will be available for a period of representation alongside the Regulation 19 Horsham District Local Plan during Autumn 2021.
- 57.** Following this period of representation, the Local Plan and accompanying SA Report will be submitted to the Secretary of State for public examination. Any proposed modifications to the Submission version of the Local Plan arising out of this process may require SA, which will be consulted upon, as necessary.

LUC

July 2021