



Horsham
District
Council

Horsham District Planning Framework

(excluding South Downs National Park)



Image: Toby Phillips

Sustainability Appraisal Environmental Report
November 2015

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Introduction

- 1.1 Horsham District adopted its current Core Strategy in 2007. This document together with the General Development Control Document (2007), and a number of Supplementary Planning Documents form the adopted development plan for the District and are used to manage development that takes place. The provisions of this plan run to 2018, therefore there is now a need to extend and update the policies to cover the period to 2031 and beyond.
- 1.2 The Horsham District Planning Framework, hereafter referred to as the 'HDPF' is the overarching planning document for Horsham District. It replaces the previously adopted Core Strategy, 2007 and the General Development Control Policies, 2007. The HDPF sets out the long-term spatial vision, objectives and strategy for the District and provides a framework for delivering development for the period to 2031. It addresses the District's locally assessed housing needs as well as looking beyond District boundaries to consider the Duty to Cooperate.
- 1.3 The HDPF has been subject to the following three assessments to ensure all social, economic, environmental and equalities impacts have been adequately considered within the plan:
 - Sustainability Appraisal (SA);
 - Strategic Environmental Assessment (SEA); and
 - Equalities Impact Assessment (EqIA).
- 1.4 These assessments have enabled appropriate mitigation to be factored into the development of the Plan to ensure adverse effects could be prevented or reduced.

Structure of the Report

- 1.5 The Sustainability Appraisal Process has drawn on the methodology set out in the ODPM guidance 2005, learning from best practice and case law, together with more recent advice set out in the National Planning Practice Guidance (NPPG). The document has been prepared alongside the preparation of the Horsham District Planning Framework, and this most recent iteration contains updates that have been made taking into account the Inspector's Initial Findings on the HDPF which was published in December 2014. The following bullet points set out how the document is structured and highlight the key areas of change from the 2014 Proposed Submission sustainability Appraisal documentation.
 - Chapter 1 provides an introduction to the document, detailing the structure of the Report;
 - Chapter 2 outlines the methodology used to appraise the HDPF;
 - Chapter 3 introduces the Horsham District Planning Framework, the appraisal work undertaken to date and details of the consultation on the SA Scoping Report;

- Chapters 4 and 5 set the context for the appraisal of the HDPF, including a summary of key relevant plans and policies, a review of baseline information and a summary of the key sustainability issues affecting the District. These have been updated since 2014 to take account of the most recent available evidence.
 - Chapter 6 Presents the SA Framework which has been used to appraise the development of the HDPF
 - Chapter 7 provides a broad appraisal of the alternative plan options. This has been updated and now includes an assessment of a higher number of houses and a number of additional development sites that came forward during the Examination Hearings.
 - Chapter 8 details how the appraisal process has been used to influence the development of the HDPF. This has been updated to include two new sites which were identified for inclusion in the HDPF following the Inspector's Initial Findings.
 - Chapter 9 presents the sustainability implications of the HDPF and highlights any potential beneficial and adverse effects, including cumulative, synergistic and secondary effects
 - Chapter 10 Outlines the suggested mitigation measures and recommendations needed to improve the sustainability of the HDPF and combat any identified adverse effects
 - Chapter 11 provides details on the proposed monitoring of any significant effects
- 1.6 It should be noted that this sustainability appraisal does not cover land in the South Downs National Park. The planning needs for this area will be set out in the Local Plan prepared by the South Downs National Park Authority, which will be accompanied by a separate Sustainability Appraisal document.

Chapter 2: Sustainability Appraisal Methodology – A Combined Approach

What is Sustainable Development?

- 2.1 In order to undertake a Sustainability Appraisal, it is important to understand what is meant by the term Sustainable Development. Over the years this term has been widely used in a number of different contexts. As a result the phrase can have a different meaning for different individuals and organisations. It is therefore considered helpful to outline the meaning of sustainability that will be used in this document.

Sustainable Development / Sustainability

Development that meets the needs of the present with out compromising the ability of future generations to meet their own needs. (Our Common Future (The Brundtland Report) – Report of the 1987 World Commission on Environment and Development)

This definition of sustainability has been expanded and there are three key dimensions of it set out in National Planning Policy Framework. These are:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 2.2 It can be seen that a common thread running through the definitions of sustainable development in the box above, is that there is in general requirement to balance economic growth whilst ensuring that environmental and social requirements are also provided and where applicable protected. The Sustainability Appraisal of the HDPF has incorporated these key principles into the heart of the assessment process. In order to determine the various environmental, social and economic impacts of the Horsham District Planning Framework, the assessment process has combined three distinct but similar processes. These assessment processes are:

- Sustainability Appraisal
- Strategic Environmental Assessment; and
- Equalities Impact Assessment.

2.3 Earlier iterations of this Sustainability Appraisal process also identified a further assessment - the Health Impact Assessment (HIA). As it is a requirement of Strategic Environmental Assessment legislation that health impacts are considered, this was considered to be a duplication of effort, and this additional layer of assessment has now been removed.

For convenience these three combined processes will be referred to throughout this document as ‘Sustainability Appraisal’. Further information relating to each individual assessment process is set out in the following paragraphs.

Sustainability Appraisal and Strategic Environmental Assessment

2.4 Sustainability Appraisal (SA) is a mandatory process under Section 39(2) of the Planning and Compulsory Purchase Act, 2004. The requirement for Local Authorities to undertake Sustainability Appraisals of emerging policy documents is also contained in the National Planning Policy Framework. The process examines how a plan or policy document will impact social, environmental and economic issues, and provides an opportunity to improve the plan or policy to ensure that it is more effective in meeting the aims of sustainable development.

2.5 Strategic Environmental Assessment (SEA) is a requirement of European Directive 2001/42/EC. This directive requires the ‘assessment of the effects of certain plans or policies on the environment.’ It aims to ensure that the environmental consequences of a proposed policy, plan or programme are assessed, and improvements and mitigation measures are incorporated into the plan at the earliest stage of decision making. The SEA process has a slightly narrower focus than the SA process described above as it is primarily focused on the environmental impacts of a plan rather than environmental and social effects. In practise however, the two processes are combined, and the combined process is set out in Table 2.

Table 1: The Combined SA/SEA process	
Scoping	<p>Stage A: This stage sets the context of the assessment by identifying the baseline data and establishing the scope of the assessment.</p> <ol style="list-style-type: none"> 1. Identification of relevant plans, policies and programmes. Any existing requirements that need to be taken into account or incorporated into the plan are identified. 2. Review of baseline information. Data about environmental, social and economic issues is collected, together with an indication as to how this may change in the future without the plan or programme under preparation. 3. Identification of Sustainability Issues – the review of plans and policies, together with the baseline information are used to identify the key sustainability issues which could impact the plan; 4. Development of the SA Framework: The Assessment criteria used to assess the impact of the plan or programme. 5. Identification of initial Plan Options: Taking into account best practice, initial identification of options and reasonable alternatives is undertaken. 6. Consultation on the scope and alternatives for assessment - it is necessary to consult Statutory Consultees; Natural England, English Nature and the Environment Agency at this stage.
Assessment	<p>Stage B: This stage involves the assessment of any likely significant effects of plan options and alternatives on the key sustainability issues identified</p>

	<ol style="list-style-type: none"> 1. Finalisation of Plan options and alternatives for testing 2. Testing the Plan objectives against the SA Framework; The plan Objectives are tested to ensure compliance with sustainability principles. 3. Evaluation of plan options and alternatives; The SA Framework is used to assess various plan options by identifying the potential sustainability effects which may arise from the plan. 4. Predicting and evaluating the effects of the plan; To predict the significant effects of the plan and assist in the refinement of the policies 5. Consideration of ways to mitigate adverse effects and maximise beneficial effects; To ensure that all potential mitigation measures and measures for maximising beneficial effects are identified. 6. Proposing measures to monitor the significant effects of implementing the DPD; To detail the means by which the sustainability performance of the plan can be assessed and monitored. <p>This assessment is used to feed into the development of a plan or programme to help ensure the most sustainable option is selected. The SA Framework is also used to assess the sustainability implications of the draft policies and the results are used to inform policy development.</p>
Reporting	<p>Stage C: Preparation of the SA Report</p> <p>The findings of the assessment together with how it has influenced the development of the plan are identified and set out in a draft environmental report together with the recommendations on how to prevent, reduce, or offset any significant negative impacts arising from the Plan</p>
	<p>Stage D: Consultation: Seek representations from consultation bodies and the general public.</p> <p>This is an ongoing process. Consultation on the draft SA Report is undertaken alongside the publication of the any draft planning documents. The results are taken into account and used to influence further iterations of the sustainability appraisal process</p>
Adoption and Monitoring	<p>Stage E: Monitoring</p> <p>Following Examination an assessment of any significant changes made to the plan is undertaken and the findings are reported in an SEA Post Adoption Statement</p> <p>Following adoption of the Plan, the significant effects of implementing the plan are measured and any adverse effects are responded to. The results are fed into future plans and sustainability appraisals</p>

2.6 The precise requirements of the SEA directive are set out in more detail in Appendix 1. The Appendix also highlights where in this document these requirements have been met, or how this will be achieved in the future.

Equalities Impact Assessment

2.7 The Equality Act 2010 aims to ensure that everyone has a fair chance in life. It contains a requirement for Local Authorities to consider the diverse needs and requirements of the communities in the District when planning its services. Local Authorities also have a duty under the Race Relations (Amendment) Act, 2000, Disability

Discrimination Act, 2005 and the Equality Act, 2006 (Gender Equality) to positively promote race, disability and gender equality. In order to ensure that impacts on equalities are considered, the Council has undertaken an Equalities Impact Assessments (EqIAs) to eliminate or minimise any negative consequences of the plan and to ensure any positive effects are promoted.

- 2.8 The Council's Equalities Impact Assessment process examines the impacts of a policy or strategy against six strands of equality. These are race, disability, gender, religion/belief, age, and sexual orientation.
- 2.9 Like the SA/SEA process, EqIA is an iterative process which has continually informed the development of the HDPF. Table 2 below presents the process which is most widely accepted and used when undertaking an Equalities Impact Assessment.

Table 2: The Equalities Impact Assessment Process	
Stage 1: Screening	Identify the purpose and aims of the 'policy' to be assessed and the need and scope for an EqIA
Stage 2: Scoping	Review of existing data: Assess the impact or effects of the policy on equality target groups. Decide when further assessment is necessary
Stage 3: Assessment	Consideration of effects of plan on equality groups Consideration of mitigation or methods to further promote equality Consultation and further research Repetition of previous stages as necessary
Stage 4: Monitoring	Preparation of an Action Plan
Stage 5: Publication and Review	Outline future arrangements for monitoring and review.

The Combined Process

2.10 In the interests of efficiency and clarity, it was decided that a joint appraisal process combining Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Equalities Impact Assessment (EqIA) be undertaken simultaneously under the umbrella of a 'Sustainability Appraisal'. To summarise, the combined approach has been based on the following principles;

1. A review of relevant plans, policies and programmes, to take into account environmental, economic and social issues including equalities;
2. A review of baseline information, to include a review of all environmental, social and economic factors affecting the District, incorporating a review of local equalities issues in the area;
3. The identification of key social, environmental and economic and equalities issues facing the district;
4. The development of an Sustainability Appraisal Framework against which assess the impact of the proposed plan on the key sustainability issues facing the District;
5. The identification of indicators to monitor all SA objectives (including equalities issues);
6. The development and appraisal of alternative options to the proposed plan using the SA Framework;

7. The provision of recommendations which include methods to improve the sustainability impacts of the plan and limit any adverse impacts on equalities.
8. Consultation at all relevant stages of the assessment process to include all statutory consultees and environmental bodies together with equalities specialists;

Procedural Compliance

- 2.11 This SA Report responds to the requirements of Stages C & D of the combined SA Process in particular by:
- Setting out how the appraisal was carried out and any difficulties encountered when undertaking the appraisal
 - Providing the public and statutory bodies with an effective opportunity to comment on the SA Report and the HDPF Proposed Submission
 - Reporting on the appraisal work undertaken to date including the appraisal of the appraisal of alternative plan options and appraisal of policies included in the HDPF
 - Providing a rationale for the options considered and the reasons for selecting the preferred option and rejection of alternatives
 - Reporting the anticipated effects of the plan and the proposed mitigation or enhancement measures required to offset or enhance those effects; Detailing the means by which the effects of the plan can be monitored.

Independent Review

- 2.12 The Sustainability Appraisal process has been led by the Senior Environmental Officer and Principle Planning Officer based in the Council's Strategic Planning Team. To ensure impartiality and objectivity, this report has been independently reviewed by the Council's Environmental Co-ordinator. This arrangement has taken place throughout the sustainability appraisal process.

Chapter 3: The Horsham District Planning Framework

3.1 The Horsham District Planning Framework (HDPF) will set out the spatial planning framework for Horsham District in the period to 2031 and will replace the previously adopted Core Strategy 2007 and General Development Control Policies 2007 documents. This document sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the whole District, as well as looking beyond our boundaries. This document has been prepared taking into account the requirements of national and local planning documents including the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

Vision and Objectives of the Horsham District Planning Framework

3.2 The vision for the Horsham District Planning Framework is:

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

3.3 The key objectives for this plan are as follows:

Objective Themes	
Economic prosperity	High Quality of Life
Opportunity for All	Valued natural and historic environment
A green sustainable place	
Objectives	
1	Ensure that future development in the District is based on sustainable development principles that strike the correct balance between economic, social and environmental priorities and delivers living, working and balanced communities which contribute to community cohesion
2	To meet employment needs, create opportunities to foster economic growth and regeneration, and maintain high employment levels in the District which help reduce commuting distances
3	To protect and promote the economic viability and vitality of Horsham town, the smaller market towns and the rural centres and promote development which is appropriate within the existing hierarchy and diversity of settlements in the District
4	To recognise and promote the role of Horsham Town as the primary focus for the community and businesses in the District whilst preserving the unique ambiance that contributes to its attractiveness. The smaller market towns will be recognised as secondary hubs, and encouraged to achieve their role in meeting local needs and acting as a focus for a range of activities, including employment, retail, leisure and recreation
5	To promote a living and working rural economy where employment opportunities exist which reduce the need for residents to travel, including reducing commuting distances, and facilitate and promote innovation in business including such as high speed broadband.
6	Provide a range of housing developments across the District that: delivers the target number of new homes; respects the scale of existing places; and so far as is possible caters for the needs of all residents, including the delivery of a range of housing sizes and types including affordable housing

7	To locate new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place, or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations
8	To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure throughout the District in accordance with local and District needs
9	To safeguard and enhance the character and built heritage of the District's settlements and ensure that the distinct and separate character of settlements, are retained and, where possible, enhanced and amenity is protected
10	Identify and preserve the unique landscape character and the contribution that this makes to the setting of rural villages and towns and ensure that new development minimises the impact on the countryside
11	To safeguard and enhance the environmental quality of the District, ensuring that development maximises opportunities for biodiversity and minimises the impact on environmental quality including air, soil, water quality and the risk of flooding
12	Ensure that new development minimises carbon emissions, adapts to the likely changes in the future climate and promotes the supply of renewable, low carbon and decentralised energy.

3.4 Further information and the vision and objectives for the Horsham District Planning Framework is set out in the main document which this report accompanies.

The HDPF and Sustainability Appraisal process to date

3.5 Horsham District Council published the first stage of consultation in the review of the Core Strategy in September 2009. This document 'Leading Change in Partnership to 2026 and beyond – Core Strategy Review Consultation Document' was also accompanied by a SA Scoping Report titled 'Sustainability Appraisal/ Strategic Environmental Assessment/ Equalities Impact Assessment and Health Impact Assessment Scoping Report of the Core Strategy Review Consultation Document'. This Scoping Report formed the first stage of the appraisal process that seeks to identify any economic, social, environmental or equalities impacts that a plan may have.

3.6 The abolition of the South East Plan placed a requirement on this Council to identify its own housing requirements. In response to this, Horsham District Council undertook specific consultation on this issue, publishing 'How Much Housing Does Horsham District Need?' in February 2012. The response to this consultation together with the evidence base work and this Sustainability Appraisal resulted in the preparation of the 'Horsham District Planning Framework Preferred Options' consultation document which was published for consultation between the 16th August and 11th October 2013. The comments made during this consultation have been noted and used to help refine the appraisal of key policies within the proposed submission document. These changes are set out in the subsequent chapters of this report.

3.7 In addition to the changes which have taken place at national level, changes to local circumstances since 2009 meant that a number of new social, economic and environmental issues emerged which were not noted in the 2009 Scoping Report. These changes include the progression of the Gatwick Diamond Strategy, the completion of a range of evidence base studies used to support the development of the HDPF and the new national planning context which meant there was potential for a

number of different plan options. As a consequence the 2009 Scoping Report was updated in 2012 and the 'Sustainability Appraisal Scoping Report Update' was published for consultation in February 2012. This updated report took into account the responses which were submitted in relation to the 2009 Scoping Report Consultation and helped ensure that accurate evidence was used to identify the key sustainability issues facing the District. This information was later used in the appraisal of the alternative plan options considered as part of the HDPF and the appraisal of policy options. Further information on this is discussed in more detail in Chapters 7 and 8 of this Report.

Consultation

SA Scoping Report

- 3.8 The first stage of consultation as part of the Sustainability Appraisal process was consultation on the scope of the Sustainability Appraisal. This was initially undertaken in 2009, and then again in 2012 when an updated scoping report was issued to take into account the updated evidence base. In both instances, copies of the Scoping Report were issued to the Statutory Consultees (Natural England, English Heritage and the Environment Agency), as well as other key stakeholders and the general public. There were no objections to the proposed methodology.
- 3.9 The SA Scoping Report was also issued internally to the Districts Equalities Officer specifically in relation to EqIA. The Equalities Officer made the following recommendations which have been incorporated into the SA Report:
- Recommendation to add some statistics about BME population;
 - Identify data limitation that many LBG (Lesbian, Gay or Bisexual) may not have disclosed this within the Census
 - Highlight the need to identify positive impacts as well as negative impacts in the EqIA
 - Add in sensory impairments to transport section as many deaf and blind people also have issues with transport.
- 3.10 Responses were also received from the Environment Agency who requested the Draft River Basin Management Plan - South East River Basin District (2008), Groundwater Protection: Policy and Practice and Southern Waters Water Resource Management Plan (WRMP) be added to the Baseline Data and from Natural England who requested reference be made to internationally designated sites such as the Arun Valley SPR & Ramsar site and to the South East Biodiversity Strategy which includes details on Biodiversity Opportunity Areas. Both references have now been added to the report. Natural England also recommended a range of additional indicators be added to the SA Framework to monitor the link between people's health and their access to open space, transport and biodiversity. Where it is possible to monitor such indicators, these have been included in the SA Framework presented in Chapter 6.

Draft SA Report

- 3.11 The Council published the Horsham District Planning Framework, Preferred Strategy Report in August 2013. Respondents were able to comment on this document and the accompanying Sustainability Appraisal over an eight week consultation period running from the 16th August 2013 to 11 October 2013.
- 3.12 Twenty four comments were received on the draft Sustainability Appraisal from a range of individuals and consultation bodies. The key issues raised are summarised below, together

with a detailed summary of the comments received from Statutory Consultees.

Summary of comments received by individuals on the Draft Sustainability Appraisal

- The majority of individuals raised objections to the inclusion of the Land to the North of Horsham being the preferred option for a strategic development, with some suggesting land West of Ifield was more sustainable and others stating larger developments to the west of Southwater and East of Billingshurst could have been accommodated. A number of alternative sites were suggested, including Rookwood Golf Course, Mayfield market town, and the development of all forms of previously developed land including existing employment sites within Horsham town centre. These have now been incorporated into the Sustainability Appraisal process
- WSCC suggested that the impact on non designated heritage assets be considered and this has been incorporated into the SA Framework
- It was also requested that site maps be included for the sites which have been assessed as alternative options. These are now set out as part of the appendices to this report

Summary of comments from Statutory Consultees

- 3.14** Natural England were supportive of the biodiversity and landscape indicators but suggested the further indicator: 'BAP Habitat that is protected, lost, restored and created on approved and refused proposals'. Unfortunately this data was not available from the Sussex Biodiversity Record Centre to monitor at this stage

Chapter 4: Relevant Plans, Policies and Programmes

- 4.1 The Horsham District Planning Framework has been influenced by a range of plans, policies, programmes and sustainability objectives laid down in overarching legislation. These range from international policies such as the Kyoto Protocol on Climate Change, to more locally specific strategies including the Horsham District Sustainable Community Strategy, 2009.
- 4.2 The relevant plans, programmes and legislative requirements relevant to the HDPF were initially identified through a review of the Plans and Policies set out in the Sustainability Appraisal of the Core Strategy, 2007 and through discussions with Strategic Planning Officers who identified updated guidance which could influence the plan. The list of relevant guidance has been continually updated throughout the sustainability appraisal process, taking into account consultation responses, and updates to legislation and guidance.
- 4.3 The identification of relevant plans and programmes is not exhaustive, and seeks only to identify the key documents that are of greatest relevance to the preparation of the HDPF. It should be recognised that whilst every effort has been made to ensure the documents identified are up to date, they do represent a snapshot in time. It should also be noted that the list of relevant plans and programmes does not include evidence base documents such as the Landscape Capacity Assessment or Economic Growth Assessment which have been prepared to support the development of the plan. These studies are not plans or policies, the information they contain and the implications they pose for the HDPF is covered in Chapter 5: Baseline Information
- 4.4 Due to the combined nature of this appraisal, plans and programmes with specific relevance to equalities issues have also been identified to ensure their objectives and targets were considered. A full list of relevant plans, policies and programmes is set out in Appendix 3. A summary of the key plans and programmes influencing the HDPF is identified below together with their main objectives.
- *National Planning Policy Framework (NPPF)*: This document sets the Governments Planning Policies for England and provides details of how they are expected to be applied. It covers a wide range of issues from plan preparation to development management and sets out guidance on social, environmental and economic issues with the aim of achieving sustainable development as set out in Chapter One of this document
 - *Gatwick Diamond*: The Gatwick Diamond is a diamond shaped area with Gatwick Airport at its centre. It covers the southern areas of Mole Valley, Reigate and Banstead and Tandridge Councils in Surrey to the north, down to the coastal authority of Brighton and Hove to the South. Within West Sussex, the boundary of the diamond also includes parts of Horsham, Crawley and Mid Sussex. The Gatwick Diamond is one of the key economic drivers in the area. Local Authorities and a number of local businesses have recognised the importance of the location in achieving economic prosperity into the future. In response to this a vision for the Gatwick Diamond area has been produced which identifies the following priorities:

1. To provide a broad but consistent strategic direction for the Gatwick Diamond area on planning and economic issues which cross local authority boundaries;
2. To set out, for the shorter term, how that strategic direction will be translated into change and development
3. To establish effective mechanisms for inter-authority cooperation on strategic issues so that longer term decisions made through the local plan making processes are well informed; and
4. To identify those areas where joint working will be prioritised.

- *Sustainable Community Strategy*: The Horsham District 'All Our Futures' Sustainable Community Strategy (SCS) has been produced by the Horsham District Community Partnership, a broad range of organisations covering a wide range of public, private, voluntary and community interests who have the aim of improving people's lives. The strategy not only provides a framework for meeting the needs of local people, looking ahead to 2026, but also focuses on what has to be done over the next four years. The Sustainable Community Strategy has four key goals for the District
 - *A better place to live;*
 - *Opportunity for all;*
 - *Better Health for all and*
 - *Staying and Feeling Safe*

Under each goal are a number of themes (e.g. Our environment) and the strategy identifies a number of objectives to help attain the goals. It also contains the vision "A dynamic District where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a District that enjoys a high quality of life." This is also the vision for the HDPF.

- *The Horsham District Council District Plan 2011-2015*: This document identifies the key priorities for the Council in the period to 2015. These are:
 1. Economic Development - plan for a successful local economy with high levels of employment;
 2. Efficiency and taxation - delivering excellent value and high performance;
 3. Arts, heritage and leisure - build an arts, leisure and culture reputation that also supports our economy;
 4. Living, Working Communities: Working together to support the life of local communities; and
 5. Environment - a better environment for today and tomorrow; and
 6. Safer and healthier - improving health and well being.
- *Core Strategy, and General Development Control Policies documents, 2007*: The current Core Strategy was formally adopted in February 2007. The document sets out the key elements of the planning framework, providing the basis for a longer term spatial strategy in which the social, economic and environmental needs of the District can be met. The document contains a number of policies to achieve this strategy ranging from environmental protection to the identification of key locations for development. These policies, together with those set out in the General Development control policies have been reviewed and updated, and form the basis on which the HDPF has been developed.

Chapter 5: Baseline Information

- 5.1 In order to be able to identify the impact the Horsham District Planning Framework will have on sustainable development, it is important to have an understanding of the current circumstances, (or baseline) that exist within the District and the trends that may continue if there were to be no review of the adopted Core Strategy (2007)
- 5.2 The baseline information presented in this chapter has provided the basis for predicting and monitoring the effects of plan and has been used to identify the sustainability issues which needed to be taken into consideration when assessing the impact on the Horsham District Planning Framework.
- 5.3 The baseline data has been obtained from a variety of sources including census data, environmental designations and from the detailed evidence base that has been undertaken to support the development of the HDPF. Studies and evidence suggested in response to the Scoping and Interim Report consultations have also been incorporated, including those from Natural England and English Heritage. The information has been structured using a series of topics, some of which have been derived from the SEA Directive (i.e. population, human health, material assets, biodiversity flora and fauna, landscape, soil, water, air and climatic factors), whilst others cover issues such as housing, education and skills, equalities and deprivation. For each section, the key sources of baseline data are identified and the main findings summarised. A summary of likely trends for the future which would occur without the preparation of the HDPF is also set out.
- 5.4 It should be recognised that much of the data is cross-cutting in nature and could be set out under a number of different headings. For brevity, this chapter has set out the data under the most relevant topic heading, but where appropriate references to other topic areas has been provided.

Horsham District: General Characteristics

- 5.5 Horsham District is located in the south east of England in the county of West Sussex. It covers an area of 530km² (205m²). The District is predominantly rural in character, with a number of small villages and towns located throughout the District. The largest urban area is the market town of Horsham, situated in the north-east of the District.
- 5.6 A number of other Local Authorities adjoin Horsham District. The Districts of Waverly and Mole Valley (both in Surrey) are to the north. In West Sussex, Crawley Borough adjoins the north eastern edge of the District, whilst Mid Sussex District is adjacent to the majority of the eastern boundary. To the far southeast is Brighton and Hove Unitary Authority, whilst Adur and Arun Districts are located to the South. Chichester District adjoins the west boundary. It should be noted that the South Downs National Park runs along the southern part of Horsham District, and the South Downs National Park Authority (SDNP) is the Planning Authority for this area.

SOCIAL

Population

Key Sources of Baseline Data:

- 2011 Census Data – Office for National Statistics
- Horsham District Community Profile 2011
- All Our Futures: Sustainable Community Strategy 2009-2026, 2009
- Horsham District Plan 2011-2015 – Promoting a Better Quality of Life
- Visioning Horsham, 2008

- 5.7 In 2011 the total population for the District was 131,301. This is a rise of just over 9,000 individuals from 122,000 in 2001. The population structure of the District indicates that there are a large number of families and retired individuals living in the District. The proportion of the population aged 17 and under was 21.4% (a drop from 24% in 2001). The proportion of the population aged 65 and over was 19.4% (an increase from 15.5% in 2001). This is equal to or higher than the national averages at 21.4% and 16.4% respectively. There is a lower than average percentage of individuals aged 18-24 (6.3% in Horsham District compared with 9.4% nationally). This has in part been attributed to the lack of further education facilities in the area, together with high house prices.
- 5.8 The number of economically active individuals aged between 16 and 74 years old at the 2011 Census is slightly higher than the national average (73.1% compared with 70.3%). Many of these individuals are at the older end of the working age spectrum with a greater percentage of the population expected to reach 'traditional' retirement age of 60 -65 in the near future than compared with national figures.
- 5.9 Although there is a general pattern within the District for a high number of families with young children and an older age structure with a high number of retired individuals within the District, there are variations. For example, Southwater ward has a particularly high percentage of under 18s and relatively few individuals over retirement age. Horsham town and Billingshurst village also have a higher percentage of 18-24 years olds than in the rest of the District. The southern part of the District e.g. parishes such as West Chiltington and Henfield, tend to have a particularly 'old' age structure.

Likely Future Trends without the Horsham District Planning Framework

- Population growth in the District will continue. The West of Horsham and West of Crawley strategic allocations identified in the adopted Core Strategy (2007) have now been granted planning permission.
- There is likely to be continued population increase in the District through natural increases such as increased life expectancy, coupled with in migration from other areas, such as neighbouring Districts.
- In common with the rest of the country the population of the District will continue to age. The existing older age structure of the District may mean that this is likely to be particularly pronounced.
- The number of 18-24 year olds is likely to remain low if house prices remain high and higher education remains limited. It should also be recognised that younger people may make a lifestyle choice to live in 'livelier' towns such as nearby Brighton and Hove

Housing

Key Sources of Baseline Data:

- 2011 Census Data – Office for National Statistics
- Northern West Sussex Strategic Housing Market Assessment (SHMA), 2009G
- SHMA Update 2012
- SHMA Affordable Housing Update 2014
- Strategic Housing Land Availability Assessment, HDC -2014
- Locally Generated Needs Study – Census 2011 and SDNP Update, 2012
- Affordable Housing Viability Study August 2010
- Homelessness statistics, Horsham District Council, 2012

- HDC Annual Monitoring Reports 2007/8 - 2013/14
 - Housing needs information set out in other local authority plans and strategies G
 - Horsham District Housing Strategy, July 2013
 - Horsham District Housing Strategy Annual Progress Review, July 2014
- 5.10 At the time of the 2011 census there were 54,923 households in Horsham District. 75.2% were owned or in shared ownership. The SHMA indicates that 33% of householders own their house outright. Houses in Horsham District are predominantly detached (40%) or semi-detached (28%). Very few houses in the District remain empty – just 121 were on the Empty Property Register in 2009. This is one indicator of the high demand for housing in this area.
- 5.11 House prices are also high. This is likely to be for a number of reasons, ranging from the attractive nature of the District, and its proximity to employment. In July 2013 the average house price for houses advertised on Zoopla for the Horsham, Billingshurst, Steyning and Pulborough market areas was £380,321. This compares with an average value of £290,414 for West Sussex as a whole. The prices have risen since 2011 when the average price between April and July 2011 was £317,103. The District has the highest average price in West Sussex for semi-detached homes (£295,713), perhaps due to the very high demand for this type of property. Flats (£156,044) and terraces (£221,686) had a lower average price than both Chichester and Mid Sussex Districts (Land Registry 2011). In all cases the cost of housing is very high when compared with the median average income of £22,697 for all earners in the District (ONS Annual survey of hours and earnings 2010).
- 5.12 The low median income coupled with high housing prices has resulted in a high level of need for affordable housing. Currently 11% of the total housing stock in the District is social rented. Other forms of affordable housing are minimal – just 0.5% of all homes are in shared ownership for example. The recent economic downturn may also result in more households becoming homeless, and/or in need of more general assistance with affordable housing. Evidence of this can be seen in data held by Horsham District Council which indicates that the use of Bed and Breakfast to meet the Council's statutory duties increased by 300% in 2011/12.
- 5.13 In addition to the needs for affordable housing, the demand for market housing remains high. This is due to a range of factors including population growth, changing household sizes, and the attractive nature of the District as a place to live and work. Studies have been undertaken to identify the likely level of housing demand as the Council moves forward into the future. In addition, evidence from neighbouring authorities such as Crawley Borough Council has demonstrated that they have limited ability to meet their own needs, as for example they have built up to their administrative boundaries. This may therefore increase the pressure on Horsham District for housing development, particularly given the legislative requirements set out under the Duty to Co-operate

Likely Future Trends without the Horsham District Planning Framework

- There will be continued pressure for housing development in the District in the future to meet population and local migration movements.
- The ageing population may increase the need for accommodation that is adapted to meet the needs of the elderly.
- The attractiveness of the District for families is likely to mean that there remains a demand for 'family' housing.
- The current economic situation and changing legislative requirements has led to uncertainty as to how the private and rental (including social rental) markets will develop and change into the future.

- The lack of affordable housing may cause out-migration of the younger population
- Increased homelessness could have wider economic consequences for the Council in terms of the cost of providing this accommodation at the expense of other services including more general housing provision

Education & Skills

Key Sources of Baseline Data:

- West Sussex County Council education data
- Horsham District Council Infrastructure Study (2010 and 2014)
- Visioning Horsham, 2008

- 5.14 In general, the residents of Horsham District are educated to a high level, with approximately 50% of the local workforce educated to degree level or above. GCSE and A level results from local schools are also good.
- 5.15 There are a number of educational establishments in the District, from the pre-school level upwards. In terms of Local Authority provision there are 41 primary schools, 6 secondary schools and 1 school catering for special needs. Most of the primary schools have catchment areas which serve the local village, although some children have to travel a distance to school (e.g. children in Manning's Heath are served by a primary school in Nuthurst). Secondary schools are fewer in number, and the rural nature of the District requires that many children travel long distances to reach their school.
- 5.16 Data from WSCC and the Horsham District Council Infrastructure study indicates that a number of schools are operating at or close to their current pupil capacity. Any further large scale development would therefore require additional primary and secondary (including 6th form) school provision.
- 5.17 There is some provision for further education in the District, including the Brinsbury Campus of Chichester College. Opportunities for higher education are limited, with the nearest universities located in Brighton and Guildford. Local Authorities and businesses in the Gatwick Diamond area have recognised that there may be need for additional higher education and training opportunities in the area to ensure that the workforce remains trained to a high level in the future
- 5.18 In some parts of the District, there is evidence to show that there are educational barriers for young people from low income households and living in rural areas. Barriers include low aspirations and poor transport access. (Visioning Horsham, 2008)

Likely Future Trends without the Horsham District Planning Framework

- Population growth is likely to result in the need for schools, including one at Secondary level.
- Budget cuts such as the loss of the EMA grant and cuts to public access may increase barriers for low income and /or rurally located families from accessing education
- There is a continued requirement for a highly educated workforce and need for higher education training opportunities

Leisure & Recreation

Key Sources of Baseline Data:

- Sport Open Space and Recreation Assessment, 2014
- Horsham District Green Infrastructure Strategy, 2014
- Future Prosperity of Horsham Town Report, 2011
- Future Prosperity of Horsham Town Report, 2011
- Horsham District Green Space Strategy 2013-2023, Nov 2013
- Horsham District Green Space Strategy 2013-2023, Nov 2013

- 5.19 The Council's Sport, Open Space and Recreation Assessment was commissioned to assess the level, provision, quality and accessibility of open space, sport and recreation facilities in the District study. The assessment concluded that the overall quality, quantity and accessibility of existing sites in the District is good, with a range of leisure facilities (including 3 swimming pools, leisure centres, playing fields and parks, allotments and childrens' play areas.) In addition other forms of leisure and recreation activities are present in the district, including a cinema, museums, libraries, restaurants and pubs. A number of strategic recreation routes also pass through the District including the Down's link and South Down's Way.
- 5.20 The Sport, Open Space and Recreation Assessment indicates that there are some shortages in leisure provision, including allotments and indoor tennis courts. In addition, work on Green Infrastructure Provision has also demonstrated that despite the rural character of the District, the amount of accessible green space is limited for some residents, for example as a result of private land ownership or a limited public footpath network. The evening economy of Horsham town has also been identified as an area for potential enhancements.

Likely Future Trends without the Horsham District Planning Framework

- Continued increases in the population is likely to increase the pressure on existing leisure and recreation facilities

Human Health

Key Sources of Baseline Data:

- Health and Care Data for Horsham District - Office for National Statistics
- The Strategic Commissioning Plan 2010-2014, West Sussex Primary Care Trust (PCT)

- 5.21 Overall, the health of the population living in Horsham District is very good. Average life expectancy at birth in 2009 was 80.5 years for men and 83.6 years for women. This is higher than the national average. Forest, Trafalgar, Pulborough & Coldwaltham and Bramber are amongst the top ten wards with the highest life expectancy in West Sussex. In the 2011 Census just 3.5% of the population classed their health as 'bad' or 'very bad'. Other indicators of the general health of the population are also good, for example the smoking rate in the District has been measured at 18%, which compares favourably against a rate of 27.4% in Crawley Borough, (Strategic Commissioning Plan 2009-2014). Children in the District are also less likely to be overweight or underweight than the southeast or England as a whole. There are however some individuals in the District with health problems, and health outcomes for Gypsies and Travellers have in particular been identified as being poor.

- 5.22 The biggest concern in the District identified by health care studies and through consultation with the general public is access to health care. This includes concerns about the lack of a major hospital close to many of those who live in the District. The nearest hospitals are at Redhill, Worthing, Haywards Heath, Guildford and Chichester. Mental health care facilities and NHS dentistry have also been identified as areas where services are lacking. Access to GPs is however, generally good and services have been improved in recent years, with for example a new health care centre opening in Steyning.
- 5.23 Transport to health care facilities is identified as a problem in the District, particularly given its rural nature and the low provision of public transport. Parking at health care centres (both GP surgeries and hospitals) is also considered to be a problem by many members of the public.
- 5.24 Health care provision for younger people is an area where concerns have been identified. Within West Sussex as a whole, binge drinking amongst the young has been identified as an increasing problem, with 30% of boys and 19% of girls in further education admitting to this activity. An increased rate of smoking in girls has also been identified as a particular problem.
- 5.25 Health care services for the elderly is one area where significant changes are likely to be necessary in the future given the ageing population structure of the District (irrespective of any increase in the population resulting from additional housing development). Impacts are likely to include increased numbers of individuals suffering from diseases usually associated with old age, such as dementia. This is already becoming apparent, through measures such as the number of claimants of carers allowances. This increased by 17.6% in Horsham District compared with the West Sussex average of 16.2% and 11.1% nationally between 2004 and 2007.

Likely Future Trends without the Horsham District Planning Framework

- The average age of the population is likely to continue to increase which will result in an increasing need for health care services for the elderly.
- Budget cuts may reduce the level of some services, and could also reduce further access to health care by public transport.

Community Safety / Crime

Key Sources of Baseline Data:

- Crime mapping and statistics within Horsham District www.police.uk
- All Our Futures: Sustainable Community Strategy 2009-2026, 2009

- 5.26 Crime levels in Horsham District are generally low, with recorded levels of crime and anti-social behaviour either average or below average when compared against the rest of the UK. Crime statistics also indicate that crime levels have remained broadly stable over the past three years. Despite being a generally safe place to live, fear of crime and antisocial behaviour is however a major concern for many residents in the District, as evidenced by the work carried out as part of the Community Strategy.

Likely Future Trends without the Horsham District Planning Framework

- It is not possible to predict future levels of crime or anti-social behaviour. There is however a risk that crime and anti-social behaviour will worsen in the future if population numbers increase, but services and facilities are not provided for new communities.
- Budget cuts may limit the level and nature of police operations which may impact on actual and perceived levels of crime.

Equalities, Social Inclusion and Deprivation

Key Sources of Baseline Data:

- 2011 Census Data – Office for National Statistics
- The English Indices of Deprivation 2010
- Horsham District – A Community Profile (2011)
- Gypsy/Traveller and Travelling Showpeople Accommodation Needs Assessment, 2012
- Disability Living Allowance Claimants 2010 – Office for National Statistics
- West Sussex Authorities Transit Site Study Report, 2013
- Assessment of Sites Available for Gypsy and Traveller Use, 2011
- Annual Gypsy/Traveller, Travelling Showpeople Accommodation Count, 2014

5.27 The Index of Multiple Deprivation gives a useful indication of the overall level of deprivation in the District by scoring on a wide range of issues including; income, employment, health, living environment, education and crime. Overall the level of deprivation in Horsham District is considered to be low with only 26 Local Authorities considered to be less deprived. It should however be noted that this rank has fallen.

Likely Future Trends without the Horsham District Planning Framework

- The average age of the population will continue to increase
- Increases in fuel prices may increase numbers in fuel poverty
- Cuts to public transport may increase those in rural areas experiencing difficulties in meeting their day to day needs.
- There is a continued need to ensure that Gypsy and Traveller sites are provided to meet the needs of this ethnic group

ENVIRONMENTAL

Biodiversity, Flora and Fauna

Key Sources of Baseline Data:

- Biodiversity information on habitats, species and Biodiversity Opportunity Areas from Sussex Biodiversity Record Centre;
- The South East Biodiversity Strategy; The
- Sussex Biodiversity Action Plan;
- The Horsham District Appropriate Assessment, 2014;
- Barbastelle Bats in the Sussex Weald 1997-2008; Ancient
-

Woodland Inventory, 2009;

- HDC Green Infrastructure Strategy 2014
- Habitat Regulations (Appropriate Assessment) 2014;
- Green Space Strategy, 2013

- 5.33 Horsham District supports a wide variety of plant and animal life, (collectively referred to as biodiversity). Habitats found within the District include arable, woodlands, hedgerows, a wide variety of grasslands, heathland, and aquatic environments including rivers, ponds and floodplain grasslands. The urban environment also provides a home to a wide variety of wildlife.
- 5.34 Approximately 8% of the land area of the District is designated for its importance in nature conservation terms. The Arun Valley Special Protection Area (SPA) and RAMSAR site comprises 1% of the District's area and is of international importance for a number of bird species that overwinter at the site. There are also 23 national Sites of Special Scientific Interest (SSSIs) which are of importance for nature conservation or geology, 70 locally important Sites of Nature Conservation Importance (SNCIs) and 22 Regionally Important Geological Sites (RIGS) as designated by WSCC.
- 5.35 A recent assessment of the condition of all SSSIs in West Sussex that 46% were in a favourable condition (Natural England). This is a 1% improvement since 2009. 52% of the remaining SSSIs are in unfavourable but recovering condition. Although this means that 55% are in an unfavourable condition, the vast majority of these are recovering and only 7% were found to be in declining condition. In addition monitoring of Local Designations (SNCIs and RIGs), shows that 76% of SNCIs and 64% of RIGS are in positive conservation management.
- 5.36 A further type of habitat of particular importance for biodiversity is that of Ancient Woodlands, (as designated by Natural England). These areas have been continuously wooded since the 1600s and support a range of plant and animal species that cannot be replaced in new woodlands. In 2009 a West Sussex wide study was undertaken to update the existing inventory of Ancient Woodlands. This study looked at all sizes of woodland rather than those greater than 2ha, as the original study had done. As a result the percentage of Ancient woodland in the District has increased from 4.5 to 6%.
- 5.37 It is well known that biodiversity can be impacted directly, for example, through direct losses of both greenfield and brownfield land to development. Biodiversity can also be impacted by activities that take place some distance away, and it is therefore possible that activities that take place in Horsham District can impact on sites which fall outside its boundaries as well as those within the District. The Habitat Regulations (Appropriate Assessment) of the HDPF to date, examines the impacts of the plan on European protected sites, indicates that development could impact on the Arun Valley SPA, and also on The Mens SPA which is a woodland in the South Downs National Park. The assessment identified that the mitigation measures to protect bat flight paths and water quality and resources are required in the plan to ensure that the integrity of these two sites are not adversely impacted.
- 5.38 In addition to protected sites, it should be recognised that other habitats in the District are also important in supporting biodiversity and also other key environmental services on which we depend, such as flood attenuation, climate control, attenuating pollution and providing space for food production. Habitats, such as hedgerows, provide 'green corridors' which link sites and

green areas together. Recent work on the Green Infrastructure Strategy for the District has identified a number of key areas of existing importance for biodiversity and other environmental services. In addition a number of Biodiversity Opportunity Areas have been identified where there is potential for biodiversity to be improved in the future.

- 5.39 In addition to habitats, Horsham District is also home to a wide range of species, some of which are rare or protected by law. Protected species recorded in the District include a number of bat species, snakes, great crested newts, dormice and badgers. There are also a number of species that are not protected by law but have been identified as being of biodiversity importance at a national or county wide scale, for example, swifts.

Likely Future Trends without the Horsham District Planning Framework

There is continued pressure for housing and other development. Without a development plan, land lost to development may be more piecemeal and fragment habitats. Mitigation and enhancements may be more limited without a plan. Climate change, and changes to land management practices may also impact the type and nature of habitats and species in the District.

Landscape

Key Sources of Baseline Data:

- Landscape Character Areas of Great Britain
- Landscape Character Areas of West Sussex & Land Management Guidelines
- Horsham District Landscape Character Assessment 2003
- Horsham District Landscape Capacity Study, 2014

- 5.40 The landscape in Horsham District is varied, ranging from small scale woodlands, river valleys to more open arable landscapes. Much of the north eastern part of the District has been designated as a nationally important Area of Outstanding Natural Beauty (AONB). The District also adjoins the South Downs National Park which took on its full statutory powers in April 2011.

- 5.41 The Horsham District Landscape Character Assessment, 2003, identified 32 separate landscape character areas across the District. 15 of these character areas were found to be in good condition but 17 were found to be declining. The areas of decline tended to be nearer to centres of population such as around Horsham, Steyning, Bramber and Upper Beeding and Henfield. 22 character areas were also found to be sensitive to change. Areas identified as having low sensitivity to development were generally areas that had already experienced a high level of change through development. Issues identified by the assessment which could possibly change the landscape character of the District were: tall structures, decline of land management, increased traffic, suburbanisation in rural areas, engineered flood defences and large scale development. Climate change may also impact on the landscape as weather conditions may change the type of plant species and crops which can grow and survive.

- 5.42 Horsham District Council has undertaken a study to assess the capacity of the landscape in areas of the District to accept development. Results of this study indicate that, although much of the District is not a designated protected landscape, most areas of the District have a limited capacity for development, due to their rural and relatively unspoilt qualities. These areas often contribute to the setting of existing towns and

villages and also provide valuable greenspaces for existing residents. The landscape in some areas also acts as an important visual break separating smaller and larger settlements. The study does however identify some areas which have more capacity for development compared with other parts of the District.

Likely Future Trends without the Horsham District Planning Framework

- Continued development pressure for development around towns and villages in the District;
- Renewable energy technologies (e.g. wind turbines or solar panels) may also alter the landscape character in some areas.
- Climate change may impact on vegetation and crops which are able to grow

Archaeology & Cultural Heritage

Key Sources of Baseline Data:

- Historic Environment Record held by WSCC
- Historic Character Assessments of Horsham, Henfield, Steyning, Bramber and Pulborough
- English Heritage 'At Risk' [Register http://risk.english-heritage.org.uk](http://risk.english-heritage.org.uk)
- List of Locally Important Historic Buildings, 2010
- Conservation Area Character Appraisals of Horsham, Amberley, Bramber and Slinfold, 2004

- 5.43 Horsham District has a rich and varied heritage ranging from prehistoric sites to Roman roads, Anglo-Saxon settlements and medieval buildings. It retains a traditional settlement pattern of small hamlets and villages which are served by larger market towns, which has developed over many centuries. It is also home to a number of Listed Buildings from the Jacobean, Georgian and Victorian era and the 20th Century.
- 5.44 There are over 1,860 Listed Buildings in the District together with 39 Conservation Areas, 77 Scheduled Ancient Monuments and 252 sites of archaeological interest. There are also a number of historic parks and gardens in the District, including Leonardslee Gardens, Parham House, St Mary's House and Horsham Park. All data on the statutory and local designations in the District are incorporated in the Heritage Environment Record held by West Sussex County Council (WSCC). Whilst many of the historic structures and buildings in the District are well cared for, not all the historic structures in the District remain in a good state of repair. A very small number of these have been placed on the national 'Heritage At Risk' register compiled by English Heritage. Preservation works to these structures are actively encouraged by this Council, and would be given priority for renovation works should such an option become available.
- 5.45 The historical interest of the District is not solely confined to designated sites and this is, for example, illustrated by the results of the Historic Character Assessments of Horsham, Henfield, Steyning, Bramber and Pulborough. These assessments illustrate the long history and evolution of these settlements as well as identifying areas of historical and archaeological importance.
- 5.46 Development proposals have the potential to change the character and impact on the cultural heritage of the District, as a result of development on greenfield sites and within existing built areas. In the future, one way in which cultural heritage could be affected is the proposed 'green deal' which aims to increase energy and heat efficiency of the existing building stock, which could potentially impact on the appearance of historic buildings. (Further information on this issue is set out in the climate change section).

Likely Future Trends without the Horsham District Planning Framework

- On-going development pressure which may result in the loss of or damage to archaeology and cultural heritage and the character and appearance of villages and towns

Soil

Key Sources of Baseline Data:

- Minerals and Waste data (WSCC)
- HDC Contaminated Land Inspection Strategy 2007 (HDC)
- Annual Monitoring Report (HDC) Agricultural Land Classification

- 5.47 The earth itself is an important asset to the Horsham District, both in terms of agriculture and the raw materials it contains. The District contains deposits of sand, gravel and clay, and some of these areas are being actively extracted today. For example sand and gravel extraction sites can be found in the Storrington area. Former areas of clay extraction have often been used as landfill sites, and there are over 60 closed landfill sites in the District, with a few sites still currently open and accepting waste deposits.
- 5.48 Many of the raw materials found within or close to the boundaries of the Horsham District have formed the basis of local industries in the area. This includes activities such as lime and cement manufacture (from chalk), and bricks from the clay deposits. Some of these industries continue to this day (there are still some active brickworks), although many have now closed.
- 5.49 Industrial uses and other activities (e.g. landfill) that have taken place in the District have the potential to result in contaminated land. For example, raw materials, chemicals used in manufacture and waste deposits can result in pollutants entering the soil. In certain conditions these pollutants may have a pathway where they can reach and harm humans, livestock or the natural environment. Controls now exist to seek to ensure that land does not become contaminated, but historically this was not always the case. The Council therefore has a Contaminated Land Inspection Strategy which sets out how it will identify areas of land that may be contaminated. Sites in the District which may have or have had the potential to result in contaminated land include the following: landfill sites, gas works, sewage works, petrol stations, certain activities and sites on industrial estates of business parks, former foundries, tanneries, lime, cement and plaster works.
- 5.50 The soil is also an important agricultural resource providing land for arable crops, grazing pasture and forestry land. The heavy clay soils present in much of the District mean that much of the land is not of particularly high quality for agriculture, but there are some areas particularly on the lighter sandier soils near Henfield and West Chiltington, where conditions are better for agriculture, and in this areas crops, market gardening and agricultural nurseries together with a few orchards can be found. In order to minimise the amount of agricultural and other undeveloped land lost to development, to protect the environment and bring about regeneration, recent government policy has been to redevelop brownfield or previously developed land before bringing about development on greenfield locations. Within Horsham District 74.7% of all new homes were built on brownfield or previously developed land between 2007 and 2008. This percentage may however fall in the future as many suitable brownfield locations have now been built out and a number of strategic locations (e.g. West of Horsham) on greenfield land are under construction.

Likely Future Trends without the Horsham District Planning Framework

Contaminated land requiring remediation will continue to be identified;
Public and possibly government pressure to bring forward brownfield sites for development prior to the loss of greenfield land is likely to remain high;
Land in the District is likely to continue to be used for raw materials; Pressure for sites for waste disposal in the District will remain in the future.

Air Quality, Noise and Odour

Key Sources of Baseline Data:

- Environmental Health Monitoring Data
- The Local Air Quality Management Progress Report, 2011
- Storrington Air Quality Action Plan, 2012
- Air Quality Management Area Map – Cowfold, 2013
- Air Quality Action Plan – Guidance (Draft), 2014

- 5.51 At the time the SA/SEA of the Core Strategy 2007 was undertaken, no data was available suggesting that there was any particular concern regarding air quality in the District. Since this time, air quality monitoring data collected as part of the Council's activities has identified a number of areas in the District where air quality is poor. Both Cowfold and Storrington were found to have levels of nitrogen dioxide (NO₂) that exceed legal limits, and in both of these villages an Air Quality Management Area (AQMA) has now been declared. The purpose of designating these areas is to seek to identify the key sources of the pollutants and work towards reducing the levels of to within acceptable limits. In both Storrington and Cowfold the key source of NO₂ is from traffic passing through these villages (More information on traffic levels is set out in the transport section).
- 5.52 In addition to Storrington and Cowfold, the Local Air Quality Management Progress report 2011 also identified that Pulborough had been found to have high levels of NO₂ in one part of the village. Monitoring of air quality there and across the rest of the District will continue into the future.
- 5.53 Noise (defined as unwanted sound) levels are generally low within the District. The total number of noise complaints from all sources in 2008/9 was 255 and is broadly stable when compared with data from previous years. There are a number of possible sources of noise pollution in the District, including traffic. One key source of noise in the District is air traffic, particularly in the far north east of the District which is close to Gatwick airport. It should however be recognised that improved engine design has reduced noise levels from aircraft in recent years, and the area of the District exposed to 57dB LAeq Noise Contours has reduced since 2000. Although there is a legal agreement preventing the construction of a second runway at Gatwick until 2019, should this take place, noise levels in District affecting residents will increase. Noise levels will also increase in the event of any other changes to existing flightpaths.
- 5.54 It has been recognised that unpleasant odours can have an adverse impact on quality of life and can be recognised as a 'Statutory Nuisance'. Most areas of the District are not adversely affected by odour, but sewage works, landfill sites accepting biodegradable waste and agricultural activities can all generate odours which can have an adverse impact on any population living nearby.

Likely Future Trends without the Horsham District Planning Framework

- Continued development is likely to result in increased traffic, which could raise levels of air pollutants such as nitrogen dioxide.
- Cuts to services in public transport may lead to a further increase in traffic levels on rural roads, again reducing air quality
- Potential for a second runway at Gatwick airport within the plan period for the HDPF.(This would result in the review of the HDPF and a new Sustainability Appraisal).
- Developments in the electric charging network for cars could lead to improvements in air quality.

Water (Quality, Resources and Flooding)

Key Sources of Baseline Data:

- Horsham District Strategic Flood Risk Assessment (SFRA) 2007, 2010 revision and 2014 Strategic Sites Assessment
- Gatwick Sub Region Joint Water Cycle Study, 2011
- Environment Agency River Basin Management Plan SE River Basin District, 2009
- Environment Agency Groundwater Protection: Policy & Practice
- Southern Waters Water Resource Management Plan (WRMP), 2013
- Thames Water, Water Resource Management Plan 2015 - 2040
- Water Framework Directive (2000/60/EC) water body assessments Catchment
- Flood Management Plans – Arun and Adur and Western Streams (2008)
- Catchment Abstraction Management Strategy for the Arun and western streams and Adur and Ouse (2009)
- Gatwick Sub Region Joint Water Cycle Study: Scoping Study, 2010

- 5.55 The general quality of the rivers in the District is considered to be moderate to good and has been so since the early 1990s (Environment Agency), although some stretches of the Adur have poor water quality. There is concern that future development could reduce river flows which means there is less water available to dilute sewerage discharge, thereby impacting water quality. This is a particular concern in the Horsham area, as the River Arun has low summer flows and the Horsham wastewater treatment works (WWTW) is at best available technology. Any deterioration in water quality could affect the Arun Valley SPA and result in failing Water Framework Objectives which aim for waterbodies to achieve a good ecological status and prevent further deterioration in their quality. At this stage data indicates that any adverse impacts can be resolved.
- 5.56 Groundwater quality is also of importance in the District, with much of the groundwater under the southern part of the District (Pulborough, Storrington and around Steyning) forming part of a major aquifer. There are also a number of minor aquifers in the District. Groundwater is extracted for water supplies for most of the District at Hardham, and the land in this area is a Source Protection Zone (SPZ). There is also a SPZ to the East of West Chiltington Common and Upper Beeding. There are controls in these areas as to the type of development which can take place in order to ensure that groundwater quality is protected.
- 5.57 Groundwater levels in the District may come under increasing pressure in the future. Increases in population size are likely to increase the demand for water that needs to be abstracted. In

addition, the south east is an area of water stress as identified by the Environment Agency, and is often subject to drought conditions in the drier summer months. Changing water conditions as a result of climate change (such as hotter summers) may also increase demand, but at the same time reduce the amount of water reaching groundwater reserves, particularly if the incidence of drought increases. Data from Southern Water indicates that without a water meter, residents use an average of 160 litres each day. This figure is reduced by an average of around 10% for residents with a water meter. Southern Water is therefore undertaking a programme to install water meters for all residential customers in the period to 2015. Other measures to ensure the continuity of water supply such as the construction of a reservoir at Hardham are also underway.

- 5.58 Although water is a vital resource for the District, it can also pose as a threat in the event of flooding. The Rivers Arun and Adur are identified as the most predominant sources of flood risk in the District in the Districts SFRA, with tidal flooding being a specific concern in the south. To a lesser extent, there is also potential risk of flooding from groundwater, surface water and sewer flooding. Climate change may increase the area of land at risk from flooding in the future due to increased intensity of rainfall and wetter winters.
- 5.59 Approximately 6.5% of the total administrative area of the District is located within the functional floodplain (Flood Zone 3b). This includes 1.18% of existing development. 1.20% of the District is located within high flood risk areas and 0.18% of the District is within moderate flood risk areas. Pulborough, Steyning, Bramber and Upper Beeding are the settlements that have been identified as being at the greatest risk from flooding.

Likely Future Trends without the Horsham District Planning Framework

- Increasing population in the district is may result in reduced water quality which could impact on the requirements of the Water Framework Directive;
- Demand for water resources may increase as population number in the District rise. This increase may be impacted by climate change (e.g. hotter summers), which could also reduce the available supply if drought episodes increase in frequency;
- Increases in population may place increased pressure on existing waste water treatment works
- The area of land at risk from flooding is likely to increase as a result of climate change. Development also has the potential to increase flood risk by increasing the speed of run-off into rivers and streams

Climate Change, Renewable Energy and Resource Efficiency

Key Sources of Baseline Data:

- Climate emission data - DECC
- WSCC Community Strategy for West Sussex
- West Sussex Sustainable Energy Study 2009
- HDC Annual Report / Planning Application details
- HDC Climate Change Strategy, 2009 (www.actingttogether.co.uk)
- Building Regulations, Part L
- Creating High Performance Sustainable Buildings, Sussex Building Control

- 5.60 Recent data released by the Department of Energy and Climate Change indicates that emissions of greenhouse gases have fallen from 8.4 tonnes per capita to 6.7 tonnes per capita each year between 2005 and 2009. This figure is derived from combining emissions data from industrial and commercial sources, from domestic energy and from road transport. The data indicates that the greatest decrease in emissions has been from industrial and commercial sources, (a 28% fall) with the fall in domestic and road

emissions much lower (11 and 12% respectively). Much of this fall may be a response to the recent economic downturn and rising fuel costs for heating and transport driving down energy use, rather than significant behavioural or technological changes. This may change in the future if fuel and energy prices remain high, influencing the choice of vehicles used by households, together with uptake of schemes to improve the energy efficiency of existing homes (e.g. cavity wall insulation). This is of particular importance to Horsham District as it has high levels of emissions from domestic sources and traffic. This appears to be due to the housing stock (predominantly large detached homes) and the rural nature of the District which has a poor public transport service.

- 5.61 One mechanism to reduce dependence on energy from sources that generate emissions of gases that contribute to climate change is to generate energy from other renewable or low carbon sources of energy (e.g. wind, solar and biomass). A joint authority study was commissioned in 2009 to consider the potential for a range of renewable energy technologies across the West Sussex. The study found that there were limited opportunities for energy installations which require extensive land areas such as large scale wind farms and biomass crops. Certain opportunities were identified for medium scale wind resource, however a much higher number of these turbines would be required to realise the equivalent capacity of large scale turbines. Whilst the potential of micro-renewable technologies such as photovoltaics was considered to be minimal, the introduction of government incentive schemes such as the Feed In Tariff (FIT), have meant these schemes are much more viable, thereby increasing demand. Horsham has a number of green fields with southern aspect slopes; particularly in the south of the District. This has resulted in a rise in the number of solar farm applications in recent months. Landscape issues need to be taken into consideration when considering these applications; In addition to renewable energy the Government has recently launched the renewable heat incentive which seeks to promote non carbon based sources. Energy efficiency of existing housing stock may also be improved as a result of the Green Deal', although this scheme is still in the early stages of implementation.
- 5.62 Due to the highly wooded nature of the District, the Sustainable Energy Study also identified potential for biomass crops which could be used to power District heating systems. Whilst this resource had potential, it was acknowledged that for it to reach its full potential, it would require the establishment a network of local biomass supply chains. This potential is now recognised by the Local Economic Partnership, which may assist with the establishment of these networks in the future. Notwithstanding this, district heating systems, including CHP and CCHP were identified as a cost effective means of providing low carbon energy in Heat Priority Areas throughout the District and this opportunity is to be explored.
- 5.63 In addition to reducing carbon emissions from existing sources, efforts to reduce the overall energy consumption and carbon emissions, as well as minimising impacts on other sustainability issues, such as water consumption are also being made through improvements to Part L of the Building Regs. In 2009 Sussex Building Control produced a guidance document called 'Creating High Performance Sustainable Buildings' which recommended all developments of 10 dwellings or more, or over 1000m² commercial floorspace, achieve at least Code Level 3 or BREEAM 'Very good'. In recent years some developments have gone beyond the suggested level of the Code, including a development at Arun Road in Billingshurst, which achieved Code level 5 and Abbey Court in Storrington which achieved Code Level 4. The Government continues to change the requirements for sustainable development, with the incorporation of many Code for sustainable homes requirements into the building regulations. This may result in a change to the delivery mechanism for sustainable homes away from Local Planning Policies.

- 5.64 Whilst reducing emissions of greenhouse gases from current levels and increasing the overall sustainability of new developments, it needs to be recognised that existing increases in levels of greenhouse gases in the atmosphere to date will result in changes to the climate. This could include warmer summers and wetter winters, with more extreme weather events such as storms and droughts causing heatwaves and flooding. Although there is some uncertainty as to exactly what will take place, the effects of climate change are undisputed and adaption measures need to be taken into consideration.

Likely Future Trends without the Horsham District Planning Framework

- An increase in the population is likely to increase the demand for domestic energy and fuel for transport. Any business development will also increase energy demands.
- Cuts in public transport and local services may lead to increased reliance on the private car and longer journeys, increasing carbon emissions from transport. Conversely increasing fuel costs may result in increasing demand for energy conservation schemes (e.g. cavity wall insulation) and increase demand for smaller energy efficient vehicles and car sharing. Electric vehicles may also become more commonplace if a charging network is established.
- The demand for smaller and large scale renewable energy installations may increase, but other market factors and government support may influence this. New developments are likely to continue to reach higher sustainability standards in line with national requirements

Waste

Key Sources of Baseline Data:

- WSCC Waste Local Plan, 2014
- Acorn Plus Scheme information (HDC)
- Horsham District Council Infrastructure Study (2010 and 2014)

- 5.65 There are currently 10 licensed landfill sites operating in the District, with a further site and site extension allocated at Brookhurst Wood, near Horsham through the 2014 WSCC Waste Local Plan. In addition to the ten licenced landfill sites, there are eight registered waste sites where larger items of waste can be disposed of or recycled by householders. The Horsham District Council Infrastructure Study, 2010 identified a possible shortage in capacity of these sites in Horsham, Broadbridge Heath and Southwater.
- 5.66 Recycling rates in the District are higher than the national average with 48.22% of the total household waste generated being reused, recycled or composted. These figures demonstrate the higher performance which has been achieved since the introduction of the Acorn scheme and separate garden waste collection service in 2009. Waste no longer needs to be sorted by the householder as all recyclable items can be put into the same bin and taken to a Materials Recycling Facility (MRF) at Ford where the recyclables are sorted and sold. The ultimate aim of this scheme is to recycle 60% of all domestic waste.
- 5.67 Businesses are also a significant producer of waste within the District. One particular area of waste generation which has been identified in recent years is that of construction

waste. Many developers have now recognised this issue and are part of responsible constructor schemes which seek to minimise waste production and maximise the re-use of materials.

- 5.68 At the current time much of the non recyclable waste produced in the District is disposed of in landfill sites. Such sites may be less available in the future, and other methods of waste disposal, such as incineration, may be necessary. Planning for waste disposal sites is undertaken by WSCC.
- 5.69 Another significant form of waste produced across the District is sewage. This is treated at a number of sewage treatment works, including sites at Horsham, Billingshurst, Rudgwick, Henfield, Storrington, Steyning and Pulborough. These sites are currently operating at or near capacity, which may limit the potential for further development in the future unless there is investment in the sewerage infrastructure.

Likely Future Trends without the Horsham District Planning Framework

Schemes to reduce waste production both commercially and domestically are likely to result in improved waste minimisation and recycling in the future. New housing development in the District will be included in the Acorn scheme for domestic waste collection.

The availability of landfill sites is likely to fall in the future, perhaps requiring sites for waste incineration to be made available.

ECONOMIC

Material Assets: Economic Development and the Rural Economy

Key Sources of Baseline Data:

- Economic Growth Assessment Emerging Findings Report for Horsham, 2013
- Northern West Sussex Economic Growth Assessment, 2014
- Office Market Demand Assessment, 2009
- Economic activity data – Office for National Statistics
- Horsham District Settlement Sustainability Study 2005
- Visioning Horsham, 2008
- North West Sussex Employment Land Review (Part 1), 2009 and (Part 2) , 2010
- Labour market statistics – Office for National Statistics / Nomis
- Market Appraisal on Current and Potential Future Demand for Business Space in Horsham District, 2014
- Retail Needs Study, 2010
- Billingshurst Retail Study, 2012
- Billingshurst Village Study Technical Appendix, 2012
- Horsham District Economic Strategy 2010
- Supporting Economic Growth in West Sussex – Economic Growth Strategy for West Sussex, 2012

- 5.70 Horsham District has a number of benefits for employers and employees, being located close to London and Gatwick and in an area with an attractive environment and a high quality of

life. The population is generally highly skilled, with many residents educated to graduate level. Much of Horsham District lies within the Gatwick Diamond which reaches from Croydon in the north, out around Gatwick airport and down the A23 corridor to the south coast – see Figure 3: Residents living in Horsham District contribute to this wider regional economy. Travel to work data from the 2001 census indicates that as well as Horsham being an important centre for employment in the District, many residents commute beyond the District's boundaries to Crawley/ Gatwick. London and the South coast are also important employment centres for the District.

- 5.71 Horsham District has a relatively balanced economy in employment terms, with key sectors including business services, retail and manufacturing, although a number of smaller sectors such as health and utilities have also registered strong growth in recent years. The average Gross Value Added per worker in Horsham is £40,530 which is higher than most other Sussex and South Coast authorities. The rural economy including agriculture and tourism are also important in some parts of the District, particularly in the south which has a relatively high proportion of small to medium sized enterprises (SME's) and home based businesses. Larger employers present in the District include the RSPCA with headquarters in Southwater and RSA who have a base in Horsham town.
- 5.72 The North West Sussex Emerging Findings Report: Horsham, indicated that Horsham's stock of office and industrial space is relatively old with a lack of modern business premises relative to what is recorded in other parts of the South East. Much of the District's office space was built pre-1980 and is now dated and no longer fit for purpose with a lack of modern business premises relative to what is recorded in other parts of the South East. This has potential to impact the competitiveness of the District when looking to attract new business users. Vacancy levels in Horsham are also relatively low, thereby preventing churn in the market. This can impact the economy as it limits the potential of smaller businesses to grow and expand.
- 5.73 Unemployment levels for the District are lower than for the south-east, but levels have still increased since the start of the economic downturn in 2008. ONS Data indicates that in 2011 3.6% of individuals classed as economically active were unemployed. This compared with 4.7 in the south east as a whole. (Unemployment in September 2004 was just 0.9%). Unemployment data also shows that 18-24 year olds are finding employment particularly hard to come by, with 5% of all of this age group eligible for employment claiming job seekers allowance, when compared with 1.8% of the whole workforce.
- 5.74 At the current time, telecommunications in the District require improvement, with some organisations identifying parts of the District as being a 'slow spot' in terms of Internet connections. The provision of superfast broadband and other technologies has been recognised as being an important need in the area. This will help rural businesses and also allow greater levels of home and remote working. .
- 5.75 In addition to the contribution that Horsham District makes to the wider economy of the Gatwick Diamond, it is important to recognise that the rural character of the district means that the wider rural economy is an important consideration for the District. This includes the economies of smaller villages and towns, agriculture and tourism. Maintaining these economies will help to maintain the character of the District, and help more rural economies to remain self sufficient. The Employment Land Review suggests that allowing the diversification of the use of farm buildings for communities and rural businesses may assist, and this is reflected by the pressure for the conversion of farm buildings and other diversification schemes. Tourism may also play an important part of the economy of some villages and towns, for example providing a base for the many day visitors coming to the South Downs National Park.

Likely Future Trends without the Horsham District Planning Framework

- Continued structural change towards service sectors and personal public services with anticipated growth in business and professional services;
- The Gatwick Diamond, London and the South coast are likely to remain key employment centres for the District as well as Horsham
- Uncertainties in relation to the global economy are likely to impact on businesses and employment rates in the District.
- Technological advances are likely to increase the viability of rural locations as a base for businesses.
- The agricultural economy is likely to continue to face a number of pressures, including a changing climate. Diversification schemes may impact on the landscape and rural quality of the District, which currently acts as an economic asset.
- Day visitors are likely to remain the main source of tourism income in the District.

Retail

Key Sources of Baseline Data:

- Horsham District Retail Needs Study 2010
- Horsham Town Framework Report 2011
- Billingshurst Retail Study - June 2012
- Billingshurst Village Study Technical Appendix, 2012
- Future Prosperity of Horsham Town Report, 2012

- 5.76 Retail forms an important part of the wider economy of Horsham District, in addition to providing and number of key goods and services to residents and other businesses in the District. A retail needs study was undertaken for Horsham, Southwater and Billingshurst in 2010. In general, the study found that all areas are functioning well, but that there is capacity for additional retail development in order to remain competitive in the future, and in the case of Southwater and Billingshurst to maintain their ability to meet the needs of their local residents. The study also found that residents of the District often leave the District to go to larger towns such as Crawley, Brighton, and Guildford to meet some of their retail needs and that future development in these neighbouring towns could increase the draw of these towns, impacting on the long term vitality and viability of Horsham town. Out of town shopping, such as that at the Broadbridge Heath Quadrant, may also threaten the viability of town centres.
- 5.77 The Horsham element of the Retail Needs Study has been built upon as part of a further study; the Horsham Town Framework Report. This study sought to identify a vision for the future prosperity of the town. It identified a number of positive features of Horsham town, including its high number of independent retailers and 'niche' shops, as well as its historic environment. The study did however identify a number of areas for enhancement in the future, including improvements to gateways to the town, such as, Albion Way, enabling expansion of the retail offer, and supporting growth in the evening economy.

Likely Future Trends without the Horsham District Planning Framework

Without retail investment in towns and villages their vitality and viability may suffer, for example as a result in continued re-investment in neighbouring towns. Continued growth of out of town shopping could also have a negative impact on the retail health of town and village centres in the District.

Transport

Key Sources of Baseline Data:

- 2001 and
 - 2011 Census Data – Office for National Statistics
 - Horsham Town Park and Ride Study, 2005
 - Horsham Cycling Review, 2009
 - Southwater Cycling Review, 2010
 - Bus and train service timetable and use data – southern rail, bus companies and WSCC
 - Horsham District Council Infrastructure study (2010) Horsham District Settlement Sustainability Study, 2005
 - Horsham District Transport & Development Study, 2014
- 5.78 Transport access, and ease of movement is a key factor in the performance of the local economy, enabling residents to travel to their place of work, and also allow the movement of goods and services. One key transport characteristic for Horsham District is its high levels of car ownership and car use. This has a number of environmental implications which have been addressed in earlier topics in this chapter.
- 5.79 The 2011 Census revealed that there has been a slight reduction in the number of people in the District travelling to work by car. In 2001 this figure was 44.8%, while it fell to 43.1% in 2011. This reduction is offset by an increase in people working from home which has risen by 2% from 8.2% in 2001 to 10.3% in 2011. Those travelling to work by train has risen 3.9% in 2001 to 4.8% in 2011.
- 5.80 In 2011, 48.6% of households owned two or more cars, compared with an average of 39.7% across the south east. 11.8% of households in the District do not have access to a car or van, and this may prevent access to services and facilities, particularly if they live an area with poor public transport. All settlements in the District do have some access to community transport schemes which may help to plug this gap to some extent.
- 5.81 One of the reasons that car use in the District is high is a result of limited public transport services. The District has a number of small dispersed settlements which can impact the viability of public transport in these areas. Services are often subsidised (e.g. by WSCC). However, cuts in this funding are leading to a reduction in a number of bus services that operate which is likely to further increase the reliance on the private car as a means of transport. In addition to bus services, the Arun Valley railway does run through the District. There are stations at Pulborough, Billingshurst, Christ's Hospital, Horsham (2), Faygate, and Warnham. (Amberley station is in the South Downs National Park). Services from these stations run to the South Coast and into London. Services are relatively frequent, with the exception of Faygate at which very few trains stop particularly outside rush hour.

- 5.82 Travel to work data for the District again confirms the reliance of the District's residents on the car as a means of transport. In 2011, 65.8% of employed residents commuted to work by car, compared against 10 % who walked, 7.1% by train, 1.8% by bus and 1.7% cycling. This is a similar breakdown to 2001, although there has been a 1% increase in walking and the train as a method of travel and nearly 2% increase in driving a car. Bus and cycling as a means of commuting to work has fallen slightly. Parking and public access to and at stations in the District is seen to be a deterrent to people using trains as a viable method of transport. A lack of linkages between bus and train services may also be a problem in this respect. The recent census figures and ticket sales data at local stations indicates that the percentage of rail users has increased in recent years. High fuel prices may result in continued demand for public transport. One reason for low rates of cycling and walking (apart from the rural nature of the District and the consequently long commutes) is poor provision of routes for pedestrians and cyclists. Some cycle routes exist but these tend to be patchy and are of variable quality. Lack of suitable bike storage and changing facilities may also limit the numbers of individuals who cycle to work.
- 5.83 The high number of car users in the District means that parking provision is potentially a key issue in the District, both in terms of providing spaces near to homes, but also at work, in towns and at stations. The 2005, Horsham Park and Ride study identified a need for parking in Billingshurst, Cowfold, Pulborough, Slinfold, Steyning and Washington, though Horsham at the time was operating under capacity.
- 5.84 The road network in the District is generally good, with the A24 as the main north –south route and the A272 the main east-west link. The A264 connects Horsham to Crawley and onwards to the A23 / M23 and the wider motorway network. Road safety in the District is however considered a concern. The Highways Agency also has concerns with the potential increase in any traffic that may arise from development in the future, as this could impact on the operation of the M23/A23 corridor, particularly as there are already capacity and safety issues at Junctions 10 and 11.

Likely Future Trends without the Horsham District Planning Framework

- The increased population and the rural settlement pattern in the District is likely to increase the level of car based travel in the District.
- Cuts to bus services may also increase car travel, but conversely this may be offset by rising petrol prices and increased demand for public transport from an ageing population.
- Continued pressure for parking, particularly at stations.

Chapter 6: Key Sustainability Issues & SA Framework

Key Sustainability Issues

Following the identification of the relevant plans, policies and programmes and the baseline information identified in the previous chapters the key sustainability issues for the Horsham District have been identified. Drawing together these issues, a summary of the key issues which the HDPF must consider is set out below:

Social

Population

- The population structure of the District indicates that there are a large number of families living in the District meaning the HDPF will need to ensure family needs are met.
- Horsham currently has an ageing population, with a large proportion of residents of retirement age or above. The needs of this portion of society will need to be adequately addressed through the new plan.

Housing

- There is a continued need to provide housing to meet the needs of existing and future residents; House prices in the District are high, and continue to rise.
- Low median income, coupled with high house prices has resulted in a need for affordable housing and smaller units throughout the District. Housing development needs to be safe, well located and available to all. This includes providing social rented housing but also looking at measures to ensure that housing is more generally affordable (e.g. to first time buyers).
- Housing that is provided needs to meet the needs of families, the elderly, Gypsies and Travellers.
- The District's ageing population is likely to result in a growing need for retirement homes residential care homes and smaller units that meet the needs of the elderly.

Education and Skills

- A number of primary schools in the District are at capacity. Population growth also means that an additional secondary school is likely to be required.
- In some parts of the District there is evidence to show that there are educational barriers for young people from low income households and for those living in rural areas. These barriers include low aspirations and poor transport access.
- There is a need to for the District to retain its highly skilled population by ensuring that training opportunities are present.

Leisure and Recreation

- There is a need to ensure that there is provision of any necessary leisure provision as the population expands;
- The night time leisure offer particularly in Horsham Town Centre is considered to be weak and opportunities to enhance this should be sought in the HDPF;
- There is a need to ensure that up-to date leisure and recreation opportunities are provided to meet the needs of the population. Existing and new facilities should be linked in to the Green Infrastructure Strategy for the District; and
- Enhancements to the evening economy may need to be provided.

Human Health

- The rural character of the District can make transport access to GPs, hospitals and other health care services difficult for many. Consideration will need to be given as to how the Plan can improve access to healthcare facilities.
- The ageing structure of the population will increase the pressure for health care services for the elderly and their carers;
- There will still need to be a focus on providing health services for other sectors of the population, particularly teenagers / young adults;
- There is a need to protect existing health care and provide new services where necessary and opportunities for a healthy lifestyle such as leisure and recreation needs to be provided.

Community Safety/ Crime

- While actual crime levels are low, fear of crime and particularly anti-social behaviour continues to be an issue
- There is a need to ensure that the HDPF does not increase crime or anti-social behaviour, and that the general fear of crime is reduced as far as possible. Consideration should be given to how the plan will encourage development to be designed to minimise opportunities for crime and ensure services and facilities are provided for to promote community relations and limit opportunities for anti-social behaviour.

Equalities, Social Inclusion and Deprivation

- Provision must continue be made for Gypsy and Traveller sites in the District. In addition, The plan must ensure that development that takes place in the District must be accessible to all sectors of the community regardless of age, ethnic origin, gender, sexuality or religion. The plan should seek to minimise social exclusion, by addressing fuel poverty and providing affordable housing and access to services and facilities in rural areas;

Environmental

Biodiversity, Flora and Fauna

- Existing biodiversity must be protected and enhanced including protected sites and species, designated habitats and ancient woodland;
- Opportunities for habitat creation and the introduction of new biodiversity should be supported through the HDPF;
- The population should be given the opportunity to access a high quality natural environment without damaging it; and
- Enhancements should where appropriate be linked to the emerging Green Infrastructure Strategy.

Landscape

- On-going development pressure places threats on the landscape and townscape character of the District and
- There is potential for climate change to impact on landscape character. Increased pressure for renewable energy provision may also conflict with landscape character. The rural, generally unspoilt, character of the landscape in the District and its importance to the setting of towns and its contribution to the economy should be recognised
- The rural landscape and the built townscape character of the District must be protected and enhanced;

- The HDPF must ensure enhancements should be linked where appropriate to the emerging Green Infrastructure Strategy

Archaeology & Cultural Heritage

- The range of archaeological and cultural heritage present in the District needs to be protected and enhanced. The plan must ensure that any proposals for development, consider their impact on the historic evolution of the District.

Soil

- Previous industrial uses and activities such as landfill have the potential to result in contaminated land which would need to be investigated and appropriately mitigated before development can take place;
- When developing previously development land, the risk of land contamination should be considered and the likelihood of a change in land use to generate new ground contamination investigated;
- Consideration should be given to the Waste sites allocated through the WSCC Waste Local Plan, 2014.

Environmental Quality: Air Quality, Noise and Odour

- There are two Air Quality Management Areas (AQMA's) in the District at Storrington and Cowfold. Development has the potential to worsen air quality in these areas and the rest of the District if not appropriately mitigated;
- Whilst current noise levels are generally low, further development has the potential to increase vehicular movements, which could increase the number of noise complaints. Aeroplanes from Gatwick airport also fly over the District, and could have potential to impact new development if it is to be located under flight paths; Any development proposals should consider the potential for the development to be affected by odour, particularly near landfill sites, industrial areas and water treatment works;
- The plan may need to be reviewed to consider the possibility of a second runway at Gatwick in the longer term.

Water (Quality, Resources and Flooding)

- In general water quality in the District is recorded as being moderate to good. Development will need to ensure that it does not contribute to worsening water quality, and ensure compliance with the Water Framework Directive;
- The south east is an area of water stress as identified by the Environment Agency, and is often subject to drought conditions in the drier summer months. This problem is likely to increase as the impacts of climate change begin to increase. Further development will place increased pressure on water resources meaning water efficiency measures should be incorporated into all development proposals; Development will need to be located away from areas at risk of flooding and incorporate measures to reduce increasing the risk of flooding downstream

Climate Change, Renewable Energy and Resource Efficiency

- Horsham District is rural in nature, meaning the reliance on private car use is high. This results in high vehicular emissions and the level of greenhouse gases being emitted. Consideration should be given as to how these emissions could be reduced.
- Consideration should be given as to how the plan can ensure developments are designed to be

adaptable to the changing climate and more extreme weather events such as drought, flooding and heatwaves. The impact on renewable energy schemes on landscape must be considered.

Waste

- There is a finite amount of landfill capacity available in the District, therefore measures to encourage recycling should be encouraged;
- The reuse of building materials should be promoted to reduce the amount of construction waste generated.
- Horsham Wastewater Treatment Works is currently operating at Best Available Technology for phosphate. Adequate consideration should be given to the capacity of this works when identifying locations for development.

Economic Issues

Material Assets: Economic Development and the Rural Economy

- The HDPF will need to ensure that opportunities for existing businesses to grow and expand and change to meet modern demands are provided (e.g. modern industrial estates and offices)
- Opportunities for small businesses and business start-ups need to be provided in settlements across the District
- There is a need to ensure that communications and technologies in the District (e.g. High speed broadband) are present in order to meet business demands
- Support should be provided to the District's contribution to the Gatwick diamond. There is an on-going need to enhance the rural economy. This includes diversification of rural employment space and maximising visitor spending through tourism across the District;
- Horsham has a skilled workforce and unemployment levels are currently lower than for the south east; and
- The number of home based businesses in the District is growing

Retail

- The HDPF needs to ensure that opportunities for retail growth are provided in towns and villages in the District, whilst retaining their historic character;
- Independent retailers and the niche market that is a distinctive feature in Horsham should be supported;
- Other enhancements to Horsham town centre set out in the Horsham Town Framework Report 2011 need to be supported.

Transport

- Due to the rural nature of the District there is a high dependency on private car use. Consideration should be given to how the plan could encourage other forms of transport and provide services and facilities which minimise the need for travel.
- Car journeys are likely to remain a key mode of transport in the District therefore parking provision in towns and at public transport interchanges, will need to be provided and the sustainability implications this may have considered. Maintaining accessibility of services for rural residents is a key consideration.
- The impact of increased traffic generation of parking provision and the wider road network beyond the District (particularly the A23/ M23) should be taken into account.

The Sustainability Appraisal (SA) Framework

Taking all of the above into consideration 18 sustainability objectives were identified to appraise the sustainability of the HDPF. These objectives were discussed and agreed with HDC Members in 2009 and have been updated following consultation on the SA Scoping Report, 2009 and 2012 and the Interim Sustainability Appraisal 2013. The list of SA objectives is presented in a Sustainability (SA) Framework below, alongside the issue which they represent. The SA Framework also contains a list of sustainability questions used to further test the sustainability of the plan during the assessment process and a list of indicators which will be used to monitor the impacts of the plan. It should be noted that the SA Objectives are different to the objectives of the HDPF, although in some cases they may overlap. The SA Objectives can be seen as a methodological tool to help identify the social, economic, environmental and equality effects of a plan.

It is important to note that many of the sustainability issues are cross cutting and can be impacted by, or have an impact on other sustainability issues. For example, the need to travel by car will be affected by the location of housing development in relation to other services and facilities. Some assessment criteria have therefore been set out under one topic and rather than repeating them, cross references to where the issue will be addressed are provided.

The success of the HDPF in meeting the SA Objectives will be monitored through a series of indicators which are also identified in the SA Framework. These indicators are from a variety of sources and will be monitored annually as part of the Annual Monitoring Report. All indicators have been screened for their feasibility by relevant Officers and their source has been listed. It is important to note that some themes have indicators which are potentially very precise - such as levels of unemployment, while others may be more subjective in nature such as the data used to monitor the natural environment. In most cases, information is collected annually, however where this is not possible, the most recently available data will be used for monitoring purposes. Further detail on the monitoring process is set out in chapter 9 of this document.

When establishing monitoring frameworks in the future, it may not be applicable to use all of the indicators listed, and those which are of the most relevance or accuracy should be selected.

The key sustainability issues, SA Objectives, assessment criteria and indicators identified for Horsham District are set out in Table 4. The indicator source is referenced by the numbers set out below:

1. Horsham District Council (HDC) - Indicators will be presented in the Districts annual Authority Monitoring Report (AMR)
2. HM Land Registry
3. Office of National Statistics (ONS): Census Data
4. Zoopla.com
5. West Sussex County Council (WSCC) - Indicators will be presented in the Districts annual Authority Monitoring Report (AMR)
6. Sussex Police Annual Crime Statistics
7. Gov.UK
8. Sussex Biodiversity Record Centre (SxBRC)
9. Environment Agency
10. Department of Energy and Climate Change (DECC)
11. Nomis web: Labour market statistics

Table 4: The SA Framework

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	Indicators
Housing	<p>There is a need to provide a range of housing that meets the needs of existing and future residents, including families and the elderly, as well as Gypsies and Travellers. Housing needs to be affordable for all, safe, and well located to reach employment, and day to day needs from shops to health care.</p>	<p>To provide high quality, affordable housing for all, which includes a range of size, types and tenures and is appropriate to local needs, and those in the wider sub-region.</p>	<ul style="list-style-type: none"> • How much and what sort of housing will be provided (size, type)? • Does this housing meet the needs of key groups in the District (e.g. families / elderly, Gypsies and Travellers)? • Will the housing be available to all? E.g. is there an element of affordable housing? • Where is the housing located? Is it close to existing employment or facilities with adequate capacity or can these be provided as part of the proposals? Will it allow for home working or a village 'hub'? • Is there provision of rural housing which meets the needs of these local communities and allows them to continue to thrive? • How well is the housing designed? Will it minimise crime? Is it adaptable, so that it can be used at all life stages? 	<p>Housing completions (1)</p> <p>Average house prices (2)</p> <p>Affordable Housing Completions (1)</p> <p>Affordable housing schemes granted permission (1)</p> <p>Number if people on Housing waiting list (1)</p> <p>% of households which are owner occupied (3)</p> <p>Total number of house sales (4)</p> <p>Total number of Gypsy and Traveller pitches (3)</p>
Education & Skills	<p>A number of primary schools in the District are at capacity. Population growth also means that an additional secondary school is likely to be required.</p> <p>There is also a need for the District to retain its highly skilled population by ensuring that training opportunities are present.</p>	<p>To ensure everyone has access to appropriate, educational facilities and training opportunities.</p>	<p>Does the plan provide for any primary or secondary schooling requirements that have been identified? Where are the schools located (e.g. close to housing)? Does the plan help to ensure that the skills base of the District can be maintained through support to training opportunities or future education in the District or the wider Gatwick Diamond?</p>	<p>% of pupils with 5 or more GCSE's Grade A*-C (3)</p> <p>% of pupils obtaining level 4 or above at Key Stage 2 (3)</p>

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	
Leisure and Recreation	<p>There is a need to ensure that up-to date leisure and recreation opportunities are provided to meet the needs of the population. Existing and new facilities should be linked in to the Green Infrastructure Strategy for the District.</p> <p>Support for the evening economy should be provided.</p>	<p>To ensure everyone has access to appropriate, affordable community facilities including childcare, leisure and recreation facilities, green infrastructure and public open space, together with opportunities to enjoy the night time economy.</p>	<p>Does the plan protect existing leisure and recreation sites? Are new or upgrades to existing facilities provided where necessary? Is the evening economy supported? Where are the facilities located (e.g. close to housing Rural transport)? Do the facilities meet needs (e.g. youth activities or those for the elderly)? Do facilities link in with the emerging Green Infrastructure Strategy? Do the proposals minimise opportunities for crime and antisocial behaviour (e.g. night time economy or youth activity provision)?</p>	<p>Visitor numbers to HDC Sport facilities (1)</p> <p>Amount of new leisure space in town & village centres (5)</p>
Human Health	<p>There is a need to protect existing health care and provide new services where necessary. Transport to and from health care centres needs to be provided and be accessible. Opportunities for a healthy lifestyle such as leisure and recreation needs to be provided.</p>	<p>To protect existing health care facilities and improve healthcare provision. To improve health by encouraging healthy lifestyles, promoting health education improving access to health care facilities.</p>	<p>Does the plan protect existing health care services? Are new services provided where necessary? Will they meet the needs of all sections of the community now and in the future (e.g. ageing population)? Where are health care centres located? Are they accessible to all including those in more rural locations? (Rural transport) This includes health care outside the District boundaries, including hospitals Does the plan provide opportunities for a healthy lifestyle (low pollution, access to leisure, recreation and green spaces)?</p>	<p>Average life expectancy (3)</p>
Community Safety and Crime	<p>There is a need to ensure that the HDPF does not increase crime or anti-social behaviour and that the general fear of crime is reduced as far as possible.</p>	<p>To create a safe and secure environment (which minimises antisocial behaviour) and reduces the fear of crime.</p>	<p>Crime and anti-social behaviour is a cross cutting issue, and the impacts of the plan on this issue will be considered as part of the assessment under different headings, e.g. housing design, leisure provision and the night time economy.</p>	<p>Sussex Police annual crime statistics including;</p> <p>Number of recorded offences (6)</p> <p>Number of recorded offences per 1000 population (6) Incidents of antisocial behaviour (6)</p>

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	Indicators
Equalities and Social Inclusion	Development that takes place in the District must be accessible to all sectors of the community regardless of age, ethnic origin (e.g. Gypsies and Travellers), gender, sexuality or religion. It is also essential that proposals seek to minimise social exclusion, through issues such as the affordability of housing, rural access to services and facilities and fuel poverty.	To positively promote equal opportunities for all sections of the community	Equalities and social inclusion is another cross cutting issue that will be considered under other topics (e.g. Gypsies and Travellers under housing, impacts of the ageing population on a number of areas from housing to health care), as well as climate change and sustainable design in terms of energy efficiency, and issues such as public transport access and provision in rural areas.	Indices of Multiple Deprivation (7) Employment rates based on gender, age, race and ethnicity (5) Number of Gypsy and Traveller pitches granted permission (1) Percentage of housing stock in fuel poverty (1)
Biodiversity	Existing biodiversity must be protected and enhanced including protected sites and species. Wider biodiversity must be protected and enhanced in order to maintain the ecosystem services and economic benefits that are provided by the natural environment. Enhancements should be linked to the emerging Green Infrastructure Strategy where appropriate.	To protect and enhance the quality and level of biodiversity and natural habitats within the District and where appropriate provide new green infrastructure.	Will there be any loss to biodiversity as a result of the plan either directly or through habitat fragmentation? Does the plan protect sites designated for their biodiversity importance or species protected by law? Could sites or species be directly or indirectly affected by changes – e.g. through changes to water quality? How are non- statutory biodiversity and its ecosystem services being protected and enhanced? e.g. green infrastructure, biodiversity opportunity areas, green corridors between sites. Is appropriate public access to the natural environment provided? Is biodiversity provision and protection being incorporated into any development proposal? How will this be managed in the long term?	Condition of SSSI's (8) Permitted applications in Designated sites (8) Permitted applications in priority habitats (8) Number of records of protected species within 500m buffer of a planning application (8) Number of records of protected species, bats and notable birds (8)

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	Indicators
Landscape	<p>The rural, generally unspoilt, character of the landscape in the District and its importance to the setting of towns and its contribution to the economy should be recognised. The rural landscape and the built townscape character of the District must be protected and enhanced. Enhancements should be linked to the emerging Green Infrastructure Strategy where appropriate.</p>	<p>To conserve and enhance the quality of landscape and townscape character.</p>	<p>Does the plan seek to protect and enhance protected landscapes (AONB) and any impacts on the adjoining National Park) notable landscape features, skylines and open spaces? What is the capacity of the landscape (designated or otherwise) to accommodate development – e.g. housing, employment, renewable energy? Will development result in loss of, improvement to or deterioration of the quality of the landscape or townscape? Are landscape features incorporated into development proposals and will there be long term management of any new landscape features?</p>	<p>Condition of Landscape Character Areas (1) % of District Classified as Ancient Woodland (1) Gross housing completions on PDL (5)</p>
Archaeology and Cultural Heritage	<p>The range of archaeological and cultural heritage of the District that is of importance at a national and more local scale needs to be protected and enhanced.</p>	<p>To conserve and enhance the quality and distinctiveness of the historical and cultural environment of the District</p>	<p>Does the plan protect and enhance designated features of historical or cultural interest (e.g. Listed buildings, archaeological sites, ancient monuments, Conservation Areas?) In addition to designation, how does the plan impact on the wider historic environment? Are settings and views of heritage assets maintained? Is access to and recognition of local heritage provided? Does development conserve and enhance local character? Are historic styles and building materials incorporated into developments?</p>	<p>Number of sites/ buildings on the Heritage at Risk register (1)</p>
Environmental Quality (Soil, Air and Water)	<p>There is a need to ensure air quality and the quality of the Districts rivers and waterways is protected and that further development does not cause noise pollution problems or odour complaints</p>	<p>To maintain and where possible improve on the Districts high environmental quality in terms of soil, water, air, noise and odour.</p>	<p>Do development proposals avoid the highest grade agricultural land? Do development proposals re-use existing / previously development land?</p>	<p>Exceedances in UK Air Quality Objectives (1) Number of AQMA's in District (1)</p>

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	Indicators
Environmental Quality (Soil, Air and Water)			<p>Is the site contaminated or are there any pathways linking the site to contaminated land. Can it be remediated?</p> <p>Are there any waste or minerals sites / proposal in the vicinity that could impact the plan?</p> <p>What impact will any development have on air quality (e.g. as a result of traffic increases, more electric car use). Will any AQMAs be affected or could new ones be necessary?</p> <p>Is development impacted by noise (e.g. road, industrial, aeroplanes), or will it result in noise increases?</p> <p>Will development be affected by or generate odour? Will development maintain or enhance water quality in rivers and groundwater – human and wider impacts?</p>	<p>Number of noise complaints (1)</p> <p>River quality (9)</p>
Flooding and drainage	<p>There is a need to ensure that development does not take place in existing floodplains and is adaptable to the effects of climate change</p>	<p>To minimise flood risk and promote the use of sustainable drainage systems (SuDS).</p>	<p>Does the plan protect existing and future floodplains? Will it exacerbate any form of flooding?</p> <p>Are flood amelioration measures incorporated into any development proposal (SuDS) or through Green Infrastructure?</p>	<p>Percentage of new development located in floodplain (9)</p> <p>Permissions granted contrary to advice of EA on flooding and water quality grounds (9)</p>
Climate Change and Resources	<p>There is a need to continue to reduce resource consumption including water and emissions of carbon dioxide and other greenhouses gases from homes, businesses and transport. Development also needs to be adaptable to climate change that is already predicted to take place.</p>	<p>To reduce water and energy use through efficiency measures and increase the proportion of energy generated from renewable and low carbon sources.</p>	<p>How is the plan contributing to reducing greenhouse gas emissions:</p> <p>Is the need for transport reduced through locational strategies or public transport investments?</p> <p>Are renewable energy proposals supported (wind, district heating, smaller scale household)?</p> <p>How is development able to adapt to climate change? Does the plan encourage sustainable construction?</p>	<p>Number of District Heating networks in District (1)</p> <p>Total emissions of CO2 (10)</p> <p>Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita (10)</p>

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	Indicators
			<p>Are measures included to reduce water consumption and the use of grey water?</p> <p>How will demand for water supplies be impacted? Will the demand for energy be reduced?</p> <p>Does the plan encourage construction to high standards of energy efficiency?</p> <p>Is energy from renewable or low carbon sources promoted?</p> <p>Will the plan help to minimise fuel poverty?</p>	
Waste	<p>The development plan needs to seek to minimise the generation of waste. The capacity of existing wastewater treatment works to accommodate development is a key issue of importance.</p>	<p>To promote the reuse of land, materials and resources through sustainable construction methods.</p> <p>To maximise opportunities for the reduction, reuse and recycling of waste in the District.</p>	<p>How can the plan reduce the production of waste – i.e. construction waste and re-use and recycling of materials?</p> <p>What is the capacity of the wastewater treatment works in the District and do these have the capacity to treat additional waste generated by higher levels of housing in the District?</p> <p>Are there any active or proposed waste disposal sites in the area that could impact the plan?</p>	<p>District recycling rates (10)</p> <p>Percentage of waste sent to landfill (1)</p>
Economy	<p>It will be necessary to ensure the needs of businesses in the District are addressed, eg. modern facilities, buildings and technologies. Opportunities for small businesses and start ups need to be provided. The rural economy and tourism in the District needs to be supported.</p>	<p>To encourage vitality, vibrancy and overall stability within the local economy, including rural areas.</p>	<p>Does the plan support existing businesses, including tourism and those in rural areas?</p> <p>Does the plan enable change to suit modern business needs e.g. modern office space or technological change such as superfast broadband?</p> <p>Will it support key sectors that drive economic growth? Will it encourage opportunity and support innovation and business development including small and home based businesses?</p>	<p>Total number of jobs in Horsham (3)</p> <p>Levels of unemployment (11)</p> <p>Average annual income (3)</p> <p>Total amount of employment space completed (5)</p> <p>Total amount of employment floorspace by type (5)</p> <p>Employment land available (5)</p> <p>Total amount of floorspace for 'town centre uses' (5)</p>

Topic	Key Issues	SA Objective	Assessment Considerations and Criteria	Indicators
Retail	<p>The viability and vitality of existing town and village centres needs to be retained and where necessary enhanced. This includes meeting the needs of modern retail businesses but also retaining the elements of towns and village centres that attract shoppers (e.g. historic centre, independent shops). The impact of out of town shopping centres on the health of town centres must also be considered.</p>	<p>To promote the viability and vitality of existing town and village centres.</p>	<p>Does the plan protect the unique qualities of town and village centres in the District? Are existing retail businesses supported e.g. supporting independent retailers and enabling businesses to expand where necessary? Will out of town shopping facilities impact on the viability and vitality of village or town centres?</p>	<p>Amount of new retail floorspace in town & village centres (5)</p>
Transport	<p>Transport access to housing, employment, services and facilities is a key requirement for residents in the District. Rural access to services and facilities should be protected and enhanced. There is a need to reduce the reliance on the private car, to reduce impacts on air quality and climate change. There may need to be consideration as to the impacts that growth at Gatwick Airport (including a second runway may have on the District).</p>	<p>To reduce the need to travel and improve travel choices through the provision of a range of sustainability transport options, including walking, cycling and public transport.</p>	<p>Transport is a cross cutting matter, and many of the considerations in terms of reducing reliance on the car and minimising impacts on air quality and climate change have already been identified (e.g. location of development). In addition, the following issues require consideration: Do the proposals provide for sustainable modes of travel (e.g. bus / train services, community transport, footpaths and cycle routes?) Is the need to travel reduced? (In addition to locational strategy through the provision of modern technologies?). What is the impact on the existing road network in and beyond the District, including the A23 junctions? Are there any considerations relating to proposals at Gatwick airport that should be taken into account by the plan?</p>	<p>Proportion of households with two or more cars (2) Travel to work data (mode and distance) (2) Car park ticket sales (1)</p>

- 6.1 These sustainability objectives have been compared against with the objectives of the HDPF. In general the objectives of the HDPF cover the key sustainability issues identified. The overarching objective theme of opportunities for all, particularly young people has now been amended to read 'opportunities for all' as it was considered that a focus on young people could discriminate against older (often employed) individuals.
- 6.2 It should be recognised that there are some sustainability issues affecting Horsham District which, whilst important, lie outside the remit of the Horsham District Planning Framework. These issues need to be addressed through other mechanisms, so the questions and criteria in the Sustainability Appraisal do not cover these matters, as it would be an inefficient use of resources to examine the impact of the HDPF on areas where it has no influence. For clarity, the key areas which have been excluded are:
- Land Management: The baseline data chapter identified that changes in land management can have an impact on the biodiversity of the District. This matter lies outside the influence of planning, and as a result the plan will not have an impact on this particular sustainability issue.
 - Economic uncertainties: At the current time there are a number of economic uncertainties facing the District and the wider country as a whole. Rising fuel prices, the impact of the global economy on the success of local businesses and employment rates, and cuts to bus or education services are not something that are in direct planning control. The assessment does however examine how the plan can minimise any inequalities and difficulties posed to local residents and businesses.

Chapter 7: Assessment of Alternative Options

- 7.1 When planning for the future of Horsham District, the Council has, in some instances, been able to consider a number of different options, from the location of sites for housing development to the level of affordable housing. It is a requirement of the SEA legislation that any 'reasonable alternatives' to a plan are not only considered, but also documented, with the reasons for selecting one option over another being fully explained. This section outlines the options that have been considered as part of the preparation of the HDPF.
- 7.2 The options for the HDPF have been identified and developed in a number of ways, including guidance from higher level planning policies, using background evidence, and through discussions involving planning and specialist officers and Council Members. The options developed have also been based on comments and sites submitted to the Council through the HDPF consultation exercises and wider evidence base work, such as the Strategic Housing Land Availability Assessment (SHLAA), 2014. The process of developing options has been iterative, with earlier stages of plan preparation and assessment influencing the options that have been assessed. Most recently, the requirement for a higher level of housing development for the District identified by the Inspector examining the Horsham District Planning Framework has led to further assessment of the options for housing numbers and locations that can be accommodated in the District.
- 7.3 Although it is necessary to consider alternatives to a plan, only those that are feasible and realistic (i.e. are reasonable) should be included in any assessment. There are a number of reasons why an option may not be feasible or realistic, these are summarised below:

Legislation and higher level plans and strategies:

- 7.4 Some potential options have been excluded from the sustainability appraisal process due to the existing legislation, or other higher level plans and policies. For example, it is a legal requirement that the Council must prepare a planning strategy for the Council, and therefore the 'option' of not preparing a local plan cannot be considered. Similarly, national level guidance (such as the NPPF) outlines key requirements that Local Authorities should include in Planning Documents and must be taken into account. For example, housing in a location that would have an adverse impact on land designated as a Special Area of Conservation or Special Protection Area could not be considered as a realistic option.

Feasibility Constraints:

- 7.5 Other options which have not been assessed include those where constraints exist and would prevent an option from being viable. This could include irresolvable infrastructure constraints such as school capacity, water treatment work capacity or highway capacity, or a combination of these factors which may limit the amount, location or type of development that can be delivered. As the SA process is an iterative one, evidence that emerges during the plan preparation process, can lead to options being added or removed from the assessment process as the plan progresses, for example if infrastructure constraints are resolved.

'Non- planning' options:

- 7.6 All options selected for assessment should be capable of being delivered through the planning system, as the remit of the HDPF does not extend beyond this. Although planning can influence a wide range of issues, it is not capable of changing land management practises to enhance biodiversity, or altering industrial processes to reduce pollution. These options have therefore been eliminated for consideration as alternatives to the HDPF

Development and Assessment of Options for the Horsham District Planning Framework

- 7.7 In addition to higher level plans and policies, and the emerging evidence base, it should be recognised that starting point for the preparation of The Horsham District Planning Framework was the review of the existing Horsham District Council Local Development Framework, and in particular the policies within the existing Core Strategy and General Development Control Policy Development Plan Documents. This existing policy framework was therefore also important in the development of options for assessment in the SA/SEA process. Whilst some policies have been carried forward from the existing documents with more limited alterations changes in legislation and guidance, the economy, and the continued need to provide housing have required the current Core Strategy Policies to be significantly updated or amended.
- 7.8 A number of possible options for the HDPF were first identified in the Sustainability Appraisal Scoping Report Update published for comment in February 2012. These plan options were reviewed, taking into account the response to this consultation, together with any additional evidence that had since emerged, and the policy options for the plan were subsequently refined and then subject to the Sustainability Appraisal process. The potential impact of each policy option on each of the sustainability issues (e.g housing, health, biodiversity) was then identified and documented using the Assessment considerations and criteria set out in the Sustainability Framework. The results of this assessment were set out in the Interim Sustainability Report which was published alongside the HDPF Preferred Strategy in 2013. The comments made on both these documents have been considered, and where appropriate, the options and alternatives were refined or updated and further sustainability appraisal work was undertaken as part of the assessment of the options and policies set out in the HDPF Proposed Submission Documentation. Following the Inspector's Initial Findings which were published on 19th December 2014, some of the options have been re-examined taking into account the outcome of this report.
- 7.9 For each sustainability issue identified in the Sustainability Appraisal framework, it was considered what impact the policy option being assessed would have and this was documented in the assessment table. A judgement was then made as to whether this impact was positive, negative or neutral according to the following scoring system.: Where applicable the impacts were considered in the shorter term, the medium term and longer term; as were temporary impacts such as construction and other cumulative (combined) or secondary (indirect) impacts arising from the plan.

	Large / Significant Negative Impact
	Lower / Slight negative impact
	Neutral Impact
	Positive Impact / Some positive impact
	Large /Significant Positive Impact
	Impacts uncertain /unknown / not applicable

7.10 In carrying out the assessments it should be recognised that it was necessary to build in a number of assumptions to the assessment process:

- Assessments of the options were undertaken at a strategic level focussing on high level outcomes rather than highly detailed considerations that would be more appropriate at a planning application stage.
- Where very detailed data was not available at the time the assessment was undertaken it was not always possible to predict the outcome of development with a high degree of accuracy. In these instances, the Council followed the precautionary principle, and considered the worst case scenario. Where more detailed information has become available during the appraisal process refinements to the assessments have been made.
- The results of the Sustainability Appraisal will always be a snapshot in time made on the evidence available at the time of the assessment. It should be recognised that outcomes may change over time.
- The assessment of impacts against social, environmental or economic criteria was not weighted in favour of any particular objective as sustainable development requires that the three aspects are balanced. Planning and other considerations may result in options being selected that when judged solely against the sustainability appraisal criteria are not the most sustainable. In these instances it this appraisal process can suggests measures to enhance the sustainability of the option that is selected.
- The results of the Sustainability Appraisal will always be a snapshot in time made on the evidence available at the time of the assessment. It should be recognised that outcomes may change over time.

7.11 A summary of the results of the option and alternative assessment process is set out in the following paragraphs. Where appropriate these provide further detail about the process of option development. Full results of the assessment of each option are set out in in Appendix 5: 'Assessment of HDPF Policies'.

Development Strategy

7.12 As previously stated, Horsham District is rural in nature; characterised by a number of small villages, small market towns and the main settlement of Horsham. The current adopted Core Strategy seeks to maintain this settlement pattern by identifying a settlement hierarchy which seeks to ensure most development is located in defined Built-Up area boundaries with the focus for development being in the larger settlements (Category 1) which have more services and larger community networks, together with better access to transport; with more limited development in the smaller settlements (Category 2). However, concerns have been raised as to the effectiveness of this policy, particularly the possibility that some villages in the District have not been able to grow and retain key services and facilities. Two broad policy options were therefore considered:

- 1a) Should the existing built-up area boundary categorisation remain or;
- 1b) Should the settlement hierarchy be reviewed and amended if necessary

- 7.13 The results of this assessment revealed that development is most sustainable when it is located nearby good employment opportunities, community facilities and good road and public transport access. This helps to protect the character and settlement form of the District and in addition helps minimise the need to travel and reduces impacts on climate change and air quality. Conversely, however, this approach may be too restrictive, and by limiting development in the existing Category 2 settlements to affordable local needs housing only, the ability of these settlements to remain viable, e.g. retaining village shops or schools, is threatened. It may therefore be helpful to re-examine the categorisation of settlements to address this issue, although there is a risk that too much development in smaller settlements could have adverse impacts, including increasing the need for residents to travel to reach certain facilities such as health centres, and increase the number of residents who have to commute long distances to key employment centres.

Recommendation

It is recommended that the existing settlement categorisation is reviewed in order to ensure that development can continue to take place primarily in the settlements with greatest access to facilities, whilst enabling development that meets the needs of smaller villages to take place. Any categorisation changes should seek to minimise any increase in development in smaller settlements which will increase the need to travel by private car, which will help to minimise environmental problems such as a decrease in air quality.

Outcome on the HDPF

The settlement categorisation has been reviewed, and is set out in the development hierarchy - Policy 3 of the HDPF

Economic Development

- 7.14 The NPPF and other existing strategies such as the District Plan recognise and commit the Council to seeking to ensure the continued economic growth of the District, and the wider sub-region, including the Gatwick Diamond. Therefore, there is a need to continue to have policies within the HDPF which support economic development including in the rural areas of the District, and ensure the continued vitality of retail centres and the tourist economy. The option of not having these policies was not considered to be realistic as it would not meet national policy requirements to achieve economic development.
- 7.15 At the time of publication of the Scoping Report update in February 2012, the Council identified a possible option of providing policy guidance on the conversion of offices in town centres to other uses. Government guidance has subsequently changed in relation to this issue, and removed controls on this process for this authority. As a result a policy on this particular issue is no longer necessary or a realistic option and it was therefore excluded from the appraisal process.
- 7.16 Whilst the need to retain economic development policies in the HDPF is recognised,

there was potential for the mechanisms to protect existing employment sites to be reviewed and altered or removed. In the current adopted Core Strategy, Employment Protection Zones (EPZ) have been utilised to ensure that existing employment sites are retained to ensure there is a mix of employment and residential land across the District. The option as to whether these key employment areas should continue to be protected has been considered as follows:

2) Should key employment areas (Employment Protection Zones) be

a. retained; or

b. deleted

7.17 The results of this assessment process indicated that the retention of employment protection zones will have limited impact on a number of sustainability criteria, as they maintain the status quo rather than significantly changing the local environment. Overall, it was found that the retention of key employment sites would have a positive economic impact by helping to ensure that businesses choose to remain in the District, also retaining and attracting a skilled workforce. It should however be recognised that business needs do change, and key employment areas need to retain the ability to evolve in the future.

7.18 The loss of key employment areas was found to have the potential to have a number of negative impacts, particularly to the economy. The loss of sites risk sending out a negative signal to businesses over a lack of suitable business locations/premises which could limit investment in the District. In addition, the loss of key employment areas could result in difficulties for businesses finding suitable places to locate, or they may relocate to other locations within the Gatwick Diamond. Conversion of units in key employment areas to other uses also risks different users coming into conflict, for example through noise impacts or bringing about tension between domestic and business traffic.

Recommendation

It is considered that there are significant positive impacts of retaining key employment areas, and these areas should continue to be protected. It should however be recognised that the needs of businesses will change over time, and any policy will need to be sufficiently flexible to allow the evolution of the use of these sites by changing business needs into the future.

Outcome on the HDPF

Key employment protection areas continue to be identified and safeguarded in Policy
8 - Employment Development of the HDPF

Housing Number

- 7.19 The population of the Horsham District is predicted to rise in the future through natural increases such as the reducing of household sizes and the aging population as lifespans increase. New homes will also be needed to support economic growth and the demand for those, often local to Sussex to move into the District. As a consequence the level of housing development that is required in the District, together with the locational strategy for delivering any housing development is a key issue for the Horsham District Planning Framework. It is necessary for the SA to consider what level of housing should be provided in the coming years. The 'How much Housing does Horsham Need?' consultation in 2012, along with the 'Sustainability Appraisal Scoping Report Update', published at the same time, identified four different options for possible housing growth ranging from 590 homes per year to 730+. These options were based on the 2012 LGHNS and modelled housing development based on no growth to higher levels to meet higher economic aspirations.
- 7.20 Many representations were made to the Council as part of the 2012 consultation suggesting that the amount of housing development required in the District is lower than the lowest option of 590 that had been suggested. Other responses also suggested that a higher level of housing development could be attained in the District. At this time, the emerging evidence from the 2011 Census indicated that there was a slightly lower level of housing need than had initially been thought, and that lower levels of housing growth could achieve the same level of economic growth than was identified in 2012. A view was also made regarding the upper limit for assessment, taking into account the ability of the market to support growth and environmental constraints that could be impacted by development. At this stage, the possible locations for development and the impacts of developing in these locations were not fully known, and the Council therefore followed the precautionary principle when setting the upper limit of homes for assessment. The draft Sustainability Appraisal which accompanied the Preferred Strategy examined a range of housing development options between 460 and 730 dwellings per annum.
- 7.21 It was recognised in the responses to the Preferred Strategy that the Council needed to provide additional housing within the District to help meet the housing requirements from other neighbouring and more constrained Local Authorities. It was however still the view of the Council that there was still sufficient uncertainty as to the impacts of development above 730 dwellings per year, particularly taking into account the difficulties in identifying cumulative impacts of development that the precautionary principle should remain, and that this should remain the upper figure for assessment in the Sustainability Appraisal process.
- 7.22 Following the Examination hearings held on the Horsham District Planning Framework in November 2014, the Inspector published his Initial Findings on the Plan. In this document, it was concluded that in light of the evidence put forward on the Proposed Submission document, there was potential for the District to be able to accommodate a higher level of housing development that has previously been assessed. The sustainability assessment has therefore considered a higher range of housing development, taking into account the updated housing requirements for the District as these have

been made available. The feasibility of housing delivery was also a consideration when determining the highest level of housing that was assessed, taking into account factors such as the need for new infrastructure to support new development and the speed at which this could be delivered. Above around 800 homes per year across the plan period, the evidence from infrastructure providers indicates that the amount of additional infrastructure required to support new development could not be delivered at such a rate to enable this delivery of this very high level of development, and was therefore not considered to be a feasible alternative for inclusion in the appraisal assessment. The options assessed were therefore:

- 3) How many homes should be provided?
- a. Minimal level allowing for no economic growth – 460 homes per annum
 - b. Minimal level of growth reflecting past trends - 550 homes per annum
 - c. Baseline Employment growth- 565 homes per annum. This option draws upon work undertaken as part of the Employment Land Review and would meet local needs and enable the local economy to continue to grow.
 - d. 'Successful Repositioning' 600 -649 dwellings per annum. This option would provide housing to meet local needs and to enable the local economy to continue to grow at a higher rate; providing a complementary economic offer within the wider sub-region
 - e. High growth aspirations – 650 - 730 dwellings per annum. This option offers a higher number of homes than would meet local demand as well as providing a contribution to meet wider sub-regional development needs and support economic growth across the Gatwick Diamond.
 - f. Step Change Option – 731 to around 800 dwellings per annum. This option provides a high number of homes to meet local demand, as well as provide a strong contribution to meet wider sub-regional development needs and support high levels of economic growth across the Gatwick Diamond.

- 7.23 In broad terms, the results of this assessment show that the delivery of higher numbers of housing has an increasingly positive impact on the housing objective. The lowest levels of housing delivery present a significant risk that the new properties would be purchased by incomers to the district with a greater purchasing power than existing residents (given the lower average wage of District residents compared with many surrounding areas). This will potentially further increase housing need and the cost of housing which is already beyond the means of many who work in the District. A lower level of housing provision would also limit the level of affordable housing that could be provided, further compounding the limited availability of housing for the local population.
- 7.24 Higher levels of housing have in theory the greatest potential to meet both local and wider demand from housing, and due to the number of properties being built provide a greater number of affordable housing. At the time of the assessment, there remain some uncertainties regarding the ability to deliver the highest level of housing in the District (730 -800 homes per year) due to infrastructure constraints

such as the need to upgrade the road network and the potential lead in times required to mitigate impacts for any development that may impact on Barbastelle bats at the Mens SAC. In addition, at the time of the assessment WSCC indicated that at the highest levels of housing delivery two new secondary schools would most likely be required, and the co-ordination to deliver both sites may limit the speed at which new development can come forward. If these issues cannot be resolved the significant benefits of housing delivery would not be delivered as planned. This could also risk that the five year housing land supply could not be met, and this could result in housing sites coming forward away from the areas which have the highest identified requirement for housing development and reduce the positive impact of this option.

- 7.25 All housing development will generate a requirement for education, health care and leisure and recreation facilities. Whilst development will provide contributions to meet additional demand, there is a risk with the lowest levels of housing delivery that they will be insufficient to provide new or upgraded facilities and could therefore place pressure on existing services. For example, the lowest option for housing would be unable to bring forward land for a new secondary school. Such a facility is already a requirement, and this level of housing would further compound existing pressure on secondary schools in the District. The delivery of too low a number of homes could also result in households remaining in need and this uncertainty over long term housing security could have adverse impacts on health outcomes and place pressure on existing health care services.
- 7.26 A higher number of homes will in general provide a higher level of contribution for enhancements or new services and facilities. If development takes place in a form where strategic scale sites are delivered it will be possible to bring forward new facilities such as a secondary school or new leisure facilities that meet the needs of new and existing residents. At the very highest level of development, the additional scale of development has been identified as requiring two secondary schools. Other infrastructure constraints such as enhancements to the road network may limit the delivery of such a site, and could therefore result in a significant unmet educational need within the District.
- 7.27 The District has a limited amount of brownfield land, and the majority of any new development which takes place in the plan period will be on existing greenfield land. This will result in changes to the landscape, settlement form, alterations to the setting of historic buildings and monuments and the loss of existing wildlife habitats. In comparison with other Districts within West Sussex and many neighbouring Counties, Horsham District has fewer landscape, nature conservation and heritage designations, and as a consequence there are fewer outright constraints to development. This does not mean however that development will not have an impact on the environment of the District. Environmental Impact Assessments that have been undertaken for large scale developments within the District have demonstrated that even after mitigation measures have been carried out effectively some negative impacts will remain. Development that does take place in the District will therefore have some degree of negative environmental effects, and this will increase as the quantum of development rises. In addition, increased levels of development will have synergistic or cumulative impacts with for example loss of wildlife corridors and habitat connectivity. Although it is very difficult to identify the precise level of housing at which impacts become significant, a particular risk for Horsham district at the highest levels of development is that the development and new road infrastructure and increased traffic levels will result the loss of the rural character

of the District.

- 7.28 In addition to changes to the natural environment and cultural heritage of the District, the Sustainability Appraisal has also identified the potential for increased development to have an adverse impact on air quality, particularly at the highest scale of development. Air quality has been shown to be deteriorating with the designation of two AQMAs at Cowfold and Storrington, and locations in Horsham and Pulborough are at risk of breaching their Air Quality objectives. Although some measures to offset this have been put into place, mitigation of deteriorating air quality is likely to be more difficult at the highest level of development. Again however it is very difficult to identify a precise level of housing at which significant negative effects will take place. The highest levels of development, if not mitigated would also have an adverse impact on water quality due to increased pressure on sewage treatment works in the District. Whilst these impacts can be mitigated this will require investment in water treatment works, and the timescales for undertaking this work could mean that the highest levels of development could not take place in the plan period without significant adverse impacts and failure to meet requirements of the Water Framework Directive.
- 7.29 In addition to providing homes which meet the identified needs of residents in the District and at higher levels the wider sub-region, the provision of additional housing has also been shown to have an economic benefit, by providing homes for those who have employment in the local area, and also by producing demand for products and services. The lowest level of housing growth assessed has been shown likely to lead to economic stagnation in the longer term as it would not provide sufficient homes to meet demands of existing and potential employers. This would result in local business being unable to grow and new businesses unable to locate in the District. In turn this would depress the local job market and lower retail demand. Increased levels of housing was however found, in general terms to help ensure that businesses in and around the District would continue to grow and prosper. There is however a concern that at the highest levels of development that the increased urbanisation and traffic that this would generate would adversely impact the leafy character of the District and therefore become less attractive to those who wish to live or locate their business in the District.
- 7.30 In determining the sustainability of options for the Local Plan, this appraisal has looked at all the sustainability objectives on an equal basis. Sustainable development definitions do not prioritised economic or social issues over environmental ones, and instead seek to ensure that the three strands remain in balance. From the options that have been considered it is clear that no option is entirely positive. A lower level of development would have lower environmental impacts, but would lead to social and economic issues to the continued lack of homes. Conversely however delivery of a higher number of homes per year was found to have increasing environmental problems, but would have social and economic benefits in meeting housing needs and supporting business growth. The very highest levels of housing development may however cross infrastructure and environmental tipping points, resulting in increased needs for secondary schools, or for upgrades in water treatment facilities. Whilst these are issues which have the potential to be mitigated, the time frame and cost of these may impact the viability and delivery of the highest level of housing. If this level is provided without this mitigation there would be significant social and environmental impacts. There is considerable difficulty in stating the precise housing number at which an impact becomes a significant problem, but having taken into account the

available evidence, there is a need to strike a balance between the need for housing, including affordable housing, achieving economic growth and protecting the environmental characteristics of the District. Depending on the precise balance that is struck, the results of the assessment also show that a level of housing development of between around 600 to 730 dwellings per annum would remain sustainable as it would provide local and more sub regional housing and economic growth, but would not causing significant harm on the environment taking into account mitigation measures. The highest option that it is considered that the Council would be able to provide within the plan period with effective mitigation measures to offset the environmental problems around 750 homes. Beyond this the mitigation measure that would be required (e.g. transport mitigation, new schools and potential upgrades to waste water treatment works) will impact the delivery of schemes to the extent that this level of housing could not be delivered within the plan period. Were housing to come forward without this mitigation there would be significant adverse social and environmental impacts.

Recommendation

Taking into account the updated evidence on housing needs, employment and environmental data, it is considered that 650 -730 homes can be accommodated in the District to meet housing and economic requirements, but still remain within the environmental capacity of the District.

The Inspector's Initial Findings Identified a housing number of between 750 and 800 homes per year which has also been tested. The evidence indicates that it may be possible to identify around 750 homes, but at the upper end of the range tested, there would be tipping points such as the need for a new school / sewage works. The lead in time required to undertake the various forms mitigation will cumulatively limit the rate at which development can take place. Without this mitigation development at this level would have a significant adverse impacts on these sustainability objectives.

Overall therefore, whilst the most sustainable balance of homes against all sustainability objectives is 650 – 730 homes, a higher level of development in the region of 750 homes can be accommodated. At whatever number is selected, it will still be necessary for development to be located at sites with the least environmental impact and to provide mitigation against any negative impacts that are identified.

Outcome on the HDPF

In order to maximise social and economic benefits whilst remaining within environmental limits, a housing figure of 750 dwellings has been identified, Policy14 - Housing Provision of the HDPF.

Locational Strategy

7.31 In addition to establishing the amount of housing that is required in the District, it is necessary to determine what locational strategy should be followed when considering which sites should be brought forward for development. The initial options that were identified in the 2012 Scoping Report Update were; large scale urban extensions, new settlements or a mix of these approaches. In light of this consultation, these options were refined, as it was considered that they did not address the potential for smaller settlements to expand to meet local needs, particularly in light of the neighbourhood

planning provisions set out in the Localism Act 2011. The need to address this community led, 'local need' element of housing delivery also ruled out a suggested option made in response to the Scoping Report update in February 2012 of locating growth solely in the Gatwick Diamond area. Such an approach would limit development to the north –east of the District only, and would not deliver housing or economic growth in other parts of the District, particularly the southern villages.

7.32 At the Preferred Strategy Stage, four options were assessed. These options considered locating development on an even or proportional basis at all settlements in the District, at Strategic sites, or at a new development. A mix of these approaches was considered as a final option, which also included the potential for a new market town in the longer term. As the preparation of the plan continued, the evidence demonstrating the clear potential to deliver a new market town within the District over the plan period was not considered to be sufficient to enable this to remain as part of the option. The options that were considered are as those set out in the box below. These options have not been revised in light of the Inspector's Initial Findings, particularly in relation to the Mayfield Market Town proposal.

- 4) How should development be located in Horsham District?
- a) Spread development across existing settlements in the District:
 - i) Evenly (c300 homes per settlement)
 - ii) Proportionally according to the size of the settlement (i.e. more homes around the larger villages)
 - b) Provide housing at Strategic sites / urban extensions
 - c) Provide development at new settlement within the District (e.g. a new market town)
 - d) Provide a mix of smaller sites together with larger strategic allocations

7.33 The assessment of these options found that all the approaches above would help to deliver housing numbers in the District. However, the dispersal of housing across the District (option 4a(i) and ii) would not necessarily deliver housing in the areas of greatest need – for example: Horsham town has a higher demand for housing than a small village. Furthermore, some settlements, particularly in the south of the District, are limited in the amount of development that they can deliver due to their proximity to the National Park and areas of flood risk. This would then have the impact of pushing their housing needs to other settlements. The option of providing a new settlement only would not provide for housing needs in the short to medium term, given the lead in time and wider strategic considerations that would be required in planning for a new settlement.

7.34 The option of delivering most housing at strategic sites with some local needs delivery (option 4 d) was found to provide housing around settlements in areas where demand for housing is highest, whilst also enabling smaller settlements to accommodate their own housing requirements across the plan period. However, a careful balance between the level of strategic and small scale housing developments is needed with this approach, as too much reliance on delivery around smaller settlements could have a number of negative impacts, with insufficient development to enhance all local facilities or employment sites, resulting in increased journeys to meet day to day needs, longer commutes, and associated congestion and air quality impacts.

- 7.35 In terms of meeting social requirements, including the provision of local facilities, a dispersed housing strategy was found to have a number of downsides. The main one is that housing may be provided in smaller settlements with limited existing services and facilities. Whilst development will result in CIL or S106 contributions to upgrade existing services or provide new facilities, the overall quantum of development in each settlement would be too low to provide new facilities in the village itself, although in some instances a small amount of development may help maintain the viability of a local shop or school. Financial contributions from developments across the District would be pooled to ensure that services and facilities are enhanced, but the new school or leisure service may be provided in a neighbouring village or town away from the new development. This will generate an increased need to travel, which could increase rural inequalities, particularly if new residents have difficulty accessing a car. Public transport solutions would be more difficult to deliver in a dispersed housing strategy, as the developments would not be of a size to bring about enhanced bus services, pedestrian routes and so forth. This would also increase the number and distance of car journeys. In contrast, in the longer term, a new settlement has the potential, if well planned and designed to provide a good range of services and facilities, from sports centres to health care and arts venues, but this could not be delivered early in the plan period. In the shorter term, strategic sites are of sufficient size to enable the funding of both the enhancement of existing facilities and new facilities and services. There is also the potential for strategic developments to bring forward wider community benefits, such as a site for a new secondary school, or village centre enhancements. A mixture of strategic and smaller scale developments (option 4d) would provide the benefits of strategic locations to some of the larger towns and villages, and also help to ensure the viability of existing services in smaller villages. However, a careful balance between the level of strategic and small scale housing is needed to ensure that existing services are not 'swamped' and infrastructure funding does not fall below the level that is required to minimise onward travel to other settlements.
- 7.36 From an environmental perspective, all options were identified as having a range of negative impacts. A dispersed pattern of housing development could significantly alter the historic character of smaller settlements, and the landscape around these villages may also be harmed. A large number of smaller scale developments across all settlements, also risks having a larger overall impact on the District's landscape than a smaller number of large strategic developments which are located in landscapes which have been identified as having a greater capacity for development. A large number of small scale developments could also give rise to cumulative impacts such as increased travel and the associated increases in air pollutants. This could be a particular problem around Storrington and Cowfold which have designated AQMAs. Smaller developments are less likely to deliver reductions in carbon emissions through Community Heat and Power (CHP) schemes as these schemes are more likely to be viable at strategic developments where development brings forward a mix of land uses (e.g. housing, schools, and community centres).
- 7.37 A new settlement would have significant impacts on the landscape due to its scale. The scale of development would also result in the loss of biodiversity, through the loss of greenfield land and wildlife corridors. Some offsetting and green infrastructure networks could help mitigate the impacts to some extent. The settlement pattern and historic character of the wider sub-region could also be significantly eroded. Carefully planned, however, a new settlement could be designed to high standards of sustainability, including CHP, together with good cycling, pedestrian and public transport opportunities, which would limit carbon emissions. Similarly, strategic

sites have the potential to impact on the environment through the loss of biodiversity, and landscape. This would be at a lower scale than a new settlement; nevertheless this scale of development would enable contributions to green infrastructure improvements which would help to mitigate some of the effects. The scale of development could also enable walking, some use of public transport and CHP schemes to reduce carbon emissions. A mixed approach set out in option 4d could help to provide some of the benefits of strategic locations such as carbon reduction, but a careful balance between the level of strategic and small scale housing developments is needed to minimise the increase in the need to travel and the air quality and wider landscape impacts described above.

- 7.38 The assessment of the economic impact of these locational options revealed that a dispersed strategy is less likely to deliver homes close to areas of employment and in particular the Gatwick Diamond. This would damage the economy of both the District and potentially the wider sub-regional economy. A new settlement, if located in the south east of the District could help to deliver economic growth in the Gatwick Diamond, including a new business park, but this could not come forward in the short term. There is also a small risk that if not carefully planned, a new town could compete with existing towns and villages for business, with the potential for businesses to relocate to the new settlement, or draw retail spend away from existing village centres in the District. A locational strategy focused around strategic developments would help to deliver housing in the larger settlements in the District which have the best access to employment, and would be best suited in helping provide new places for businesses to locate, e.g. a new business park. This type of development would also contribute to growth of the wider economy including the wider sub-region. However, it is recognised that smaller settlements around the District also have their own economies and some limited development in these areas will help to maintain the more rural services and industries centred around these villages, and help to retain key skills within the District.
- 7.39 Whilst there are some benefits and problems which would arise from each of the possible options in terms of the locational strategy, it is clear that a dispersed settlement strategy would be the least sustainable, delivering housing away from areas of demand, and being of lower benefit in economic terms. It would also have environmental impacts, and generate traffic increases. The scale of the individual developments would not enable funds to be brought forward in a manner that could mitigate impacts within or close to the settlements. In contrast a new settlement would have a significant impact on the wider landscape and settlement pattern and would not be able to meet housing or economic needs in the short to medium term, due to the complexities involved in delivering a development of this scale. In the longer term a new settlement could, if well designed and delivered, provide a new focus for investment with low transport needs.
- 7.40 In all respects, a mix of strategic developments with some smaller developments in rural villages was found to be the most sustainable locational strategy, meeting housing need and being located close to the areas with most employment within the District. The focus on strategic developments would allow environmental mitigation to take place, but also ensure that investment and protection of rural services and facilities is retained.

Recommendation

It is considered that development of strategic locations with some small scale development is considered to be the most sustainable locational strategy option. There are however a number of potential problems that could arise from these developments, including impacts to the landscape and on biodiversity. To ensure that these developments are as sustainable as possible the following must be undertaken:

- Careful assessment of the site specific impacts of development at any particular location. Mitigation would need to be secured.
- Incorporation of measures to reduce the need to travel.
- Incorporation of features to minimise environmental impacts; from green infrastructure to design to enable the use of CHP or District heating.
- Provision of community facilities and enhancement to existing services to meet the needs and aspirations of the new and existing communities in the District. Careful monitoring and management.
- Location, size and balance of the number of smaller developments. These would need to be in areas with identified housing, economic and community needs, and be of a size where some off-setting of negative impacts could be delivered close to the area of housing
- Master planning would need to be undertaken to ensure the reduced need to travel, low carbon requirements (e.g. District heating);
- The location and nature of the settlement would need to ensure that surrounding settlements retain their viability and vitality.
- Due to current uncertainties as to their location, additional SA/SEA of sites to be delivered through neighbourhood plans will be necessary

Outcome on the HDPF

The locational strategy selected for inclusion in the HDPF is the mixed approach, which provides some housing development at strategic locations, and also enables some development to take place across the rest of the District to meet more local economic and housing requirements, Chapter 7 - Housing

Location of Strategic Sites

7.41 Once the quantum of development and the locational strategy has been determined it is necessary to determine the most suitable sites for development. A starting point for considering which sites are available for development was the Councils SHLAA (now renamed the Housing and Economic Land assessment).

7.42 A range of alternative development sites have been considered as potential strategic development locations starting in 2009 with, the 'Leading Change in Partnership to 2026 and beyond – Core Strategy Review Consultation Document.' This document identified nine possible broad locations for strategic development, and with the exception of the 'Pulborough Extension' option, which has now been granted permission through 'ad-hoc' planning applications and largely built out, these sites still remain in the Sustainability Appraisal. Following representations on the 'How Much

Housing Does Horsham District Need' consultation in 2012, a further site - Land West of Kilnwood Vale - was incorporated into the assessment process.

7.43 Comments submitted in response to the HDPF Preferred Strategy and Interim Sustainability Appraisal in 2013, together with a number of alternative strategies which were subsequently provided to the Strategic and Community Planning team have resulted in a number of alternative sites being incorporated into the Sustainability Appraisal which was published alongside the Proposed Submission documentation. These sites were as follows:

- Rookwood Golf Course, Horsham:
- Development of previously developed land in Horsham town, including a range of existing office and business premises: The NPPF and the Council's development strategy identifies the need for development of appropriate brownfield land in prior to the development of greenfield sites. This option is distinct from this overall approach as it seeks to redevelop existing brownfield sites to the exclusion of most strategic scale greenfield development and would therefore result in the conversion of a substantial quantity of existing office and business units in Horsham town centre to housing. This option has also been included in the assessment process.
- Mayfield Market Town area of search: the Mayfield Market town consortium have submitted an area of search to the Council for consideration as a development location. The proposal is for a new settlement of 10,000 homes in both Horsham and Mid Sussex District Council areas. The Council has already considered the principle of the development of a new settlement in the District and as has already been explained, does not consider the delivery of this site to be the most sustainable or deliverable option. The Mayfield Market town site has however been considered as part of this site assessment process to ensure that the site specific issues that would arise from development in this region of the District are identified, and to ensure that the sustainability appraisal process is as transparent as possible

7.44 During the preparation of the Preferred Strategy and the Proposed Submission documentation, the consideration of sites focussed on strategic developments of 500 or more as it was anticipated at that time that sites smaller than this would be identified through neighbourhood planning. In light of the Neighbourhood Plans that have now been prepared within the District, it has become apparent that the scale of sites identified in these plans is fairly small. In order to meet the higher level of housing identified in the Inspector's Initial Findings the Council has considered sites with a capacity of around 150 dwellings or more.

7.45 The full list of alternative site options for development is set out below. A summary of the appraisal outcomes is then provided set out in the following paragraphs with a summary assessment table for each site. The results of the full assessment are set out in Appendix 4.

5) Where should any Strategic Development be located?

- West of Ifield (around 3,000 homes)
- Extension to Kilnwood Vale (West of Crawley) (around 750 homes)
- Land North of Horsham (around 2,500 homes)
- East of Billingshurst, (around 1,500 homes)
- Large Scale strategic Development West of Southwater (around 2,750 homes)
- Medium Scale Strategic Development West of Southwater (around 1,300 homes)
- Smaller scale strategic development West of Southwater (around 600 homes).

- Chesworth Farm, Horsham (around 1,500 homes)
- Faygate (around 2,000 -3000 homes)
- Adversane/ North Heath (around 4,000 homes)
- Rookwood Golf Course, Horsham
- Mayfield Market Town (10,000 homes - around 5,000 in Horsham District)
- Land at Kingsfold around 4,000 homes / stand alone phase 1 of around 500 homes.
- Large scale redevelopment of brownfield land in Horsham town
- Land at Novartis, Horsham (around 200 student accommodation units)
- Land at Tower Hill, south of Horsham (around 300 Homes)
- Land at Lyons Farm, nr Broadbridge Heath (around 600 Homes)
- Land South of Southwater (around 200 Homes)
- Land South of Billingshurst (around 200 Homes)
- Land at Rusper Road, West of Crawley(around 200 Homes)
- Land at New Place Farm, Pulborough (around 150 Homes)

Housing

- 7.46 The assessment of all sites identified a positive impact against the objective to ensure a high level of housing provision in the District. Sites closest to the core of the Gatwick diamond, around Horsham and Crawley would have a positive impact in meeting the needs of both this Council's own need, as well as those of the wider area. Sites further away from these settlements will still however have a positive impact in meeting more local housing needs. The level of affordable housing that could be delivered on many sites is unknown at this stage as it will depend on the overall level of other infrastructure provision that is needed. The West of Ifield site offers the most potential to deliver affordable units as part of the land in this area is owned and controlled by the Homes and Communities Agency. Some of the smaller sites (below 500 homes) may also be able to provide higher levels of affordable housing as they tend to have smaller infrastructure costs

Community Facilities.

- 7.47 All development will create additional demand for community facilities such as school, health and leisure and recreation provision. This additional demand may increase demand on existing facilities or create a requirement for the provision of new ones. There is potential that at some proposed locations, the scale of development would not be sufficient to provide significant enhancement to existing services or be of a scale to provide them on site. This may be a problem if there are existing capacity issues and the scale of development is insufficient to provide significant enhancements or new facilities, particularly if a number of sites are considered in cumulation.
- 7.48 A particular issue that has been identified in Horsham District is the impact on education provision. Many larger developments have indicated that they would provide primary schools as part of the development, but where this is not known there may be a negative impact. Viability and site size constraints would mean that some smaller strategic sites below 500 homes would not be able to provide a new primary school, and this could cause impacts on nearby existing schools if there is insufficient capacity or inability to expand. Generally however it is considered that issues relating to primary school provision can be resolved.
- 7.49 Secondary schools in Horsham District are approaching capacity and the need for a new secondary school in the northern part of the District has been identified by WSCC. Some larger strategic developments have the potential to provide a new secondary school site, and in the case of North Horsham it is known that a wide range of additional educational

needs including early years and special needs can also be met on site, resulting in the identification of a positive effect from this allocation. There is currently less certainty as to whether this could be provided on other sites. Many sites that have been proposed to the Council would be in addition to other ongoing or proposed strategic sites. There is therefore the potential that a second new secondary school would be required. Whilst land for this could be made available on some sites (e.g. Southwater) the delivery of two schools would, subject to the availability of sufficient funding for both schools, need to be carefully co-ordinated and this could impact on the overall deliverability of a scheme within the plan period.

Equalities and Social Inclusion

- 7.50 All development options were found to have potentially adverse impacts in terms of equalities if poor development design was used. The assessment concluded that all options offered potential to include flexible design to enable alterations to be made for wheelchair and pushchair accessible units. Another concern that was identified was the potential for some sites to lead to social inequalities due to their remote location. Development at Rookwood, Lyons Farm and the smaller development at Kingsfold and a number of smaller settlements on the edge of villages were all identified as being sites that would be particularly reliant on the private car use due to the isolated nature of development or the lack of proximity to existing facilities serving those areas. These sites may therefore generate inequalities for residents without a car. The A264 was also identified as a potential barrier to community cohesion at Land North of Horsham without mitigation. Large scale development in some settlements also risks impacting on existing social cohesion - this includes the potential need for new village services in Southwater and at Billingshurst, as a result of the cumulation of a large amount of development that has taken place in the village in recent years.

Biodiversity Landscape, Archaeology and Cultural Heritage

- 7.51 All development locations were found to have some potential to have an adverse impact on either biodiversity, landscape or archaeology and cultural heritage. Larger scale development on greenfield land will lead to some degree of habitat loss, and whilst mitigation can be provided to some extent there will likely be some residual loss and impact on wider ecosystem services. On smaller sites, the specific impacts are in general likely to be smaller, although some site specific issues have been identified such as the potential to impact great crested newts at Billingshurst. At other larger sites, the particular ecological interest at Chesworth Farm was shown to have the most significant negative impact on biodiversity. Sites in the western part of the District eg at Billingshurst have the potential to have biodiversity impacts impact on the nearby SAC due to impacts on bat foraging grounds. Whilst this can be mitigated it may slow delivery as mitigation may need to be provided before development can commence. The only development options with more limited impact on biodiversity were the redevelopment of previously developed land in Horsham town including the former Novartis site option as there are fewer sites of biodiversity importance in the existing built areas of the town.
- 7.52 Development at the Kingsfold (particularly 4,000 homes) the Mayfield site, Faygate, Adversane, and the Kilnwood Vale extension would result in significant adverse changes to the landscape and historic settlement pattern of the District, with Faygate and the Kilnwood Vale extension narrowing the gap between Horsham and Crawley, further increasing the risk of settlement coalescence. Cumulatively this impact is of greater significance when considered in conjunction with the West of Bewbush development which is currently underway. Some smaller developments were also found to have negative landscape impacts if development would be particularly visually intrusive given the

topography of the site (eg Tower Hill in Horsham). Chesworth Farm would also have negative impacts as it forms part of a key green landscaped buffer to the southern part of the town. It also leads to Denne Park a historic park and garden, therefore development here would also have a significant adverse effect on the historic landscape of the area. Other larger scale greenfield development such as that at Billingshurst would have some negative impacts due to the overall scale of the development and the high quality landscape around the village, although the landscape in this area has no formal protection. The need for new roads (potentially at Ifield) was also identified as having a negative impact due to the firm boundary that they can form and the increase in lighting, activity and noise through a rural landscape. The loss of a rural landscape and direct access to the countryside for the residents of Crawley which otherwise has firm road and built boundaries was also identified as a negative impact in the context of the town. Both land North of Horsham and Southwater have been identified as areas where the landscape has capacity to accommodate development, however there may be some adverse impacts depending on the overall extent and scale of the development. For example the delivery of 500 dwellings at Southwater would be less damaging than the delivery of 2,750.

- 7.53 A number of sites have the potential to impact on archaeology and cultural heritage to some extent. Land west of Ifield is located on the edge of Ifield Conservation Area and helps to provide a landscape setting for this historical area. Chesworth Farm is an area of significant historical importance with a formerly listed early 16th Century barn on site which was the home of Catherine Howard, one of the wives of Henry VIII. Land north of Horsham also contains archaeological sites, and the former Novartis site contains Art Deco buildings and a historic tree lined avenue that could be lost depending on the nature of any redevelopment (or continued disuse of the site.) Many other sites have potential to impact the setting of listed buildings.

Environmental Quality and Climate Change

- 7.54 All potential development options have the potential to bring about adverse environmental impacts, although the precise nature of the impact varies at each different location. For example, development of a new market town has the potential to worsen air quality in Cowfold, which has already been declared an Air Quality Management Area and Development at West of Ifield could also be impacted by aircraft noise from Gatwick Airport, particularly if the second runway is granted permission. All developments do however have the potential to have impacts on water quality as a result of waste water treatment if insufficient water treatment infrastructure is available. This is a particular issue in Crawley and whilst new water treatment works may be able to provided in the short term, it may impact on delivery in the short to medium term.
- 7.55 The impacts that a development will have on climate change is difficult to predict for any site, although some large scale strategic sites do offer greater potential for connection to district heating systems, which, if powered by a renewable heat source such as biomass, offer a more sustainable energy solution than fossil fuel.

Economy and Retail

- 7.56 The economic impacts arising from development in each of the potential development locations is generally positive. All developments will to some extent provide opportunities for local businesses, including support for retail and an increased workforce. Some larger strategic locations and in particular North Horsham have the potential to provide additional employment land. Development will in many cases also provide housing for those working in the district, thereby helping to remove the need to commute long distances to

work. Land at the smaller strategic sites (below 500 homes) would however be less able to provide these new employment sites. The option to development all previously developed land in Horsham would however have a significant negative impact as it would however lead to the loss of employment land in the town, which evidence already indicates is insufficient to meet demands.

- 7.57 Development options primarily in Southwater, Billingshurst and land North of Horsham offer potential to support the existing retail offer in each of these settlements, although care is needed at North Horsham to ensure that new retail development does not detract from the existing town centre. Some new developments such as 500 homes at Kingsfold would result in increased need to travel to reach most retail facilities as this scale of development in a settlement that currently has no retail facilities would be unlikely to be able to provide significant new services. Large scale development at Southwater may require a step change in the village and the need for a new village centre. There is a risk that this new centre would conflict with the existing facilities in Lintot Square and could damage the local economy overall. Development on previously developed land in Horsham town could also cause a negative impact if employees who shop in the town during the working week are replaced by residents who necessarily have commute out of the town for work.

Transport

- 7.59 The transport implications arising from the various strategic options would all increase the level of cars on the road network to some degree. The sites located away from existing services and facilities would generate the greatest increase in traffic, particularly in the shorter term for new settlements such as Mayfield, Kingsfold or Adversane where the first residents in the settlement would not have full access to new facilities that would ultimately be delivered as part of the development.
- 7.60 Many large scale strategic developments will also require a significant level of financial investment to offset adverse impacts to the road network particularly if a large number of strategic sites come forward and combine to increase congestion on the road network as a whole. Whilst these improvements can be delivered the timing of the road enhancements would need to be co-ordinated, which may therefore impact the overall deliverability of sites within the plan period. This would be likely to be an issue in the event that large scale development at Southwater and or West of Ifield were to take place in combination with land north of Horsham. In general smaller scale development would have more limited impacts, but would be less able to make significant contributions to transport enhancements or the provision of significant new public transport infrastructure such as a railway station. For example, it has been demonstrated through a transport assessment that the transport impacts from the proposed development on North of Horsham can be mitigated, and that the site has the potential to deliver a new railway station. The loss of employment land to housing in the previously developed land option will increase commuting outside Horsham, generating congestion on the town and wider road networks.

Summary of Site Assessment Outcomes

Site	Assessment summary	Mitigation / further work
<p>West of Ifield (around 3,000 homes)</p>	<p>Located adjoining the western edge of Crawley this site is well placed to meet housing and employment needs including affordable homes. The site has some landscape and biodiversity constraints which could potentially be overcome but would change the soft urban edge in this part of the town. Crawley Waste Water Treatment Works is unable to accommodate large scale development without upgrading limiting the potential for housing to come forward in the short to medium term. There are also some uncertainties regarding this site given the proximity to Gatwick Airport and implications a second runway may have. Congestion and traffic increases arising from this development may be an issue particularly in cumulation with other large scale strategic development.</p>	<p>To bring forward development at this location, upgrades to Crawley waste water treatment works will be required.</p> <p>Greater understanding of the impacts on the road network in cumulation with other strategic development (e.g. land north of Horsham) would be required and some form of mitigation will be necessary.</p> <p>Landscaping and biodiversity mitigation would be required</p>
<p>Extension to Kilnwood Vale West of Crawley(around 750 homes)</p>	<p>Located adjoining the western edge of the ongoing Kilnwood Vale development this site is relatively placed to meet housing and needs. The site is however an extension of an existing neighbourhood and there may be implications on the capacity of new neighbourhood facilities and the relative distance that this part of the development would have from these and Crawley town centre. The site is in the narrowest part of the gap between Horsham and Crawley and risks the coalescence of these two settlements. Crawley Waste Water Treatment Works is unable to accommodate large scale development without upgrading limiting the potential for housing to come forward in the short to medium term. Congestion and traffic increases arising from this development may be an issue.</p>	<p>To bring forward development at this location, upgrades to Crawley waste water treatment works will be required.</p> <p>Greater understanding of the impacts on the road network in cumulation with other strategic development (e.g. land north of Horsham) would be required and some form of mitigation will be necessary.</p> <p>The development would lead to settlement coalescence of Horsham and Crawley and impacts would be difficult to mitigate.</p>
<p>Land North of Horsham (around 2,500 homes)</p>	<p>This site is located close to the current edge of Horsham and is well placed to meet housing and employment needs The site offers potential for a new secondary school and land for business development. The site is relatively unconstrained in biodiversity, landscape and archaeological terms providing that the development area does not extend too far north. Located north of the A264 there is some risk that the road may act as a barrier for communities to access the town or the site itself. New retail facilities could also impact on the current town centre if too large. Some transport mitigation will be required</p>	<p>Landscaping, archaeological and biodiversity mitigation would be required</p> <p>Mitigation of transport impacts will be required</p> <p>Mitigation to ensure that the A264 does not limit settlement cohesion will be necessary</p> <p>Design of any new retail will need to ensure that the viability of Horsham town will not be impacted.</p>

Site	Assessment summary	Mitigation / further work
<p>East of Billingshurst, (around 1,500 homes)</p>	<p>Although this site is located further away from the key employment centres of Horsham and Crawley development will still help to meet housing and employment needs for the District, and presents an opportunity to help improve the retail offer in the village centre. The development will result in the loss of what is an attractive landscape although it is not subject to national designations. Permission for 475 homes has already been granted, but additional development may require further expansion of the Weald. Billingshurst has experienced a high level of development in recent years, and the community have identified the risk that continued expansion could result in a lack of community cohesion. . . .</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required</p> <p>Large scale development would need to be brought forward in careful co-ordination with measures to increase capacity at the Weald secondary school</p> <p>High levels of development in a short period of time may result in a lack of community cohesion that is difficult to overcome in the short term</p> <p>Enhancements to the retail offer in the village are recommended if this scale of development is delivered.</p>
<p>Large Scale strategic Development West of Southwater (around 2,750 homes)</p>	<p>The land west of Southwater is relatively close to Horsham and the wider Gatwick diamond and would help to help to meet housing and employment needs. Development at this scale would extend into countryside that has been identified as being of high quality although it is not subject to national designations. At this scale of development the existing retail offer at Lintot Square would not be sufficient to meet the needs of the new development and any new centre could lead to a lack of community cohesion. Development at this location would require a new secondary school – at this stage there is less certainty it could provide early years / special needs provision than at North of Horsham. If delivered in combination with other strategic allocations two new secondary schools may be required in the District. The co-ordination of the delivery of both these new schools could limit the overall deliverability of the scheme in the plan period. Development would also require upgrades to transport infrastructure which again would need to be co-ordinated with other strategic development, again potentially limiting the overall deliverability of the scheme in the plan period.</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required</p> <p>Enhancements to the retail offer in the village are required if this scale of development is delivered. This may result in a lack of community cohesion that is difficult to overcome particularly in the short term</p> <p>This scale of development would require a new secondary school – in cumulation with development e.g. land north of Horsham a further school may be needed. Delivery of two new schools would need to be co-ordinated carefully and may not be financially viable in the plan period.</p>
<p>Medium Scale Strategic Development West of Southwater (around 1,300 homes)</p>	<p>The land west of Southwater is relatively close to Horsham and the wider Gatwick diamond and would help to help to meet housing and employment needs and would broadly be within countryside with capacity to accommodate large scale development. This scale of development if delivered in combination with other strategic allocations may result in the need for two new secondary schools in the District. The co-ordination of the delivery of both these new schools could limit the</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required</p> <p>Some enhancements to the retail offer in the village are required if this scale of development is delivered.</p> <p>This scale of development may require a new secondary</p>

Site	Assessment summary	Mitigation / further work
	overall deliverability of the scheme in the plan period. Development would also require upgrades to transport infrastructure which again would need to be co-ordinated with other strategic development, again potentially limiting the overall deliverability of the scheme in the plan period	school. Delivery of two new schools would need to be co-ordinated carefully.
Smaller scale strategic development West of Southwater (around 600 homes).	The land west of Southwater is relatively close to Horsham and the wider Gatwick diamond and would help to help to meet housing and employment needs and would broadly be within countryside with capacity to accommodate large scale development. scale of development would not require significant additional new services, (e.g. a secondary school or a new retail centre), or road infrastructure improvements.	Landscaping and biodiversity mitigation would be required
Chesworth Farm, Horsham (around 1,500 homes)	Although located to close to Horsham, and therefore has the potential to provide housing close to an area of identified need, the site is very environmentally sensitive and development would have significant adverse landscape, biodiversity and archaeological impacts. Transport access into the site from the A281 may generate congestion. The site is not being actively promoted for development	Landscaping, archaeological, and biodiversity impacts would be difficult to mitigate given the sensitivity of this location. Loss of informal open space would have an adverse social impact that would be difficult to mitigate.
Faygate (around 2,000 -3000 homes)	Although located to close to Horsham and Crawley, fairly close to work and facilities in both towns, this site is in the centre of the gap between the two towns and would in effect result in the coalescence of these two settlements. Although some services and facilities would be provided, the scale of development would still mean many residents would leave the new development to access work and services and would have a significant impact on traffic. The poor rail service (and potential closure) of the station in the village may compound this problem.	Greater understanding of the impacts on the road network in cumulation with other strategic development (e.g. land north of Horsham) would be required and some form of mitigation will be necessary. The development would lead to settlement coalescence of Horsham and Crawley and impacts would be difficult to mitigate
Adversane/ North Heath (around 4,000 homes)	Although this site is located further away from the key employment centres of Horsham and Crawley development will still help to meet housing and employment needs for the District. Development would however alter the settlement pattern for the District, and may have adverse impacts on The Mens SAC due to the location of the site in the flightpath for this area. The mitigation required would limit the level of development that could come forward in the plan period. Development would also have impacts on transport and services which are not fully understood at the current time. The site is not being actively promoted for development.	Landscaping, archaeological, biodiversity and transport mitigation would be required, but the extent to which these can be overcome is not fully understood due to the lack of information or developer interest in this site.
Rookwood Golf Course, Horsham	This site is located close to the current edge of Horsham and would help to meet identified housing needs. Development would be unlikely to be of a scale to include employment land, and the limited accessibility of the northern part of the site would result in an area of development isolated from the services and facilities in the town. The development would also result in the	Development would result in loss of greenspace to the west of the town that would be difficult to mitigate. Development on the northern section of the site would be

Site	Assessment summary	Mitigation / further work
	<p>loss of an area of greenspace on the western edge of the town that is an important recreational resource. The site is not being actively promoted for development</p>	<p>isolated from services and facilities and this would be difficult to overcome.</p> <p>Transport mitigation would be required</p>
<p>Mayfield Market Town (10,000 homes - around 5,000 in Horsham District)</p>	<p>Development in this location would help to meet identified housing needs. The location is currently a large expanse of greenfield land, with limited existing services, facilities, and road access. The scale of such a development would have a significant impact on the wider landscape and settlement pattern of the sub-region, and the full impacts of such a development on transport and the road network are not yet known, particularly in cumulation with other strategic development. The scale and uncertainty regarding the precise location of development limit the potential for delivery of such a development within the plan period.</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required. This may not be able to overcome given the large scale of the development. Provision of new services, facilities and road infrastructure will also be necessary. This could have impacts on existing settlements in the area (e.g. Burgess Hill and Henfield) which may be difficult to resolve.</p>
<p>Land at Kingsfold around 4,000 homes / stand alone phase 1 of around 500 homes.</p>	<p>Development in this location would help to meet identified housing needs. The location is in an area with very limited development other than the small settlement of Kingsfold which has very limited existing services and facilities. Development would also have implications on the A29 and the wider road network including into Surrey to the north, particularly in cumulation with other strategic development. Limited information is also available in terms of precise impacts on landscape, archaeology etc and significant impacts cannot be ruled out. The scale and uncertainty regarding these issues limit the potential for delivery of 4000 homes within the plan period.</p> <p>The smaller development of 500 homes would result in an isolated settlement, and would not be able to provide significant provision of services and facilities. This would result in the need for new residents to travel to work, secondary schools, shops and so on, particularly in comparison with larger settlements in the District such as Horsham, Southwater and Billingshurst.</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required, but the extent to which these can be overcome is not fully understood due to the early stages of any masterplanning that has taken place on this site.</p> <p>Development of 500 homes would result in isolated development away from services and this would be difficult to mitigate at this scale of development.</p>
<p>Large scale redevelopment of brownfield land in Horsham town</p>	<p>Although Horsham has good services and facilities, and a good range of existing employment, the option would result in the significant loss of existing employment sites including offices and commercial sites. There is already an identified shortfall of employment land in the District and this scale of redevelopment would exacerbate this problem and lead to high levels of out-commuting and increased congestion in and around the town. This scale of development would also increase pressure on existing services including schools, but individual sites would be too small to space to provide new facilities to meet the additional</p>	<p>Development would create a demand for new schools, services etc. Locations for this provision may not be available making impacts arising from development difficult to mitigate</p> <p>Loss of employment land in the town would also be difficult to re-provide in the town and adverse impacts to the economy would be</p>

Site	Assessment summary	Mitigation / further work
	requirements arising from new development. It is however likely that this option would have fewer biodiversity and landscape impacts than the loss of greenfield land although the character of Horsham town would be significantly altered.	difficult to solve.
Land formerly occupied by Novartis , Horsham (around 200 student accommodation units)	This site is located within Horsham town and is being proposed as for redevelopment for higher education with student accommodation. There is an identified need for such a facility within the Gatwick diamond / south coast area, and the student accommodation on this site will accommodate needs generated within this wider sub-region. Redevelopment of this site will also mean that most of the site is retained as employment. The site has some important art deco buildings and on site landscaping which depending on the nature of the redevelopment could be lost, but impacts on biodiversity / landscaping are likely to be lower than development of large scale greenfield development. The impacts on additional students or research staff accessing the site may have some transport implications which would need to be addressed.	<p>Any redevelopment should seek to retain existing historic buildings and landscaping</p> <p>Some transport mitigation will be required</p> <p>New development will need to be designed so that it does not adversely impact on the viability of the town centre.</p>
Land at Tower Hill, south of Horsham (around 300 Homes)	This site is located close to the current edge of Horsham and would help to meet identified housing needs The railway line provides a significant boundary separating the site from the rest of the town, potentially creating difficulties of social cohesion and foot and cycle access to the town. The land is also rises steeply to the south and development would have significant landscape impacts, resulting in the loss of part of the important landscape boundary to the south of the town. Development on this site may also impact on the setting of the Boar's Head. Traffic implications of access to and from the site on to Worthing road are also not yet fully understood.	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required. Landscape impacts in particular may be difficult to overcome.</p> <p>Community cohesion and safe pedestrian or cycle access to the town may be difficult to achieve.</p> <p>Further work on school and transport implications may be necessary</p>
Land at Lyons Farm, nr Broadbridge Heath (around 600 Homes)	Although this site is relatively close to Horsham and Broadbridge Heath, the majority of the proposed site is physically separated from the existing (or land under construction) built form of Broadbridge Heath and before the completion of Wickhurst Green would result in an elongated settlement form and alter the current settlement pattern in the District. The new development would also increase pressure on existing or new facilities to be provided through the development south of Broadbridge Heath and at this stage the implications for education are not fully understood. The development will generate increased traffic movements, the implications from which are not yet fully understood in terms of cumulative impact. Broadbridge Heath is undergoing significant expansion at the current time, and this development could in the short term impact on community cohesion.	<p>Landscaping, flooding, biodiversity and transport mitigation would be required.</p> <p>Pressure on existing services and facilities, community cohesion and safe pedestrian or cycle access to the town would need to be considered.</p> <p>Further work on school and transport implications may be necessary.</p> <p>The impact on community cohesion resulting from very high levels around Broadbridge Heath may be difficult to overcome in the short term.</p>

Site	Assessment summary	Mitigation / further work
<p>Land South of Southwater (around 200 Homes)</p>	<p>The land south of Southwater is relatively close to Horsham and the wider Gatwick diamond and would help to help to meet identified housing requirements. The land is however close to an area of ancient woodland and may have impacts on the surrounding landscape. Development will also bring the built form of the settlement further south and new development may not be as accessible to some services and facilities than in other parts of the village. An application for this site has already been submitted to the Council.</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required</p> <p>Further work on school and transport implications may be necessary.</p>
<p>Land South of Billingshurst (around 200 Homes)</p>	<p>Although this site is located further away from the key employment centres of Horsham and Crawley development will still help to meet housing needs for the District. Some land in this area has already been granted permission for development, and this could cumulatively result in urbanisation of the land to the south of Billingshurst. The land has some identified biodiversity impacts, including potential to impact on Great Crested Newts. The site is also close to a listed building and development could therefore affect the setting of this property. Development will also bring the built form of the settlement further south and new development may not be as accessible to some services and facilities than in other parts of the village.</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required</p> <p>Further work on school and transport implications may be necessary.</p>
<p>Land at Rasper Road, West of Crawley(around 200 Homes)</p>	<p>Located close to the western edge of Crawley this site is well placed to meet identified housing needs. As a small stand alone development the site does not relate well the existing neighbourhood of Crawley and would increase pressure on existing services and facilities. There are also uncertainties as to whether waste water arising from this development could be accommodated Crawley Waste Water Treatment Works taking into account the existing permitted developments in the town. Congestion and traffic increases arising from this development may be an issue particularly in cumulation with other large scale strategic development. The site may also impact on the ability to deliver strategic development in this area should this be considered an appropriate way to meet housing and employment needs for Horsham or Crawley.</p>	<p>To bring forward development at this location, upgrades to Crawley waste water treatment works may be necessary.</p> <p>Greater understanding of the impacts on the road network in cumulation with other strategic development (eg North Horsham) would be required and some form of mitigation may be necessary.</p>
<p>Land at New Place Farm, Pulborough (around 150 Homes)</p>	<p>Although this site is located further away from the key employment centres of Horsham and Crawley and is also relatively distant from the south coast development will still help to meet housing needs for the District, although opportunities for local employment in the village is relatively low. The site also rises steeply to the north and large scale development would have significant landscape impacts. The north eastern part of Pulborough is furthest away from many of the services and facilities (eg retail) in the village, and this may therefore increase car journeys into the village centre as well as beyond to reach key employment centres</p>	<p>Landscaping, archaeological, biodiversity and transport mitigation would be required. Landscape impacts in particular may be difficult to overcome.</p>

Recommendations

Overall, the results of this assessment found that whilst there are positive and negative outcomes of development in all locations, some sites have more positive impacts and fewer negative (primarily environmental effects). In addition, some sites whilst performing well against many sustainability criteria require the provision of new infrastructure to offset what would otherwise result in unacceptable negative impacts would arise. The timing and delivery of these infrastructure upgrades limits the ability to provide housing and employment growth for the District, the Gatwick diamond and the south coast in the short to medium term. Taking these factors into account, it is on balance it is considered that land North of Horsham performed best against the sustainability criteria, followed by sites in Southwater and at Billingshurst.

Delivery of the sites selected for inclusion in the strategy will need to address the following issues in order to maximise their sustainability:

- Taking into account the need to provide community facilities, seek to secure as a high a level of affordable housing on each site as possible;
- Mitigation of biodiversity impacts, through on-site green infrastructure, retention of hedgerows and habitat creation and enhancements offsite where applicable;
- Design of development to high sustainability standards, including the re-use of existing buildings on previously developed sites and incorporation of CHP on larger scale developments.
- Incorporation of any necessary mitigation measures identified in the Habitat Regulations Assessment, including consideration of Barbastelle bat habitats around Billingshurst;
- Ensure that a site for a secondary school is provided to meet wider educational needs for the District into the future;
- All sites will need sensitive landscaping. On greenfield developments this should provide a firm boundary to minimise the urbanisation of the wider countryside to protect what is an important economic asset to the district in its own right. Existing landscaping on brownfield developments may also need to be retained
- The setting historical features including listed buildings, ancient monuments and buildings of local historic interest will need to be retained as part of the masterplanning of any development.
- Development will need to ensure that no adverse impact on drainage or flooding as a result of the development.
- The development must be designed to minimise the need to travel as far as possible and minimise the need to use the public car. Wider cumulative impacts on the road network should also be studied and mitigated where necessary;
- Retail enhancements or other benefits should be sought as appropriate. This should not have an adverse impact on existing retail centres
- The impact on existing communities should be considered with links provided to ensure that there is good access to existing developments, and that community cohesion can be maintained
- EIAs are likely to be necessary to support any planning applications for around 500 homes or more.

Outcome on the HDPF

To meet housing and employment and education needs for the District and wider sub-region, the HDPF has identified the following sites for development:

- Land North of Horsham for around 2,500 homes
- Land west of Southwater for around 600 homes
- Land to the South of Billingshurst for around 150 homes
- Land at the former Novartis site, south of Parsonage Road in Horsham for employment, education and specialist housing at the equivalent of 200 units.

Affordable Housing

7.61 The Horsham District Planning Framework must seek to ensure that it provides for the needs of all its residents, regardless of their age, income, race, gender or disability. One key issue facing the District is the high house prices which can limit the availability of housing, particularly for those on lower incomes. As a consequence the Council seeks to remedy this through ensuring that affordable housing is provided as part of new developments. Changes in the national and local economy, together with changes in the funding of affordable housing may impact on its deliverability, and the threshold for affordable housing in developments was therefore been assessed as part of the Sustainability Appraisal. It should be noted that the threshold levels for affordable housing have been altered by Government since this assessment, but this assessment remains for completeness as the outcomes remain relevant:

6) Should the affordable housing target

- a) of 40% on developments of 15 houses and above, achieving a balance of with 60% as social rented be retained?
- b) be reduced below 40% but lower the threshold for affordable housing provision below 15 homes, and require the tenure of 70% of affordable homes to be social rented?

7.62 The results of this assessment found that there are benefits in retaining the current affordable housing threshold of 40%. There is a high need for affordable housing identified in the District, and a higher target provides the Council with a stronger basis on which to base negotiations. Dropping targets could reduce delivery below rates which have been achieved to date and lower the availability of this type of housing. Option b, would however limit negative impacts of lowering the target as smaller housing developments would also be required to provide affordable housing contributions, whereas at the moment, this is not sought. In addition, increasing the percentage of social rented accommodation to be delivered would ensure that a high level of this type of accommodation is achieved, and it is this type of affordable housing which is in greatest demand in this District. It is considered that both options would therefore help to deliver affordable housing, but there is a risk with option b that if the threshold is set too low, the overall level of affordable housing that is delivered in the District would drop.

Recommendation

On balance, it is considered that both these options would help to ensure delivery of affordable housing. The mechanism which is selected must however be the one which is sufficiently flexible to enable the delivery of affordable housing across the whole plan period, taking into account the uncertain funding climate. Policy 15 - Meeting Local Housing Need of the HDPF

Gypsies and Travellers and Travelling Showpeople

7.63 In addition to ensuring that affordable housing is provided in the District, the housing needs of the local Gypsy and Traveller and Travelling Showpeople community also need to be met. This identified group do not live in bricks and mortar housing and require sites to be provided. The level of provision that is required has been established through a Gypsy and Traveller accommodation needs assessment, and this evidence has informed the number of sites that will need to be provided. It has also been necessary to appraise the strategy for the selection of any sites to be allocated for Gypsy and Traveller accommodation. The options that have been appraised are:

- 7) Should gypsy and traveller sites be located
 - a. adjoining existing settlements
 - b. in a semi-rural location relatively close to services and facilities.

7.64 In general, the assessment found, that irrespective of the location of Gypsy and Traveller sites, the provision of allocated and secure accommodation would have a beneficial impact for Gypsy and Traveller communities, providing secure accommodation, which would enable individuals to build relationships with the local settled community, and enable access to local schools and health care. This would in turn help to improve education and health outcomes for travellers. Sites located in semi-rural locations would require further travel to reach services and facilities, but as this is part the Gypsy and Traveller lifestyle this may not be considered a problem by these communities. Compared with sites located adjoining existing settlements or incorporated into strategic development locations, sites located away from town and village centres will generate longer car journeys, particularly as sites in semi rural locations are unlikely to have good access to public transport. Cumulatively this may contribute to increased congestion and impacts on air quality. Given that the overall number of Gypsy and Traveller sites is likely to be relatively low, this was not assessed as a significant issue.

Recommendation

Overall it is considered that it is likely to be slightly more sustainable to locate sites adjoining existing villages and towns. The key impact on the provision of Gypsy and Traveller sites is safe and secure accommodation for these families, and consequently, should sites in semi-rural locations come forward it would also be acceptable to consider these locations subject to consideration as the proximity to services and facilities and local travel impacts. Policy 20 - Gypsy and Traveller Sites Allocations

Preserving District Character

- 7.66 Given the importance of a functioning healthy environment to maintaining human society, it is vital that the natural environment and landscape of the District continues to be protected and enhanced. There are a number of policies in the existing Local Development Framework which seek to ensure that this is the case. For the most part it is considered that these policies do not need significant change. However, emerging government policy may mean that some changes are needed. For example, the NPPF requires that Local Plans make provision for Green Infrastructure, and it is therefore necessary for existing policies to be updated to reflect this obligation. The option of whether this obligation should be incorporated into the HDPF has not been considered as part of the SA process as it is a requirement of a higher level plan or policy.

Climate Change

- 7.68 The existing policy CP2 seeks to maintain and enhance the high quality of the District's environment, whilst ensuring that development minimises detrimental effects on the wider environment; taking opportunities to incorporate beneficial features such as renewable energy generation and waste and water recycling. Since the adoption of the Core Strategy and the General Development Control Policies DPD, new evidence and requirements have emerged in relation to a number of issues, and in particular climate change and sustainable design. There is therefore a need to amend CP2, and introduce new policies to ensure that the requirements of the NPPF and other legislative requirements. The option of whether this obligation should be incorporated into the HDPF has not been considered as part of the SA process as it is a requirement of a higher level plan or policy.

Chapter 8: Assessment of HDPF Policies

- 8.1 Following the assessment of the alternative plan options for the HDPF, the sustainability impacts of the individual policies were also assessed against the SA Objectives and criteria identified in Chapter 6.
- 8.2 This stage in the SA process is used to predict the environmental, social, economic and equalities effects which are likely to arise as a result of implementing the plan. The significance of the predicted effects is also documented, and mitigation measures are identified.
- 8.3 The assessment of policies is an iterative process and has been undertaken in parallel with the development of the HDPF. Where applicable, the impacts of each policy have been considered in the short, medium and longer term and cumulative or secondary impacts were documented where they were identified as being a potential issue. Finally, the significance of the likely impact was noted together with any recommended actions for change. The results of the assessment process are summarised in the table below, with further detail set out in Appendix 4.
- 8.4 The detailed Sustainability Appraisal considers the likelihood, scale and permanence of effects, as well as any secondary, cumulative or synergistic effects which may take place. Mitigation measures have been put forward to address significant effects where identified and to maximise any beneficial effects.
- 8.5 The policies which are highlighted in bold are the Strategic Policies which would also set the framework for neighbourhood planning.

Methodology

- 8.6 The assessment was carried out by appraising each HDPF Policy against the SA Objectives and Issues identified in Chapter 6. This approach also assists in the evaluation of cumulative effects that may result as from the implementation of the HDPF. The assessment was undertaken using available data, and where applicable professional judgement to compare the potential effect to the baseline situation presented in Chapter 5. This judgement have been independently scrutinised by the Councils Environmental Co-ordinator throughout the various stages of the Sustainability Appraisal process.

The following key indicates the assessment criteria used in the SA Appraisal process;

	Large / Significant Negative Impact
	Lower / Slight negative impact
	Neutral Impact
	Positive Impact / Some positive impact
	Large /Significant Positive Impact
	Impacts uncertain /unknown / not applicable

A definition of the timescales considered through the assessment is included below;

- **Short-term:** First half of the plan period. 0-5 years
- **Medium -Term:** Latter half of the plan period 5-15 years
- **Long -Term:** 15 years+

Table 5: Summary of the Appraisal of HDPF Policies and how recommended changes have been addressed

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
1. Strategic Policy: Sustainable Development	<p>The NPPF states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. A high level model policy has been drafted by the Planning Inspectorate as an appropriate way of meeting this expectation. As this policy has been devised at a high level, scope for amendment is limited, and the detail as to how the presumption in favour of sustainable development will be met is fleshed out in the remaining policies, and it is therefore considered more appropriate to interrogate the sustainability of subsequent policies to ensure that this requirement has been met, rather than extensive analysis of this generic policy.</p>	N/A
2. Strategic Policy: Strategic Development	<p>This is a very high level policy setting out the overarching policy aims for strategic development which are then fleshed out in the remaining policies. The assessment of this policy therefore sought to examine whether the key sustainability objectives identified in this appraisal had been covered, rather than to query the specific impacts as these are considered in subsequent policies.</p> <p>Initially, the policy covered the majority of sustainability issues identified for the District, however the need to protect environmental quality and minimise demand for resources was not fully considered. The need to ensure accessibility of development for all forms of transport including the need to maximise opportunities for public transport, walking and cycling, together with the need to ensure provision of appropriate health care facilities were also omitted.</p> <p>Accessibility and health care provision have not been included as specific bullet points within the policy, but this is covered indirectly under point i).</p> <p>The policy also does not make reference to the delivery of a second runway at Gatwick as this is seen as premature at the present time. The issue of Gatwick would be addressed in a review of the HDPF should a second runway come forward in the future.</p>	<p>Following the sustainability appraisal process, the policy now includes a specific bullet point (k) referencing the need to retain and enhance natural resources, including air quality, minimise energy use and provide flood mitigation. It also makes reference to climate change mitigation and adaptation in point (m). In subsequent policies. In the longer term, more specific reference to infrastructure provision may assist the clarity of this policy</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
3. Strategic Policy: Development Hierarchy	<p>This policy was found to have a number of positive impacts. It will help to protect the settlement character of the District and consequently protect the rural environment by limiting development of greenfield land. It will also limit pollution and resource consumption by focusing development in areas close to existing services and facilities.</p> <p>Development within built-up area boundaries will help to provide homes and jobs in the areas of key demand which will have a beneficial impact for the economy and town centres. There is a concern that the policy could prevent economic development in more rural parts of the District in the short to medium term if development can only take place in built-up area boundaries.</p> <p>The initial appraisal identified a need for other policies to set out when development in rural areas outside built-up area boundaries is acceptable. It was considered that this would ensure that the rural economy and residents in rural parts of the District can continue to meet their requirements.</p>	<p>This recommendation has been addressed through the introduction of policy 4: Settlement Expansion.</p> <p>Neighbourhood plans and other policies in the HDPF will also be used to ensure development outside BUAB is appropriate in scale and type to its location</p>
4. Strategic Policy Settlement Expansion	<p>This is a new policy which was added following the appraisal of the HDPF Preferred Strategy consultation document. The new policy will enable growth to take place in parts of the district other than Horsham Town, thereby ensuring that the needs of all local communities are met and will also ensure that the character of the District is retained and enhanced in the future.</p>	<p>This policy helped to mitigate potential sustainability issues arising from policy 3. No further mitigation proposed at this stage.</p>
5. Strategic Policy: Horsham Town	<p>Generally this policy will have a number of positive social, economic and environmental impacts. Focusing most growth around Horsham will help to protect the settlement pattern of the District and maintain Horsham's status as the key town. Development in and around Horsham will also ensure that development is close to existing services and facilities. This will help to protect the environment in the short, medium and long term District. need to travel and also by locating development in an area with the greatest potential for energy supplies from low carbon sources. This policy will ensure that the unique characteristics of the town are maintained and enhanced: not only protecting its historic</p>	<p>In general this policy did not require significant amendment, however a need was identified to ensure that other policies within the HDPF enable growth at other settlements to take place. An additional policy has subsequently been added to the document (Settlement Expansion) to enable growth in other settlements to take place ensuring local community needs are met in more rural parts of the District. More detailed explanation about the nature of the District as a whole has also been incorporated into chapter 3 of the HDPF.</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>character, but also retaining its economic draw as a place to do business.</p> <p>There is a possibility that too great a focus on Horsham could prevent economic or local needs development in other parts of the District in the long term.</p>	
6. Strategic Policy: Broadbridge Heath Quadrant	<p>This policy would generally have positive economic impacts in the medium to long term as the site is delivered, by enabling the continued use of this site for retail purposes.</p> <p>The main risk is that this type of development could have an adverse impact on Horsham Town Centre in the long term. This area is already in use for retail purposes and the assessment of this policy did not identify that there would be significant environmental impacts, compared with a new retail development on greenfield land. Redevelopment of the site does however provide the potential to bring about environmental enhancements, including carbon reduction and 'landscape' enhancements. The site adjoins an area that is now being developed for housing as part of the West of Horsham strategic allocation. There is therefore a risk that construction noise, deliveries and lighting could impact on these residents in the short term while construction is taking place.</p> <p>The need to minimise conflict between this site and new residents in the area should also be addressed in the SPD.</p>	<p>The initial appraisal identified the risk that this policy could have an adverse impact on the competitiveness of Horsham Town Centre. Further wording was subsequently added to the policy and supporting text to offset this impact.</p> <p>An SPD and Masterplan is being prepared alongside this policy, to set out more detailed planning guidance to assist in the redevelopment of this area in the context of the development occurring in the surrounding area. This SPD will address issues such as the connectivity of the site with the surrounding area as well as the appropriate uses for the site, and will help to mitigate any adverse sustainability impacts.</p>
7. Strategic Policy: Economic Growth	<p>This policy has a number of positive effects on the economy, particularly in the short term, as it enables small and large businesses in towns and in more rural areas to expand and meet their needs.</p> <p>The potential adverse impacts on this policy primarily those connected with the environment, with the risk that new also identified, as additional development could increase pollution, damage the landscape and biodiversity and increase traffic and congestion. The rural character of the District is one of the key factors that makes the area an attractive one to locate businesses and there is a risk that in the longer term this policy could have an adverse impact if the level of development is too high, thus damaging the environment and character to the extent that it is not seen as such a good place in which to invest.</p>	<p>The appraisal identified the need to ensure that other policies in this document do not result in over development which would damage the economic vitality of the District in the longer term. This includes identifying and protecting key areas for employment use. The need for neighbourhood plans to reflect this scale of development was also identified, as additional development as part of neighbourhood plans could lead to 'over-development'.</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	The policy seeks to provide certainty over the location and level of economic growth expected in the District by allocating an area of employment as part of a strategic site to meet much of the District's economic growth needs, but also by identifying Key Employment Areas throughout the District.	
New Policy – Novartis	This policy has a number of positive effects on the economy, particularly by ensuring that existing employment sites are retained, keeping jobs in the District. Protecting existing sites will help minimise the loss of greenfield sites and minimise adverse landscape and biodiversity impacts. The potential adverse impacts on this policy are those primarily connected with the intensification of uses, including increased congestion through settlements and the need for resources and on environmental quality. This is a particular concern at this stage as the impact of development on air quality is (at the time of this assessment) not covered in other policies. Other policies will need to ensure that development does not increase local congestion, or have additional resource or environmental quality implications. A policy on air quality is recommended and has been incorporated into the plan.	The recommendations identified as a result of the SA process have been incorporated into the plan.
8. Employment development	<p>This policy has a number of positive effects on the economy, particularly by ensuring that existing employment sites are retained, keeping jobs in the District. Protecting existing sites will help minimise the loss of greenfield sites and minimise adverse landscape and biodiversity impacts.</p> <p>The potential adverse impacts on this policy are those primarily connected with the intensification of uses, which could result in increased congestion through in the short, medium and long term. Intensification of uses will also place additional pressure on resources such as energy, water and waste disposal and on environmental quality. The initial assessment noted that the emerging HDPF did not include a specific policy relating to the impact of development on air quality.</p>	Following the appraisal process, the 'Environmental Protection' policy has been strengthened to cover air quality and introduce measures to ensure development does not worsen the air quality situation in the District. The 'Sustainable Transport' policy also seeks to ensure that development does not increase local congestion.
9. Rural economic development	This policy will have a number of benefits, particularly by enabling the rural economy of smaller settlements to grow and develop in the short to medium term. It will also help to reduce rural inequalities by maintaining jobs and skills in these areas. Rural economic development may however have some	The 'Sustainable Transport' policy encourages development to incorporate measures which reduce congestion. The 'Environmental Protection' policy also includes measures to encourage air quality mitigation

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	adverse environmental impacts including and increase traffic which individually or cumulative could damage biodiversity, landscape and air quality in particular.	
10. Tourism and cultural facilities	This policy could have a range of impacts depending on the type and location of facility proposed. For example, some tourist attractions may protect biodiversity, whereas others may lead to it being lost. The policy does however seek to ensure that development is of an appropriate nature and scale to the location and contributes to protecting the cultural resource in the District which includes factors such as the landscape. Overall, the policy is considered to be beneficial in helping to retaining the historic and cultural fabric of the District.	The Interim Sustainability Appraisal did not recommend any specific amendments to this policy, however it did highlight the need to assess the environmental impact of each application that comes forward. The assessment of these impacts can be ascertained and appropriate mitigation provided through the application of other HDPF policies.
11. Strategic Policy: Vitality and viability of existing retail centres	<p>This policy will have a number of positive economic impacts which will benefit the district in the short, medium and longer term. The development will help to ensure that retail opportunities are provided in town and village centres across the District. It will also help to ensure that rural populations can access day to day needs and help to minimise exclusion and social deprivation in rural areas, where public transport to larger centres is often infrequent.</p> <p>There is however the potential for retail development to adversely impact the character of towns and villages, depending on the scale and nature of any particular proposal. Retail development may increase the demand for resources including energy although other policies help to mitigate this, for example there may be opportunities for retail areas to contribute to sustainable energy initiatives such as District Heating.</p> <p>This policy may result in conflict between existing residential uses for example through noise from deliveries or the evening economy and street lighting. These issues have been addressed elsewhere through policies in the HDPF.</p>	<p>The appraisal identified that this policy could impact existing residents in the town centre through noise or light pollution. These impacts have now been addressed through the Environmental Protection policy which ensures noise and light pollution are taken into consideration through the planning application process</p> <p>The 'appropriate energy policy' could also help mitigate the impact of an increased demand for energy through the requirement for district heating networks in heat priority areas</p> <p>Issues regarding the potential conflict between uses has been addressed through the Development Principles policy which requires developments to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development.</p>
12. Town centre uses	This policy will have a number of positive economic impacts. The development will help to ensure that retail opportunities are ensure development limits provided in town and village centres across the District in the short term, benefiting this particular sector of the economy It also helps to ensure that rural populations can access day to day needs, minimising social exclusion for those without access to a car.	<p>The initial appraisal recommended that other policies be included in the HDPF to ensure development limits congestion and environmental quality implications. There is now specific mention of the need to provide local employment and reducing commuting distances, which will help reduce congestion</p> <p>The 'Environmental Protection' policy</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>The policy also helps to minimise greenfield development by retaining a town centre focus This will have indirect positive environmental benefits in the medium to long term.</p> <p>Increased retail development will however have transport implications in the short term in terms of construction, deliveries and attracting shoppers into the town. This could increase congestion and may generate other adverse impacts such as cumulative impacts on air quality</p>	<p>has been included to The policy also helps to minimise ensure air quality is considered through the planning application process. While the 'Sustainable Transport' policy seeks to ensure employment development does not increase local congestion.</p>
13: Shop Fronts and advertisements	<p>The policy was not identified to have a significant impact on any of the sustainability objectives</p> <p>It was considered that the policy would have a beneficial effect on the landscape and townscape character of the District and the historic characteristics of the Districts villages and towns, especially Conservation Areas and areas with Listed Buildings. This was found to have an indirect positive impact on the economy by contributing to the overall attractiveness of the environment and drawing in businesses and visitors to retail centres.</p> <p>It was noted however, that whilst the policy seeks to retain existing historic character, it does not necessarily seek to provide enhancements where this may be necessary</p> <p>It is also suggested that further guidance as to what may or may not be acceptable should be provided in due course to help with the delivery of this policy.</p>	<p>Any additional guidance on shop fronts would be provided after adoption of the HDPF.</p>
14: Strategic Policy: Housing Provision	<p>This policy will bring forward housing development within the District, therefore helping to meet the identified housing need, the HDPF such as the including affordable housing. This has numerous social benefits as well as economic benefits providing accommodation for the Districts work force and starter homes for the younger population.</p> <p>Concerns were identified that the strategy did not provide certainty as to where the new housing would be delivered and also that if the delivery of neighbourhood plans was delayed, then it would delay the housing needs of the District being met. The policy seeks to address this by allocating a strategic development in North Horsham and Southwater which will deliver</p>	<p>The adverse impacts of the policy can be mitigated through the consideration of other policies in the HDPF such as the Environmental Protection' and 'sustainable transport' policies, as well as the more detailed Strategic Development policies later in the document.</p> <p>The Interim Sustainability Appraisal recommended that measures should be taken to monitor housing delivery to ensure cumulative development does not reach a threshold which could lead to adverse impacts on the SAC and SPA. Housing delivery will be monitored as part of the AMR and this will be fed through to the parish</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>development in the first half of the plan period, thereby meeting local housing need in the short term while neighbourhood plans get underway.</p> <p>This policy has a number of potential environmental impacts, such as the loss of biodiversity and changes to the Districts landscape, together with increased demand on resources and congestion, however these impacts will be mitigated through the consideration of other policies in the HDPF.</p> <p>The Land to the North of Horsham and West of Southwater strategic allocations identified through the policy have been selected using the sustainability appraisal process and associated work. This has ensured that development will be located in most sustainable of the locations considered, and the areas which have the greatest capacity to incorporate appropriate mitigation and wider benefits where possible.</p> <p>At the present time, there is uncertainty as to the impact that neighbourhood planning sites could have on the environment as their size and location is not yet known. These impacts will be considered as part of a separate SA/SEA process undertaken by the parish council or other qualifying bodies responsible for undertaking the Neighbourhood Plan.</p> <p>There is also a risk that increased numbers of housing coming forward through neighbourhood plans could cumulatively add to the impact on SPAs and SACs. Again these impacts will be considered through a separate process whereby the authority responsible for undertaking the neighbourhood plan, will undertake a Habitats Regulations Screening Assessment where required.</p> <p>A number of small neighbourhood development sites may also combine to result in larger cumulative impacts on transport, services and air quality than is individually the case and without assessment of that impact mitigation measures may not be put in place.</p> <p>Whilst it is recognised that it is not possible to identify the location of housing delivery that will come forward through neighbourhood planning, some proposed</p>	<p>councils or other qualifying bodies responsible for undertaking the Habitats Regulations Assessment Screening requests.</p> <p>The Council will also issue information for parish councils providing more information about SEA and neighbourhood plans.</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>measures by which the impacts could be mitigated are included below;</p> <ul style="list-style-type: none"> · Monitoring of housing numbers will be needed to ensure that the level of development does not exceed any thresholds that would lead to adverse impacts on the SAC and SPA; and · Neighbourhood plans or any additional sites document will need to consider cumulative impacts of on landscape, biodiversity, air quality, traffic etc. It may be this is required through a formal EIA or as general supporting information submitted as part of planning applications. 	
15. Strategic Policy: Meeting Local Housing Needs	<p>Overall this policy has a number of positive impacts as it aims to ensure that all sectors of the population irrespective of income have access to a home. This will also benefit the wider economy by ensuring that skills can be retained within the District across all sectors of the economy. Environmental issues stemming from this policy are limited as this policy does not directly bring about development and is intended to improve its overall quality.</p>	<p>No specific recommendations were as to how this policy could be improved.</p>
16. Exception Housing Schemes	<p>This policy has significant social benefits as it allows for safe and secure accommodation to be provided throughout the District It will also help boost the economy by retaining rural businesses and skills. Whilst there is the potential for rural exception sites to have a negative impact on the environment, it is anticipated that the total level of this type of development to be small and therefore the overall impact is likely to be small, particularly taking into account the requirements of other policies which are likely to help mitigate any problems. There may however be some cumulative impacts in relation to transport.</p>	<p>It was recommended that the environmental impacts of individual and cumulative sites be investigated on a case by case basis. These issues will need to be considered at the as part of any planning application, including at the pre-application stage.</p> <p>The adverse impacts of the policy can also be mitigated through the consideration of other policies in the HDPF such as the 'Environmental Protection' and 'sustainable transport' policies.</p>
17. Retirement Housing and Specialist Care	<p>Generally this policy has significant social benefits by ensuring that the elderly and individuals with specialist needs can access safe and secure accommodation in the short to medium term.</p> <p>It will also help boost the economy by providing general employment opportunities e.g. health workers in care homes.</p> <p>In common with all development there is a risk that this could have an adverse impact on the environment, although other policies in the HDPF are likely to help mitigate any problems.</p>	<p>The adverse impacts of the policy will be mitigated through the consideration of other policies in the HDPF such as the 'Environmental Protection' and 'sustainable transport' policies</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	The environmental impacts of individual and cumulative sites will need to be investigated on a case by case basis and considered as part of any planning application.	
18 . Park Homes and Residential Caravans	Generally this policy has significant social benefits in ensuring that affordable housing can be provided in the District. This will contribute to the overall economic vitality of the District and help maintain communities and families who wish to remain living close to each other. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies are likely to help mitigate any problems and the overall impact of this policy is likely to be small. There may however be some cumulative impacts in relation to transport and environmental resources.	It was recommended that the environmental impacts of individual and cumulative sites be investigated on a case by case basis. Design of park homes is also a key consideration. These issues will need to be considered at the as part of any planning application, including at the pre-application stage. The adverse impacts of the policy can be mitigated through the consideration of other policies in the HDPF such as the 'Environmental Protection' and 'sustainable transport' policies.
19. Rural Workers Accommodation	<p>Generally this policy has significant social benefits in ensuring that safe and secure accommodation can be provided throughout the District.</p> <p>The policy will also help boost the economy in the short to medium term by retaining rural businesses and supporting key services in rural areas. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies are likely to help mitigate any problems, and the overall impact of this policy is likely to be small. There may however be some cumulative impacts in relation to transport and as a result of other development in rural areas.</p> <p>The environmental impacts of individual and cumulative sites will need to be investigated on a case by case basis taking into account other policies in the HDPF and any wider NPPF provisions. The design of homes is also a key consideration.</p>	The adverse impacts of the policy will be mitigated through the consideration of other policies in the HDPF such as the 'Environmental Protection' and 'sustainable transport' policies These issues will need to be considered at the as part of any planning application process, including at the pre-application stage. Other policies in the HDPF will also need to be complied with to minimise adverse impacts.
SD1 -9: Strategic Policy: Land North of Horsham	<p>Overall this policy has two key benefits; achieving economic growth and housing provision to meet the districts locally generated housing needs in the short to medium term.</p> <p>The policy ensures a mix of dwelling size and types will be delivered, including affordable units to meet the needs of the existing and local community. The initial appraisal highlighted that by only delivering 20-30% affordable housing, this policy was not addressing the Districts identified housing need in the most sustainable</p>	<p>The North Horsham policy has subsequently been changed and the development is expected to be in line with the requirement set out in the HDPF 'Affordable Housing' policy. Other policies in the HDPF, for example through the 'Sustainable Design and Construction' , 'Appropriate Energy Use' and 'Environmental Protection' policy</p> <p>Since the initial appraisal, a detailed chapter on the North Horsham site, together with a site specific</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>manner.</p> <p>The policy will also ensure that the needs of the new community will be met through the provision of community facilities such as a new Local Centre and two primary schools. The policy also helps to address the wider needs of the District through the requirement to provide land for a secondary school</p> <p>The appraisal also identified impacts such as the use of natural resources and impacts on environmental quality which would need to be addressed through the plan. Mitigation for these impacts will be delivered through</p> <p>The policy could be strengthened by identifying the need for green space around Chennell's Brook as this could help deliver a country park or other green infrastructure elements which would benefit the district as a whole. The integration of the development to the rest of Horsham could also be addressed to ensure settlement cohesion.</p>	<p>Masterplan have also been prepared to set out the key principles of development and provide a detailed planning framework for the development of this strategic site. Whilst not repeating other policies in the HDPF, the chapter and accompanying Masterplan will ensure that opportunities from this development are maximised and that the new community is fully integrated with the rest of Horsham. The North Horsham chapter and Masterplan should be read in conjunction with the whole document</p> <p>The scale of development will require an EIA to accompany any planning application to fully identify and mitigate environmental impacts arising from the scheme.</p>
Strategic Policy Land West of Southwater	<p>This is a new policy therefore no impacts were considered as part of the Interim Sustainability Appraisal stage</p> <p>Overall this policy has two key benefits; achieving economic growth and housing provision to help meet the districts locally generated housing needs in the short to medium term.</p> <p>The policy ensures a mix of dwelling size and types will be delivered, including affordable units to meet the needs of the existing and local community.</p> <p>The appraisal of the policy at this stage however identified impacts such as the use of natural resources, changing landscape and impacts on environmental quality as issues which would need to be addressed through the plan.</p>	<p>Mitigation for these impacts will be delivered through other policies in the HDPF, including the 'Sustainable Design and Construction', 'Appropriate Energy Use' and 'Environmental Protection' policy.</p> <p>The scale of development will require an EIA to accompany any planning application to fully identify and mitigate environmental impacts arising from the scheme.</p>
Strategic Policy: Land South of Billingshurst	<p>Although this site is located further away from the key employment centres of Horsham and Crawley development will still help to meet housing needs for the District. Some land in this area has already been granted permission for development, and this could cumulatively result in urbanisation of the land to the south of Billingshurst. The land has some identified biodiversity impacts, including potential to impact on Great Crested Newts and barbastelle bats, but the policy wording seeks to mitigate these impacts. The site is also close to a listed building and development could</p>	<p>Mitigation measures identified through the SA process have been incorporated into the policy wording.</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	therefore affect the setting of this property but again the policy wording seeks to mitigate this. Development will also bring the built form of the settlement further south and new development may not be as accessible to some services and facilities than in other parts of the village. The policy seeks to ensure that additional facilities are provided if required and that transport enhancements are made. This has ensured any development which takes place in this location is as sustainable as possible.	
20. Strategic Policy: Gypsy and Traveller Site Allocations	Generally this policy has significant social benefits in ensuring that Gypsies and Travellers can access safe and secure accommodation. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies and the requirements of this policy are likely to help mitigate any problems, including the prevention of development where there are unavoidable landscape impacts. It should be noted that the sites identified in the policy have already been examined as part of the SA of the 2012 but in general environmental impacts are minimised as the sites are already in use or are based around existing brownfield sites.	Mitigation measures for each site identified in the allocation will need to be addressed through the planning application process. Environmental impacts of individual sites will need to be investigated on a case by case basis. Cumulative impacts will also be assessed.
21 and 22. Gypsy and Traveller Sites	Generally, these policies have significant social benefits in ensuring that Gypsies and Travellers and Travelling Showpeople can access safe and also be assessed. These issues secure accommodation. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies and the requirements of this policy are likely to help mitigate any problems, including the prevention of development where there are unavoidable landscape impacts. Furthermore the level of this type of development is relatively low.	Environmental impacts of individual sites will need to be investigated on a case by case basis. Cumulative impacts should also be assessed. These issues will need to be considered as part of any planning application, including at the pre-application stage. Other policies in the HDPF will also need to be complied with to minimise adverse impacts, specifically in the terms of sustainability and environmental impacts.
23. Strategic Policy: Environmental Protection	Overall this policy has a number of positive effects which will benefit the district in the short medium and long term. The policy requires development to consider air quality and where impacts are identified, appropriate mitigation is required to offset the impacts on the environment and human health. The policy also requires development to consider impacts on noise, odour and light pollution where identified. A potential negative impact from this policy would be to divert traffic away from a particular area so as not to worsen air quality in an AQMA, however this would only	The Interim Sustainability appraisal identified that further detail should be added to mitigate against the impacts of future development on air quality. The policy has been amended to take into account these recommendations.

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	divert the problem. Appropriate consultation should be undertaken at the pre-application stage to overcome this problem.	
24. Strategic Policy: The Natural Environment and District Character	Overall this policy has a number of significant positive effects. It benefits the economy by retaining the District as an attractive place to live and work. By protecting a number of environmental features, both directly through the policy wording and more indirectly as green spaces, it helps to mitigate against air quality and climate change impacts. There may however be some adverse impacts if this policy limits the ability of some sites to come forward near the end of the plan period if it is to continue to deliver housing, facilities and infrastructure, as the less constrained sites will have already been developed, and environmental capacity will have been reached; but this would have to be balanced against wider planning considerations.	No specific recommendations are made at this stage, other than to apply this policy in conjunction with the others in the HDPF.
25. Countryside Protection	Overall, this policy seeks to limit the level of development that takes place in open countryside and rural parts of the District, helping to retain the overall character of the area. This will also have a beneficial economic impact by ensuring that the development remains an attractive place to live and work.	Overall it was considered that this policy had a positive impact and no further mitigation measures are suggested.
26. Strategic Policy: Settlement coalescence	Overall, this policy seeks to mitigate the potential adverse impacts that could arise as a result of development and in particular the merging of settlements. This will have a beneficial impact on the environment by retaining the character of the District, which in the long term will also maintain the economic attractiveness of the area.	Overall it was considered that this policy had a positive impact and no further mitigation measures are suggested.
27. Replacement Dwellings House Extensions in the Countryside	<p>Most of the impacts of this policy are short term, as there is already a dwelling in existence, therefore the impacts will primarily be associated with construction. There is a risk that new development may add to traffic if the replacement dwelling increases the number of residents occupying the site, however these impacts will be considered through the 'sustainable transport' policy.</p> <p>The supporting text also requires any development to have due regard to the countryside setting and existing dwelling to ensure environmental impact is minimised. There is potential that the policy could be used to improve impacts on the landscape, or minimise resource use or climate change depending on the design.</p>	The adverse impacts of the policy will be mitigated through the consideration of other policies in the HDPF such as the Environmental Protection' and 'sustainable transport' policies. The GI and biodiversity policy will also ensure species protection.

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
28. Equestrian development	Overall this policy will have a positive impact on the rural economy by supporting equestrian businesses and private facilities. There is potential that this policy could adversely impact on landscape and biodiversity, but this is mitigated by the policy wording and other policies related to this issue.	Overall it was considered that this policy has a positive impact and no further recommendations were made
29. Protected landscapes	Overall this policy seeks to protect the nationally important landscape of the AONB and the setting of the National Park. This will have positive impacts on the landscape and environment of the protected landscape and wider areas and also benefits the economy e.g. through tourism opportunities. There is a risk that limiting development in protected areas could stifle these communities from developing to meet their needs, but the policy is worded to allow growth to meet local needs providing that this is undertaken with care. This will therefore help to limit adverse social impacts.	Overall it was considered that this policy has a positive impact and no further recommendations were made
30. Green Infrastructure and Biodiversity	This policy offers a number of positive benefits for the District by ensuring development does not have an adverse impact on the environment and biodiversity. The revised more positive policy wording will also not restrict the overall delivery of housing providing that it respects the character of the landscape and protects the natural environment. There is a risk that the policy could limit the delivery of housing in areas which are identified as being of particular sensitivity to change, and this could have longer term impacts as the least sensitive sites are delivered first. However this does not impact the whole District.	Changes to policy wording were made to make the policy more positive in terms of enabling development. Therefore instead of listing examples where development could not take place, the wording was changed to allow suitable flexibility to bring forward development providing adequate mitigation was provided.
31: Strategic Policy: The Quality of New Development	Overall this policy aims to ensure that developments are designed to meet the needs of the population, and also respect the landscape, historic environment and provide functional services and facilities. As a consequence this policy has a number of positive effects as it helps to mitigate some of the potential adverse effects that could arise from development.	The Sustainability Appraisal indicated that detail on certain issues such as listed buildings and conservation areas should however be provided in additional DM policies or neighbourhood plans. This has been actioned. Neighbourhood Plans will seek good design by being in conformity with the HDPF and NPPF as a whole.
32. Development Principles	Overall this policy aims to ensure that developments are designed to meet physical requirements of certain sections of the population, and also respect the landscape, historic environment and provide functional services and facilities. This will also have a beneficial economic impact by ensuring that the new development creates an attractive place to live and work that complements the rest of the District and its existing character.	The Interim Sustainability appraisal questioned whether this policy and Policy 31 could be combined as they duplicate a number of elements. It was however decided that this policy added further detail to policy 31, therefore two are mutually compatible. This policy should be applied in conjunction with policy 31 and all other policies in the HDPF.

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	As a consequence this policy has a number of positive and significant positive effects as it helps to mitigate some of the potential adverse effects that could arise from development.	
33. Cultural and Heritage Assets	This policy has a number of positive and significant positive effects as it helps to mitigate the potential adverse effects that could arise from development in historic areas. It will also help to protect some historic buildings from decline and will also ensure that traditional skills and businesses can be retained into the future which will have an economic benefit. This assessment did identify that some historic buildings are less accessible for those with mobility problems than more modern buildings, but the impact of this is small given the low number of dwellings that this impacts in total. It may be possible to encourage sensitive access solutions to historic buildings where appropriate.	It was considered that this policy has a positive impact in addressing some of the negative impacts of development therefore no amendments are proposed.
34. Strategic Policy: Climate Change	Overall this policy was found to have a number of benefits, primarily as it will ensure development takes into account the impacts of a changing climate. The policy will ensure suitable adaptation measures are built into development design, thereby benefiting human health and the economy in the long term as the impact of heatwaves and flood risk will be reduced. The policy should also result in a reduction in the amount of waste sent to landfill and reduce private car use, which in turn will have a positive impact on air quality.	The Sustainability Appraisal questioned whether this policy could impact a scheme's viability, subsequently delaying the delivery of housing. Further consideration has found the policy is flexible enough to enable developers to use design measures appropriate to cost of development therefore no changes have been made
35: Strategic Policy: Appropriate Energy Use	<p>Overall, this policy was found to have a number of positive impacts. In particular, there will be less impact from development on the environment and lower energy use will minimise other environmental problems such as poor air quality which can be generated from burning fossil fuels.</p> <p>The policy may have the potential to limit the delivery of housing if the costs of technology outweigh the viability of the scheme, but the flexible nature of the policy is intended to avoid this.</p>	The Sustainability Appraisal indicated that this policy has the potential to have a negative impact on society and the economy if the schemes viability is impacted to the extent that housing cannot be delivered. Consideration has been given to this and it is felt that the hierarchical approach set out in the policy, provides sufficient flexibility for developers to choose an alternative energy mix, if a schemes viability is at risk. Further wording has been added to the supporting text to strengthen this point
36. Sustainable Design and Construction	This policy has potential to have a number of positive impacts on the environment by limiting the amount of resources used in development. This will have beneficial impacts on the environment and on human health. The policy also encourages the use of flexible design which has positive impacts	Overall it was considered that this policy has a positive impact and no further recommendations were made

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>in terms of equalities as dwellings can be modified to enable wheelchair and pushchair use. The policy encourages the provision of highspeed broadband which will benefit local business and the economy in turn.</p> <p>Initially the use of Code Level 4 was specified and it was identified that this could help development achieve a step change towards more sustainable construction. This reference has now been removed as it will be covered under Part L of the Building Regulations.</p>	
37. Strategic Policy: Flooding	<p>This policy will have a number of positive impacts as it will reduce the risk of existing and future development being impacted by flooding</p> <p>This has economic benefits as flood risk can threaten business spaces and also social benefits from a reduced risk to property and human health.</p> <p>The policy will also help to provide SuDS and green spaces which can contribute towards the Districts Green Infrastructure network, and will help provide mitigation and adaption to climate change.</p>	<p>The initial appraisal recommended the results of the Districts Habitats Regulations Assessment, 2014 be incorporated into the policy text and this has been undertaken.</p> <p>Consideration was also given to the naming of the policy, to include water quality and resources, however as flood risk management is the main issue covered within the policy it was decided to leave the policy name unchanged.</p>
38. Strategic Policy: Infrastructure Provision	<p>Overall this policy will have significant social benefits by ensuring that new developments have access to a range of services and facilities, as well as upgrading or improving infrastructure and creating functioning communities. This in turn will benefit the wider economy as developments with good services and facilities are attractive places to live and will attract skilled workforce to the area. Some developments may provide employment opportunities in their own right. It should however be recognised that cost of infrastructure provision could at times limit the viability of some housing developments, which could limit the delivery of housing, particularly in smaller settlements where the scale of development is likely to be lower. In addition, there is the risk that the provision of infrastructure could have a negative impact on a range of environmental issues, particularly as the level of growth increases across the plan period.</p>	<p>The Sustainability Appraisal identified that the wider development strategy should ensure that there are sufficient mitigation measures in place to minimise adverse environmental effects and that the cost and viability of schemes should also be considered. This has been actioned and an Infrastructure Delivery Plan has been prepared setting out what infrastructure is required to support growth and how it will funded.</p>
39. Sustainable Transport	<p>Overall this policy has a number of positive impacts as it seeks to mitigate the increase in vehicular traffic which would otherwise arise as a result of development. If successful this policy will also help to minimise some of the environmental impacts which may occur, including air pollution and</p>	<p>The Sustainability Appraisal identified that further work on the implementation of any scheme would be required to ensure public transport is provided early in strategic developments and that services will be funded. This has been addressed</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>impacts to biodiversity.</p> <p>Some concerns have been identified as to the effectiveness of the policy, for example as public transport subsidies are unlikely to exist in perpetuity set against a back drop of cuts to public transport at the County Council. This could be problematic to the long term viability of public transport in new developments.</p> <p>This policy does not consider the impacts of a second runway at Gatwick Airport. If this does take place the plan and this policy would need to be reviewed.</p>	<p>and the Infrastructure Delivery Plan sets out what infrastructure is required to support growth and how it will be funded.</p> <p>It was also noted that reference should be given to the new runway at Gatwick Airport and the potential need for an early review of the plan.. Therefore additional wording has been added to the supporting in case there is a It was also noted that reference</p> <p>The Sustainability Appraisal also identified that the policy could be strengthened by making reference to schemes which may limit congestion such as car clubs, community transport schemes and future proofing developments so that houses have electric vehicle (EV) charging points. It was considered that the requirement for a development to include a car club was too prescriptive and that these measures could be delivered through the Green Travel Plan required through the policy. The need for EV charge points is also addressed through the Environmental Protection policy</p>
40. Parking	Overall this policy will have a positive impact on the economy by increasing the accessibility of developments, town centres and areas of employment, particularly to car users, although other forms of transport are also considered. The increased accessibility may also help improve social cohesion, but it may come at an environmental cost – impacts of noise, run off and drainage are particular issues that could arise as a result of car parking.	The Sustainability Appraisal suggested that the environmental impacts of car parking could be addressed (in addition to the application of other policies in this document) through further work / guidance on this issue.
41. Strategic Policy: Inclusive communities	Generally this policy has significant social benefits in ensuring that all sections of the community can access homes and other services that they may require. It will also help boost the economy by retaining rural businesses and providing general employment opportunities.	<p>Any adverse environmental impacts will need to be addressed on a case by case basis as part of any planning application</p> <p>Many of these policy provisions are repeated elsewhere – e.g. care homes / Gypsy and Travellers.</p>
42. Community Facilities, Leisure and Recreation	Overall this policy will have significant social benefits ensuring that communities continue to have access to a range of services and facilities including leisure and recreation. This will result in the creating of functioning communities. This in turn will benefit the	<p>Any adverse environmental impacts will need to be addressed on a case by case basis as part of any planning application.</p> <p>Further guidance on the provision of</p>

Policy	Summary of Assessment findings	Mitigation measures / outcomes incorporated into the HDPF
	<p>wider economy as good services and facilities result in attractive places to live that will retain and attract a skilled workforce to the area. Recreation facilities may provide employment opportunities in their own right, from activities and businesses operating in community centres. There may also be some environmental benefit, e.g. green infrastructure provision. There is the risk that the provision of infrastructure could have a negative impact on the landscape and to some extent other aspects of the environment, although impacts are generally not thought to be significant at this stage.</p>	<p>community facilities derived from the Sport, open space and recreation study should be produced. Community facilities may also be identified through neighbourhood planning.</p>

Summary of Findings

- 8.7 Overall, the sustainability appraisal process revealed that the draft policies set out in the HDPF will broadly help to achieve the aims of sustainable development. The document contains policies which will ensure that the housing needs for the population are met going forward into the future and that economic development can take place. Built development can come at a cost to the environment, but the HDPF also contains policies which will help to retain the rural characteristics of the area and protect biodiversity, landscape and cultural heritage and also maximise the energy efficiency of new development and reduce carbon emissions. The Sustainability Appraisal has been used to refine the emerging HDPF policies and offset any adverse impacts which were identified as the policies were being developed.
- 8.8 Whilst the HDPF Proposed Submission broadly accords with the aims of sustainable development, the proposed does still have the potential to have some significant impacts and these impacts have been identified and summarised below, together with any proposed mitigation which may be required. On the positive side, some of these impacts are beneficial, with a number of policies individually and cumulatively (e.g. Policies 14, 15 & 16) helping to ensure that a high level of affordable and low cost housing is provided in the District. The policy to focus most development in built-up area boundaries (Policy 3) together with a number of policies which seek to protect the character of the District (policy 24, 25, 26, 27) will also individually and cumulatively help retain the overall rural characteristics and existing settlement pattern of the District.

Potential Impacts

- 8.9 The potential adverse impacts which have been identified as a result of the HDPF are listed below;
- Without mitigation, all development, individually or cumulatively with other development, risks damaging to the landscape character and ecological networks in the District;
 - Baseline data informing this report indicates that the environmental quality of the District is at risk, particularly in terms of air quality. Further development as a result of the policies in the HDPF could lead to increased vehicular traffic which places further pressure on air quality. If not addressed, this reduction of air quality could limit the attractiveness of the District as a place to locate, and damage the economic viability of the area;
 - The appraisal highlights uncertainties as to the scale and location of development that may come forward through neighbourhood planning. This could result in houses coming forward in locations which have not been assessed as part of this SA. The impact of individual neighbourhood planning sites may also individually or cumulatively have an adverse impact on a range of environmental factors, but this cannot be determined at this stage;
 - The plan period for the HDPF is the period to 2031. The legal agreement for a new runway at Gatwick expires in 2019 therefore there is potential that such a proposal may come forward in this plan period. Whilst not in Horsham District, the proximity of any new runway to Horsham would have a range of impacts – new businesses, housing, and transport implications could arise, all of which could impact the environment and wider sustainability. Whilst there is some coverage of Gatwick Airport in the document, particularly in relation to parking, the wider development needs stemming from any expansion of the airport are

not addressed.

- Whilst many policies help to balance the need to protect and enhance the environment with social and economic development, there is sometimes a lack of detail as to how this will be implemented or achieved.

Mitigation Measures

8.10 In order to limit the adverse impacts that could arise from the draft HDPF, the assessment of each policy identified a number of recommendations to prevent, reduce or mitigate any adverse impacts that were identified. These are set out in table 5 but some of the key measures are summarised below:

Recommended Mitigation

- Consideration of Gatwick Airport – whilst it is recognised that there are a number of uncertainties around the possible expansion of Gatwick in the future, it could have significant implications for the District. The need for an early review should be highlighted in the plan.
- SA of Neighbourhood Plans - it is recommended that Neighbourhood Plans be subject to further sustainability appraisal work in order to determine the individual or cumulative impacts of their plans;
- Development of further guidance - Some of the potential adverse effects arising from the plan could be limited by the preparation and publication of further guidance – for example further guidance on shop fronts and advertisements and/or parking.
- Further consideration of issues as part of planning applications – where proposals have the potential to have adverse impacts, this should be given further consideration later in the planning process. This may be through the statutory EIA process, or through studies on specific issues, (e.g. landscape or ecology) submitted through the planning application process.
- The Council should also support projects and schemes that will help to mitigate the impacts of development through other means. For example, whilst new development will increase demand for energy, the total demand for carbon based fuel could be reduced by supporting schemes such as the green deal that improve the energy efficiency of existing housing stock.

Uncertainties

8.5 As well as the uncertainties which have arisen due to lack of detail with regards to the location of development arising through neighbourhood planning, many of the effects that have been identified are due to the need for further clarification - for example through the EIA process or planning application stage. Other impacts have been identified as a result of the need for certain actions needing to be completed, for example policy 39 requires the provision of sustainable transport, however the benefits of this cannot be achieved until certain infrastructure is provided through CIL and the Infrastructure Delivery Plan.

Chapter 9: Proposed Implementation and Monitoring

- 9.1 The SEA Directive explicitly requires the monitoring of any significant environmental effects identified through the SA process. Monitoring of the existing Core Strategy is undertaken annually through a series of indicators which are published in the District's Authority Monitoring Report (AMR). This document is published annually in December each year by the Strategic Planning Team. Where relevant use has been made of the existing indicators so as to coincide with the monitoring of the HDPF.
- 9.2 Notwithstanding this, a review of the indicators monitored in the AMR was undertaken as part of the HDPF preparation, and found that some indicators had not been effective in monitoring the original SA Objectives. These indicators have therefore been reviewed and where necessary new indicators have been proposed.
- 9.3 When updating existing indicators, or selecting new ones, it is important to remember that the aim of monitoring is to measure the impact of a plan once it has been implemented. Therefore, the indicators selected have been chosen to be as directly applicable to the plan as possible e.g. education relates to the number of schools constructed or school capacity levels rather than school results and in respect of health care, life expectancy was not selected as an indicator, as this is affected by numerous issues outside the control of planning (e.g. smoking, diet and medical advances) which limits the usefulness in terms of assessing how effective the HDPF is. Conversely, the capacity of health centres is more related to the number of homes and individuals in an area, and therefore relevant. All proposed indicators have been screened for their feasibility by relevant Officers, but it is anticipated that further revision of these indicators could take place before the document is submitted to the Secretary of State.

Table 6 – Proposed monitoring to assess significant adverse effects and uncertainties

SA Topic & Significant/ Uncertain Effect	Potential Indicators
<p>Housing</p> <ul style="list-style-type: none"> · Risk that identified sites and housing allocations could not come forward within planned timescales; · Risk that appropriate type and size of housing is not provided · Risk sufficient gypsy pitches are not provided 	<p>Housing completions (1)</p> <p>Average house prices (2)</p> <p>Affordable Housing Completions (1)</p> <p>Affordable housing schemes granted permission (1)</p> <p>Number if people on Housing waiting list (1)</p> <p>% of households which are owner occupied (3)</p> <p>Total number of house sales (4) Total number of Gypsy and Traveller pitches (3)</p> <p>% of pupils with 5 or more GCSE's Grade A*-C (3)</p> <p>Total number of house sales (4)</p> <p>Total number of Gypsy and Traveller pitches (3)</p>
<p>Education</p> <p>No significant uncertainties identified as part of the SA process. CIL contributions will ensure primary/secondary education will not be adversely impacted by development</p>	<p>% of pupils with 5 or more GCSE's Grade A*-C (3)</p> <p>% of pupils obtaining level 4 or above the at Key Stage 2 (3)</p>

SA Topic & Significant/ Uncertain Effect	Potential Indicators
<p>Leisure and recreation</p> <p>Without mitigation, all development, individually or cumulatively with other development, risks damaging to the landscape character and ecological networks in the District</p>	<p>Visitor numbers to HDC Sport facilities (1)</p> <p>Amount of new leisure space in town & village centres (5)</p>
<p>Health</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Average life expectancy (3)</p>
<p>Crime and antisocial behaviour</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Sussex Police annual crime statistics including;</p> <p>Number of recorded offences (6)</p> <p>Number of recorded offences per 1000 population (6)</p> <p>Incidents of antisocial behaviour (6)</p>
<p>Equalities and social inclusion</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Indices of Multiple Deprivation (7)</p> <p>Employment rates based on gender, age, race and ethnicity (5)</p> <p>Number of Gypsy and Traveller pitches granted permission (1) Percentage of housing stock in fuel poverty (1)</p>
<p>Biodiversity</p> <p>Uncertainties as to the scale and location of development that may come forward through neighbourhood planning could result in dwellings coming forward in locations which have not been assessed. The impact of individual neighbourhood planning sites may also individually or cumulatively have an adverse impact on a range of environmental factors</p>	<p>Condition of SSSI's (8)</p> <p>Permitted applications in Designated sites (8)</p> <p>Permitted applications in priority habitats (8)</p> <p>Number of records of protected species within 500m buffer of a planning application (8) Number of records of protected species, bats and notable birds (8)</p>
<p>Landscape</p> <p>Uncertainties as to the scale and location of development that may come forward through neighbourhood planning could result in dwellings coming forward in locations which have not been assessed. The impact of individual neighbourhood planning sites may also individually or cumulatively have an adverse impact on a range of environmental factors</p>	<p>Condition of Landscape Character Areas (1)</p> <p>% of District Classified as Ancient Woodland (1)</p> <p>Gross housing completions on PDL (5)</p>
<p>Archaeology and cultural heritage</p> <p>Uncertainties as to the scale and location of development that may come forward through neighbourhood planning could result in dwellings coming forward in locations which have not been assessed. The impact of individual neighbourhood planning sites may also individually or cumulatively have an adverse impact on a range of environmental factors</p>	<p>Number of sites/ buildings on the Heritage at Risk register (1)</p>

SA Topic & Significant/ Uncertain Effect	Potential Indicators
<p>Environmental quality / soil / air quality / water quality</p> <ul style="list-style-type: none"> • The environmental quality of the District is at risk, particularly in terms of air quality. Further development could lead to increased vehicular traffic which places further pressure on air quality. If not addressed, this reduction of air quality could limit the attractiveness of the District as a place to locate, and damage the economic viability of the area; • Uncertainties as to the scale and location of development that may come forward through neighbourhood planning could result in dwellings coming forward in locations which have not been assessed. The impact of individual neighbourhood planning sites may also individually or cumulatively have an adverse impact on a range of environmental factors 	<p>Exceedances in UK Air Quality Objectives (1)</p> <p>Number of AQMA's in District (1)</p> <p>Number of noise complaints (1)</p> <p>River quality (9)</p>
<p>Flooding and drainage</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Percentage of new development located in floodplain (9)</p> <p>Permissions granted contrary to advice of EA on flooding and water quality grounds (9)</p>
<p>Climate change and resources</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Number of District Heating networks in District (1)</p> <p>Total emissions of CO2 (10)</p> <p>Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita (10)</p>
<p>Waste</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>District recycling rates (10)</p> <p>Percentage of waste sent to landfill (1)</p>
<p>Transport</p> <p>The provision of housing in rural areas, particularly through neighbourhood planning likely to increase reliance on private cars</p>	<p>Total number of jobs in Horsham (3)</p> <p>Levels of unemployment (11)</p> <p>Average annual income (3)</p> <p>Total amount of employment space completed (5)</p> <p>Total amount of employment floorspace by type (5)</p> <p>Employment land available (5)</p> <p>Total amount of floorspace for 'town centre uses' (5)</p>
<p>Economy</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Amount of new retail floorspace in town & village centres (5)</p>
<p>Retail</p> <p>No significant uncertainties identified as part of the SA process</p>	<p>Proportion of households with two or more cars (2)</p> <p>Travel to work data (mode and distance) (2)</p> <p>Car park ticket sales (1)</p>

9.4 The key sustainability issues, SA Objectives, assessment criteria and indicators identified for Horsham District are set out in Table 4. The indicator source is referenced by numbers 1-11 as set out below:

1. Horsham District Council (HDC) - Indicators will be presented in the Districts annual Authority Monitoring Report (AMR)
2. HM Land Registry
3. Office of National Statistics (ONS): Census Data
4. Zoopla.com
5. West Sussex County Council (WSCC) - Indicators will be presented in the Districts annual Authority Monitoring Report (AMR)
6. Sussex Police Annual Crime Statistics
7. Gov.UK
8. Sussex Biodiversity Record Centre (SxBRC)
9. Environment Agency
10. Department of Energy and Climate Change (DECC)
11. Nomis web: Labour market statistic

Chapter 10: Adoption Process & Next Steps

- 10.1 This final SA Environmental Report is being published alongside the adopted Horsham District Planning Framework. A Post Adoption Statement has been prepared, which explains how the sustainability appraisal and consultation process have influenced the final document. As with the SA Report, the Post Adoption Statement will be made available to the statutory environmental bodies and also to the public.
- 10.3 The HDPF and the indicators set out in this report will be monitored through the Annual Authority Monitoring Report and the outcome of this process will feed into the future review of the HDPF and the further SA work that will form part of this work.

Chapter 11: List of Abbreviations

AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BREEAM	Building Research Establishment Environmental Assessment Method
CO₂	Carbon Dioxide
CHP	Combined Heat and Power
CSH	Code for Sustainable Homes
CSR	Core Strategy Review
CLG	Communities and Local Government
EqIA	Equalities Impact Assessment
EU	European Union
GI	Green Infrastructure
HDC	Horsham District Council
HDPF	Horsham District Planning Framework
LA	Local Authority
LDF	Local Development Framework
LNR	Local Nature Reserve
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
ONS	Office of National Statistics
PCT	Primary Care Trust
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RIGS	Regionally Important Geological Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
WSCC	West Sussex County Council
UK	United Kingdom

Appendix 1: SEA Requirements

Meeting the Requirements of the SEA Directive

Table 1: SEA Requirements and where they are addressed

Requirements	Where covered in Report
a) An outline of the contents, main objectives of the plan or programme and relationships with other relevant plans and programmes	Chapters 13, 4 and 5, Appendix 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Chapter 5
c) The environmental characteristics of areas likely to be significantly affected	Chapter 5
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 5, Appendix 2
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Chapter 6, Appendix 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative.	Chapter 9, Appendix 4 and Appendix 5
g) The measures envisaged to prevent, reduce and as fully as possible off-set any significant adverse effects on the environment of implementing the plan or programme	Chapter 10, Appendix 5
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 7
i) A description of measures envisaged concerning monitoring in accordance with Article 10.	Chapter 11
j) A non-technical summary of the information provided under the above headings.	Non-Technical Summary
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	
Consultation: <ul style="list-style-type: none"> · Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). · Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). · Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	Chapter 1, Previous consultation in 2009 & 2012
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	Chapter 8 to date and to be completed after consultation
Provision of information on the decision: <ul style="list-style-type: none"> · When the plan or programme is adopted, the public and any countries consulted 	Post Adoption Statement

Requirements	Where covered in Report
<p>under Art.7 shall be informed and the following made available to those so informed:- The plan or programme as adopted;-</p> <ul style="list-style-type: none"> · A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and- · The measures decided concerning monitoring (Art. 9 and 10) 	
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>Chapter 11</p>
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive</p>	<p>This table seeks to various sections of the document which fulfil the SEA Directive.</p>

Appendix 2: Review of Relevant Plans, Programmes, Policies and Guidance

This Appendix identifies the relevant international, national, regional and local plans and policies and their relationship to the Horsham District Planning Framework as required by regulation 12(3) of the SEA Directive. Please note that this list is not intended to be an exhaustive list of all plans and policies which exist, it is used to highlight the key issues and objectives from the most relevant guidance documents. It should be noted that many international strategies and treaties require action at a national level, which then translates into national and regional guidance which must be taken into account by a Local Authority. Where applicable the most relevant documents to the plan have been identified (i.e. the more local level). For each plan, policy or legislative document, the table identifies the level at which the plan or programme has been prepared i.e. international, national, regional or local, the main subject areas of relevance to the document (e.g. health, equalities, biodiversity etc), and also provides an explanation as to the key objectives of the document together in relation to the HDPF.

Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
European Directive 2001/42/EC – The Environmental Assessment of Plans and Programmes, 2004	International	All	Requires that the environmental effects of certain plans and programmes are assessed, documented and mitigated against where necessary.
National Planning Policy Framework, 2012	National	All	This document condenses existing planning policy guidance into a single more concise document. It aims to ensure that all development achieves sustainable development, (see page 2 for a definition) and also provides more detailed guidance on a range of issues from the economy to waste, biodiversity, cultural heritage and gypsies and travelling communities.
National Planning Policy Guidance 2014	National	All	This online guidance provides further detail as to how to meet the requirements set out in the NPPF. This includes further detail about how an SA/SEA should be undertaken.
Community Infrastructure Levy, DCLG, 2008	National	All	Sets out a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area.
By Design, CABI, 2000	National	All	A document published to promote higher standards in urban design and provide sound, practical advice to help implement good design.
Code for Sustainable Homes: Setting the standard in sustainability for new homes,	National	All	The Code sets minimum design standards for all dwellings, including minimum mandatory requirements for energy, water, waste, materials and surface water run-off. All homes built are now required to have a rating against the Code; with the requirements to meet increasingly higher standards over time.
Building Research Establishment Environment Assessment Method (BREEAM)	National	All	A method for assessing the environmental performance of buildings. Sets the standard for best practice in sustainable design and is widely used in the UK, particularly to assess the performance of non residential buildings.
Gatwick Diamond Local Strategic Statement	Cross – District	All	The Gatwick Diamond Initiative, was set up in 2003 and now a well established public/private partnership. The 'Local Strategic Statement' builds on the joint working of recent years. The Statement has four main objectives: To provide a broad but consistent strategic direction for the Gatwick Diamond area on planning and economic issues which cross local authority boundaries

Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
			<p>To establish effective mechanisms for inter-authority cooperation on strategic issues so that longer term decisions made through the local plan making processes are well informed</p> <p>To identify those areas where joint working will be prioritised</p>
The Core Strategy, HDC, 2007	District	All	Sets out the key elements of the Planning Framework for the District until March 2018. It includes a number of environmental, social and economic policies. It also sets out housing requirements for the District and allocates two strategic housing sites to the west of Horsham and the West of Crawley.
General Development Control Policies, HDC, 2007	District	All	Sets out a number of more detailed policies in a number of areas in order to help guide development in the District
All Our Futures: Towards The Horsham District Sustainable Community Strategy 2009-2026 consultation document, HDC, 2009	District	All	<p>This document identifies four key goals for the District:</p> <p>A better place to live</p> <p>Opportunity for all</p> <p>Better Health for all</p> <p>Staying and feeling safe</p> <p>Under each goal are a number of themes (e.g. our environment) and the strategy identifies a number of objectives to help attain the goals.</p>
The Horsham District Council District Plan 2011-2015:	District	All	<p>This document identifies the key priorities for the Council in the period to 2015. These are:</p> <p>economic development - plan for a successful local economy with high levels of employment, efficiency and taxation - delivering excellent value and high performance arts, heritage and leisure - build an arts, leisure and culture reputation that also supports our economy, living, Working Communities: Working together to support the life of local communities, environment - a better environment for today and tomorrow; and safer and healthier - improving health and well being.</p>

Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
Parish Plans and Village Design Statements	Local	All	These documents are created and written by local communities. They identify local priorities and issues, including local areas and sites of community value and the need to protect local landmarks and building styles. These may be supplemented or replaced by neighbourhood plans in the future.
Horsham District Council Housing Strategy 2008 -13	District	Housing	Sets out the Councils vision objectives and priorities for providing housing within the District. Affordable housing, and housing in rural communities are particular issues for the LDF
WSCC Gatwick Diamond Economic Strategy, 2006	Cross– District	Education	Identifies a need to improve the skills base in the Gatwick diamond area, and enhancing further and higher education facilities is an integral part of this process
EU Sixth Environmental Action Plan, 2002	International	Human Health	Aims for a high level of protection of the environment and human health, and for general improvement in the environment and quality of life.
The Strategic Commissioning Plan 2010-2014, West Sussex Primary Care Trust (PCT)	County	Human Health	Sets out the PCT's strategy for health care delivery in West Sussex. It has 12 strategic goals including improving general health and well being, reduction in the variations and gaps in health services across West Sussex and to improve quality of life and increase life expectancy.
The Equality Act 2010	National	Equalities and Social Inclusion	This piece of legislation requires the Council to consider the diverse needs and requirements of communities in the District when planning its services.
Gypsy and Traveller Circular, DCLG, 01/2006	National	Equalities and Social Inclusion	Guidance on planning aspects of finding sites for gypsies and travellers and how local authorities and gypsies and travellers can work together to achieve that aim.
Travelling Show-people Circular, DCLG,	National	Equalities and Social Inclusion	Guidance on planning aspects for travelling show-people and how local authorities and travelling show-people can work together to achieve that aim.
Single Equality Scheme, HDC, May 2010	District	Equalities and Social Inclusion	Sets out a number of action plans to help ensure a wide range of equality strands (e.g. age, gender, race etc) are considered as part of the Council's activities. There is a requirement to undertake Equalities Impact Assessments
Accessible Natural Greenspace Standards, English Nature	National	Leisure and Recreation, Biodiversity and Landscape	Everyone should have accessible open space close to them. This document provides a set of standards to measure whether this is the case and address any shortfall that may exist. Relatively large areas of Horsham District have been found to be lacking in accessible greenspace.

Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
South East Green Infrastructure Framework, June 2009	Regional	Leisure and Recreation, Biodiversity and Landscape	This document provides a definition of green infrastructure and its importance. It also provides guidance for areas producing green infrastructure strategies.
Horsham District Council Draft Green Infrastructure Visioning Document	District	Leisure and Recreation, Biodiversity and Landscape	This document sets out the aim to protect and enhance green Infrastructure across the District.
EC Directive 79/409/EEC – The conservation of wild birds, 1979	International	Biodiversity	A framework for the conservation and management of, and human interactions with, wild birds in Europe. Certain areas can be designated for their importance in terms of birdlife. The impacts of planning proposals on
EC Directive 92/43/EEC – The conservation of habitats and of wild flora and fauna, 1992	International	Biodiversity	Member states must take measures to maintain or restore natural habitats and wild species at a favourable conservation status, and introduce a robust protection for those habitats and species of European importance. Planning proposals must take these considerations into account.
Wildlife and Countryside Act, 1981	National	Biodiversity	The principle mechanism for the legislative protection of wildlife in Great Britain. It consolidates and amends existing national legislation to implement the EC Directive 79/409/EEC – The conservation of wild birds, 1979.
Conservation of Habitats and Species regulations 2010	National	Biodiversity	The principle mechanism for the legislative protection of wildlife in Great Britain. It consolidates and amends existing national legislation to implement the EC Directive 79/409/EEC – The conservation of wild birds, 1979
Natural Environment White Paper	National	Biodiversity	Outlines the government's commitment to enhancing biodiversity. It requires that consideration is given to the natural services that biodiversity provides. It also introduces the concept of biodiversity offsetting
Biodiversity: The UK Action Plan	National	Biodiversity	Government's strategy for protection and enhancement of biodiversity. It identifies and number of nationally important habitats and species that should be protected and enhanced.

Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
Sussex Biodiversity Action Plan, Sussex Biodiversity Partnership	East & West Sussex	Biodiversity	The Action Plan sets out identifies a number of habitats and species that are of importance within East and West Sussex, and identifies a number of actions to help protect and enhance them. Some of these relate to planning issues.
High Weald AONB Management Plan, 2014 and updates	Cross County	Landscape	Prepared on behalf of all local authorities in which the AONB falls, the Management Plan identifies key issues of importance to the AONB. It sets out objectives for its management and 5 year targets for their improvement. Some of these relate to planning issues.
South Downs Management Plan 2007	Cross County	Landscape	
A Strategy for the West Sussex Landscape, WSCC, 2004		Landscape	The key aim of this document is to protect and enhance the landscape of West Sussex as an asset for future generations.
Environmental Quality in Spatial Planning, English Heritage, 2005	National	Archaeology and Cultural Heritage	Sets out as to how planning authorities can achieve high standards of environmental quality, including cultural heritage in spatial planning.
WSCC Minerals and Waste Core Strategy background papers 2009	County	Soil and Waste	Provides background information and data about potential waste and mineral sites in the County which are being considered for inclusion in the Waste and Minerals Core Strategy
Revised Contaminated Land Inspection Strategy, HDC, 2007	District	Soil and Waste	A strategy outlining how the Council will identify areas of contaminated land within the District, and then work towards their remediation.
Environment Act, 1995	National	Air	Requires Local Authorities to review and assess the current and likely future air quality within their areas. An air quality Management Area must be declared if one or more of the air quality objectives is unlikely to be met.
The Air Quality Strategy for England, Wales, Scotland and Northern Ireland, DEFRA, 2007	National	Air	Sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment.
The Water Framework Directive (2000/60/EC), 2000	International	Water	The water Framework Directive aims to improve and integrate the way water bodies are managed throughout Europe. It requires that member states aim to have inland and coastal water bodies that meet good chemical and ecological status by 2015.

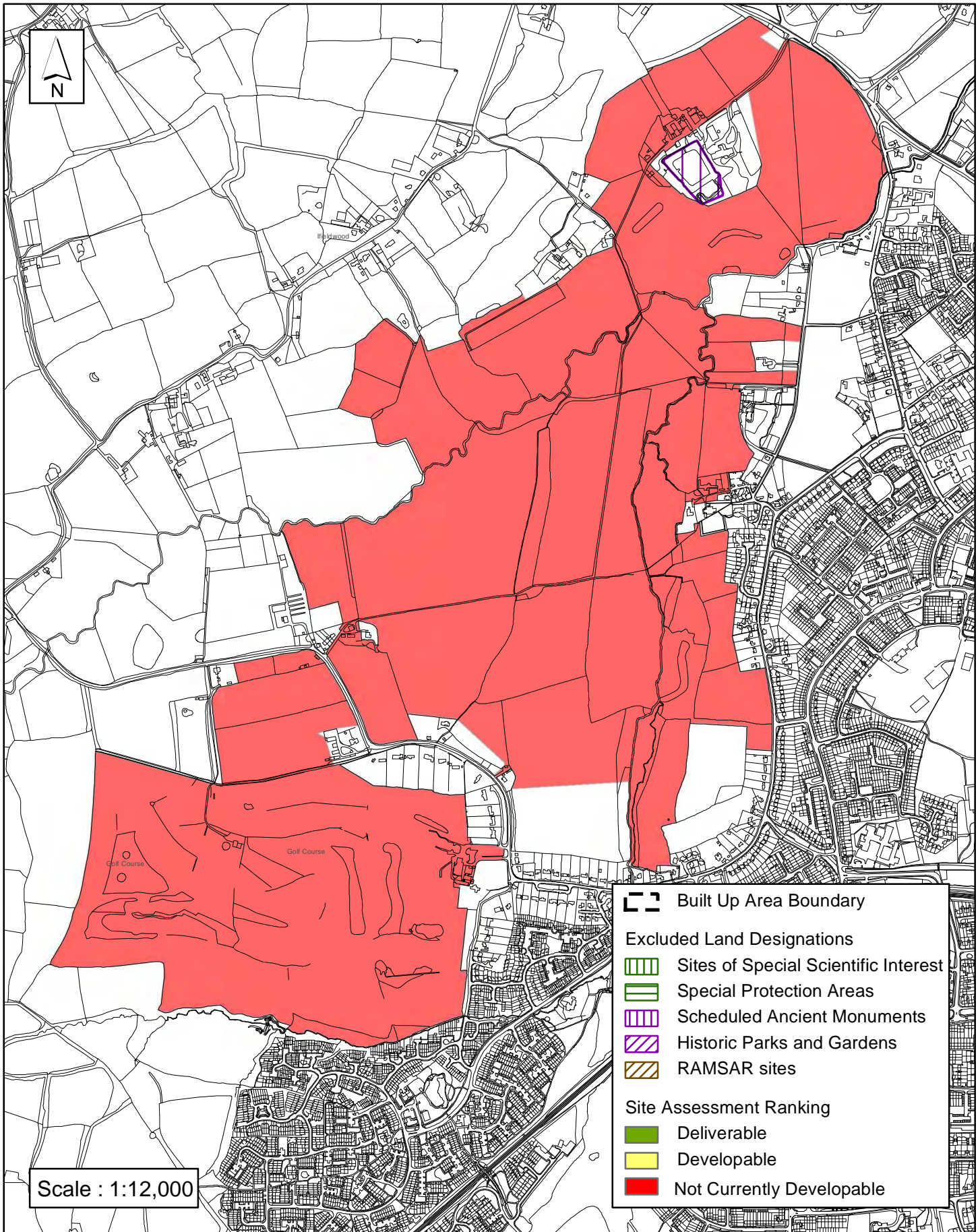
Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
Adur and Ouse Catchment Abstraction Management Strategy (CAMS)	Cross District	Water	Sets out a strategy to manage water resources at a local (river catchment) level.
Arun and Western Streams CAMS	Cross District	Water	Sets out a strategy to manage water resources at a local (river catchment) level
Environment Agency Groundwater Protection and Practice	Cross District	Water	States the type of development that is acceptable in relation to the protection of groundwater quality
Southern Water Strategies	Cross District	Water	Sets out Southern Waters' Plans for delivering water infrastructure and maintaining water supplies in the District
Kyoto Protocol to the United Nations Framework Convention on Climate Change, 1997	International	Climate, Energy and Renewables	Commits member nations to reduce their emissions of carbon dioxide and other greenhouse gases, or engage in emissions trading if they maintain or increase emissions of these gases.
Climate Change Act, 2008	National	Climate, Energy and Renewables	Establishes a long-term legal framework that will underpin the UK's action on talking climate change. It also introduces the requirement for a National Adaptation Programme to start in 2012 based on the results of the National Climate Change Risk Assessment which will take place between 2008-2011. The Act sets out the work that will take place to produce the full Adaptation Programme. The Act commits to reducing CO2 emissions by 80% on 1990 levels by 2050. By 2020 reductions of at least 34% will need to have been achieved.
West Sussex Transport Plan 2011 - 2026	County	Transport	Updates the current transport strategy for the next 15 years. It sets out a long term strategy & an implementation plan to help achieve the aims of the plan.
Horsham Area Transport Plan, WSCC	District	Transport	Identifies key transport issues within the District over the period to 2016. It sets actions and targets to address the key issues identified. These are: bus service, parking, interchanges, cycling, walking, school travel and road safety.
Good Practice Guide for Planning and Tourism	National	Economy	Outlines the importance of tourism to the wider economy and sets out how tourism can be developed through strategies and plans, and how policies for tourism can be devised.
Gatwick Diamond Futures Plan 2008-16	Cross District	Economy	Sets out 3 strategic initiatives: inspire, connect and grow, that have been identified to deliver a world-class knowledge economy.

Name of Plan/Policy	Level	Key Subject Area	Broad Objectives and Aims of the Plan/Policy
Gatwick Airport Draft Masterplan: Our Vision for 2020	Cross District	Economy, Transport	This document sets out the aims of Gatwick Airport in the coming years to 2020. It covers the proposed increase in passenger numbers and car parking. It seeks to identify the benefits to the local economy and neighbouring
Future Prosperity of Horsham Town SPD	Local	Economy	Sets out a number of planning guidance principles which aim to ensure the continued economic prosperity of Horsham town. These cover issues such as road layout, access, office redevelopment.

Appendix 3: Alternative Site Options Maps

- 3.1 A range of site options have been assessed as part of the Sustainability Appraisal process. In 2009, the 'Leading Change in Partnership to 2026 and beyond – Core Strategy Review Consultation Document' identified nine possible broad locations for strategic development. Following representations on the 'How Much Housing Does Horsham District Need' consultation in 2012, a further site - Land West of Kilnwood Vale - was incorporated into the assessment process. The results of this assessment were set out in the Interim Sustainability Appraisal in 2013. This appraisal excluded the 'Pulborough Extension' from the assessment as a number of sites in that area have already been granted permission through 'ad-hoc' planning applications, therefore this is no longer a feasible option for strategic scale development around this settlement.
- 3.2 Comments submitted in response to the HDPF Preferred Submission and Interim Sustainability Appraisal in 2013, together with a number of alternative strategies submitted to the Council following consultation, identified the following alternative sites for consideration;
- Rookwood Golf Course, Horsham:
 - Development of previously developed land in Horsham town, including a range of existing office and business premises:
 - Mayfield Market Town area of search for a New Market Town (Land within Horsham District Council area only)
- 3.3 Following the Inspector's Initial Findings a number of additional sites have been incorporated into the assessment of options. The full list assessments are included in Appendix 4 and summarised in Chapter 7. The site boundaries for each of these sites are shown on the following pages except for large scale brownfield development in Horsham which would comprise a disparate number of locations.
- West of Ifield, (around 3,000 homes)
 - Extension to Kilnwood Vale (West of Crawley) (around 750 homes)
 - Land North of Horsham (around 2,500 homes)
 - East of Billingshurst, (around 1,500 homes)
 - Large Scale strategic Development West of Southwater (around 2,750 homes)
 - Medium Scale Strategic Development West of Southwater (around 1,300 homes)
 - Smaller scale strategic development West of Southwater (around 600 homes).
 - Chesworth Farm, Horsham (around 1,500 homes)
 - Faygate (around 2,000 -3000 homes)
 - Adversane/ North Heath (around 4,000 homes)
 - Rookwood Golf Course, Horsham
 - Mayfield Market Town (10,000 homes - around 5,000 in Horsham District)
 - Land at Kingsfold around 4,000 homes / stand alone phase 1 of around 500 homes.
 - Large scale redevelopment of brownfield land in Horsham town
 - Land at Novartis, Horsham (around 200 student accommodation units)
 - Land at Tower Hill, south of Horsham (around 300 Homes)
 - Land at Lyons Farm, nr Broadbridge Heath (around 600 Homes)(SA386 only)
 - Land South of Southwater (around 200 Homes)
 - Land South of Billingshurst (around 200 Homes)
 - Land at Rusper Road, West of Crawley(around 200 Homes)
 - Land at New Place Farm, Pulborough (around 150 Homes)

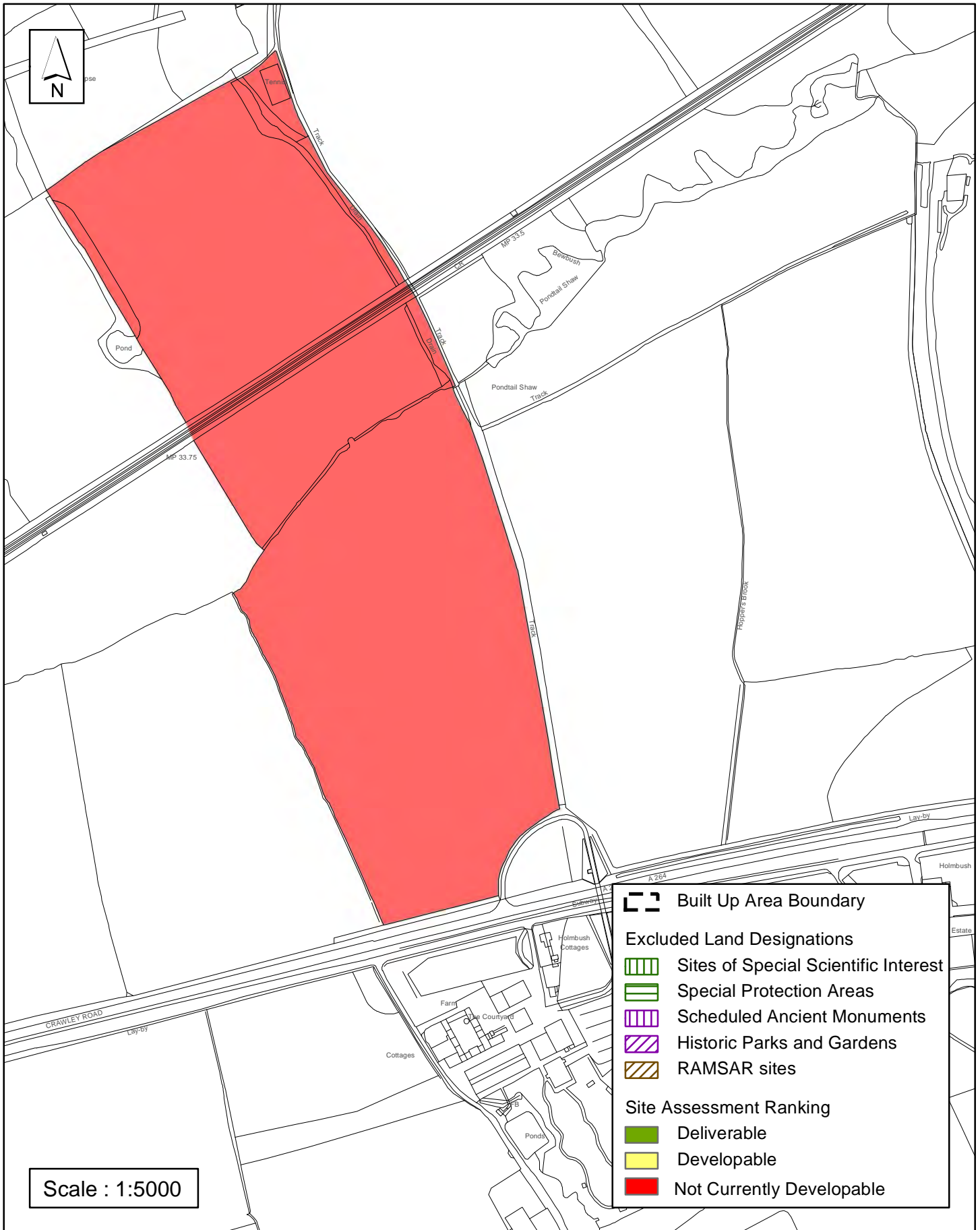
SA - 101 : Land west of Ifield



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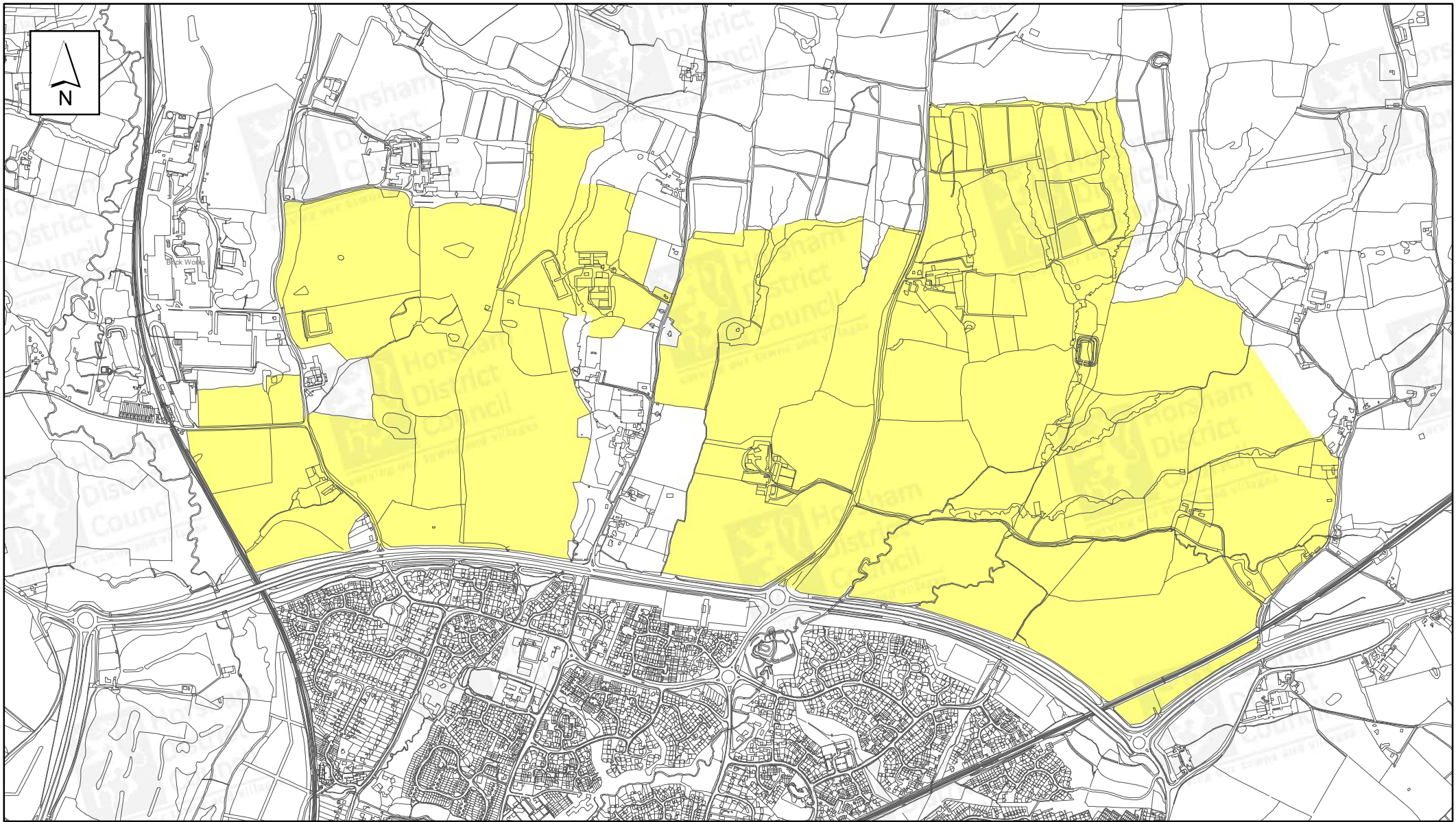
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SA - 291 : West of Kilwood Vale



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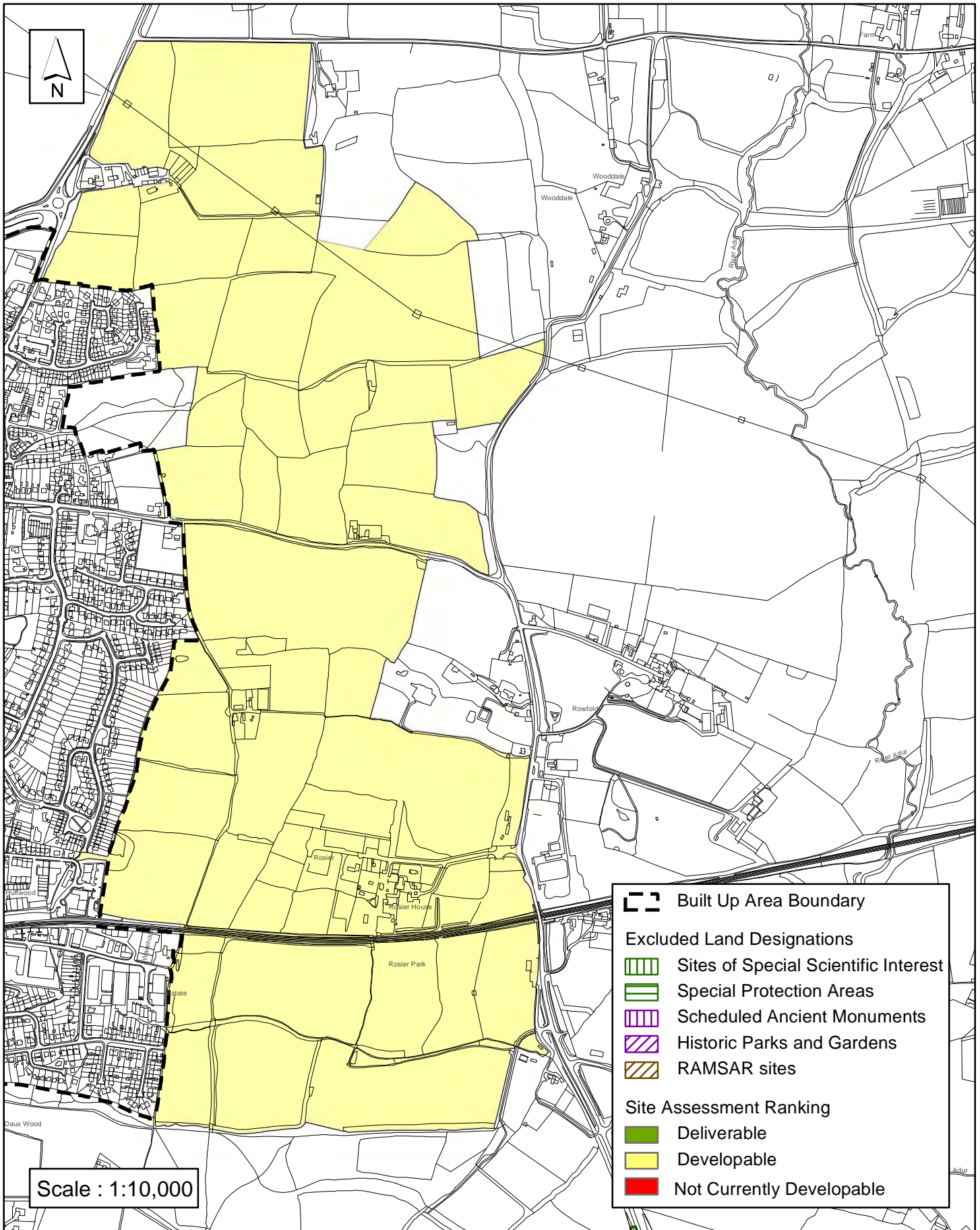
Rod Brown : Head of Planning & Environmental Services

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SA296 - Land at North Horsham

Reference No :	Date : 11/07/12	Scale : 1:15,000
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SA - 118 : Land East of Billingshurst, Strategic Development Option



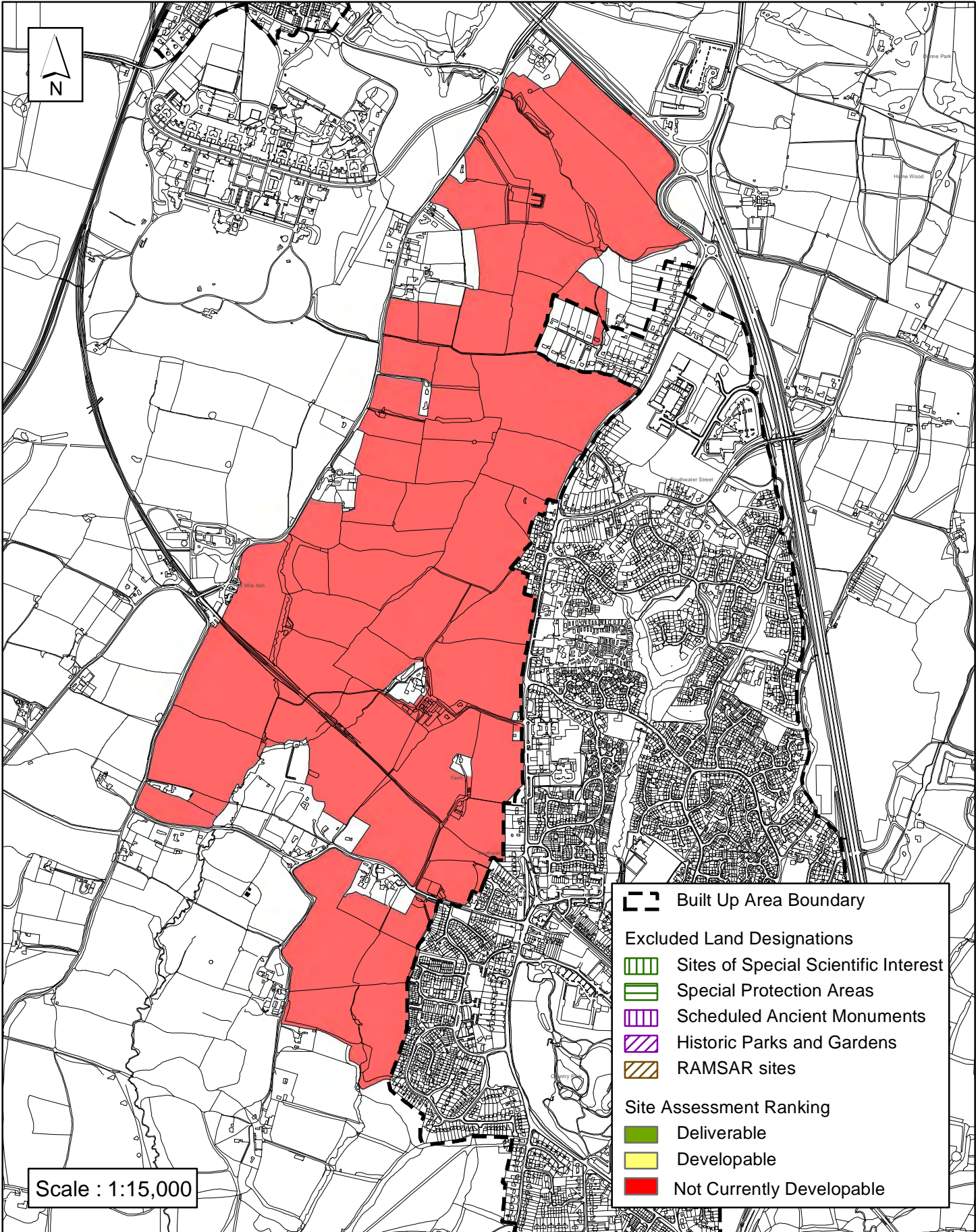
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	Built Up Area Boundary
Excluded Land Designations	
	Sites of Special Scientific Interest
	Special Protection Areas
	Scheduled Ancient Monuments
	Historic Parks and Gardens
	RAMSAR sites
Site Assessment Ranking	
	Deliverable
	Developable
	Not Currently Developable

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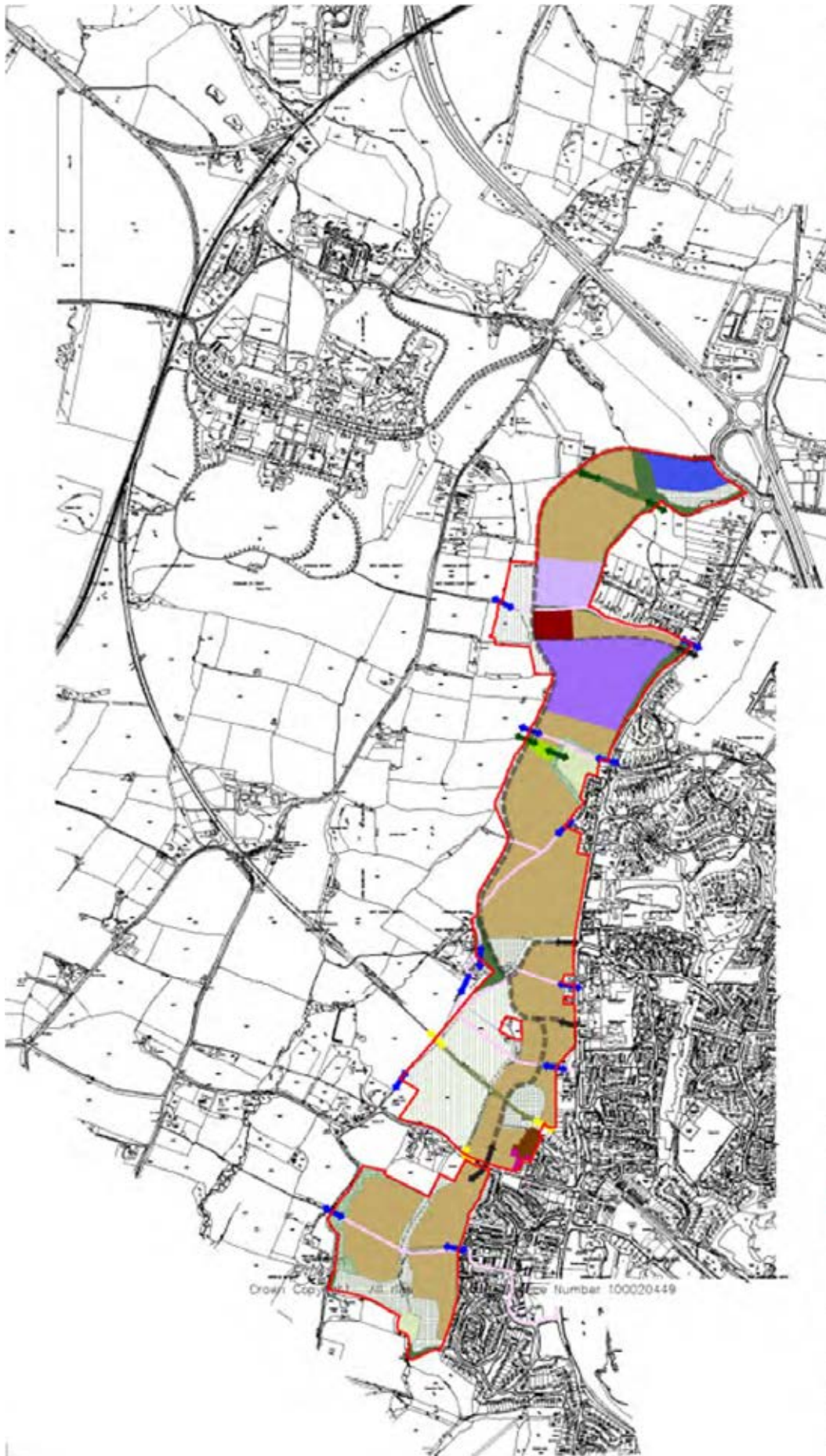
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SA - 119 : Land west of Worthing Road, Southwater

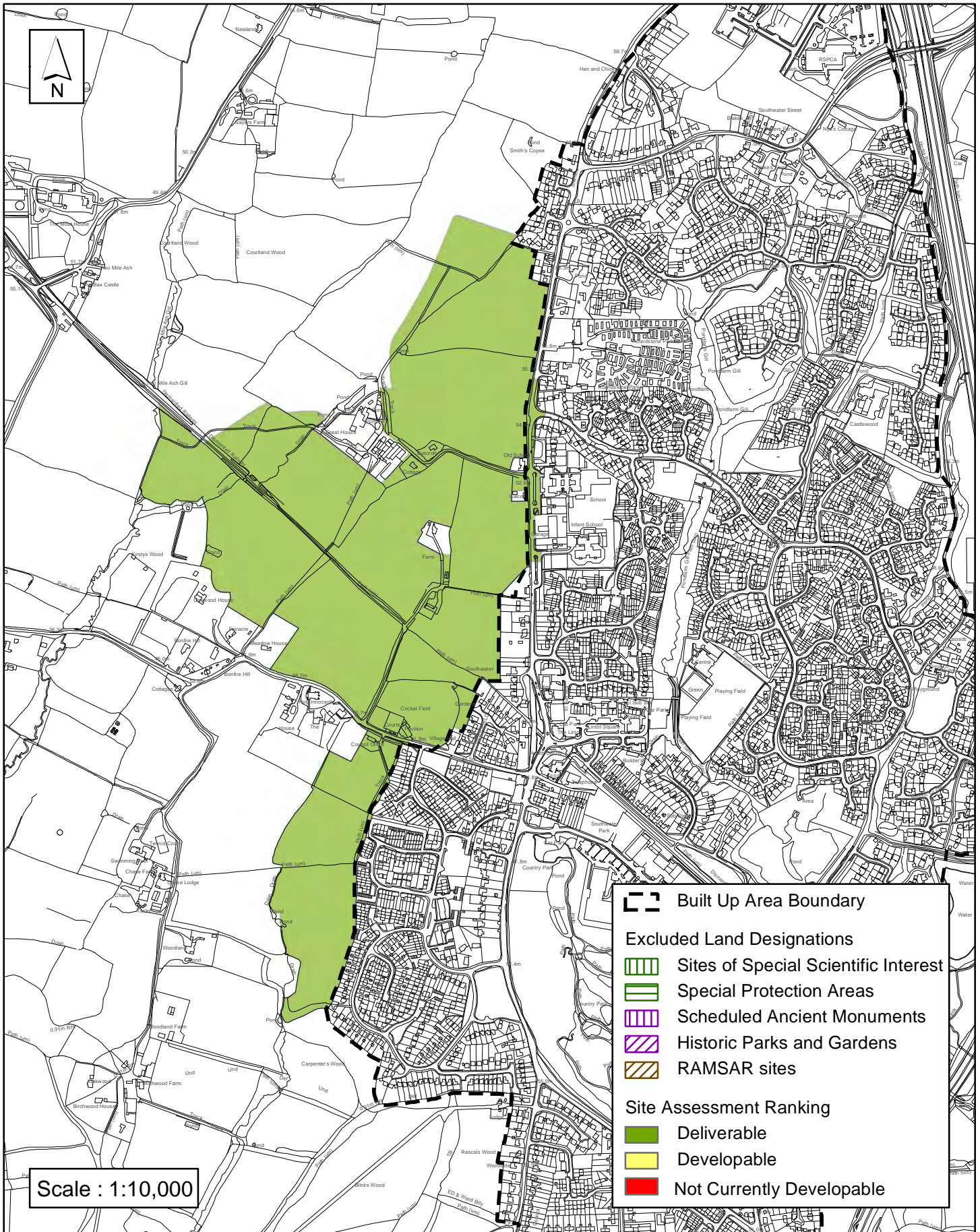


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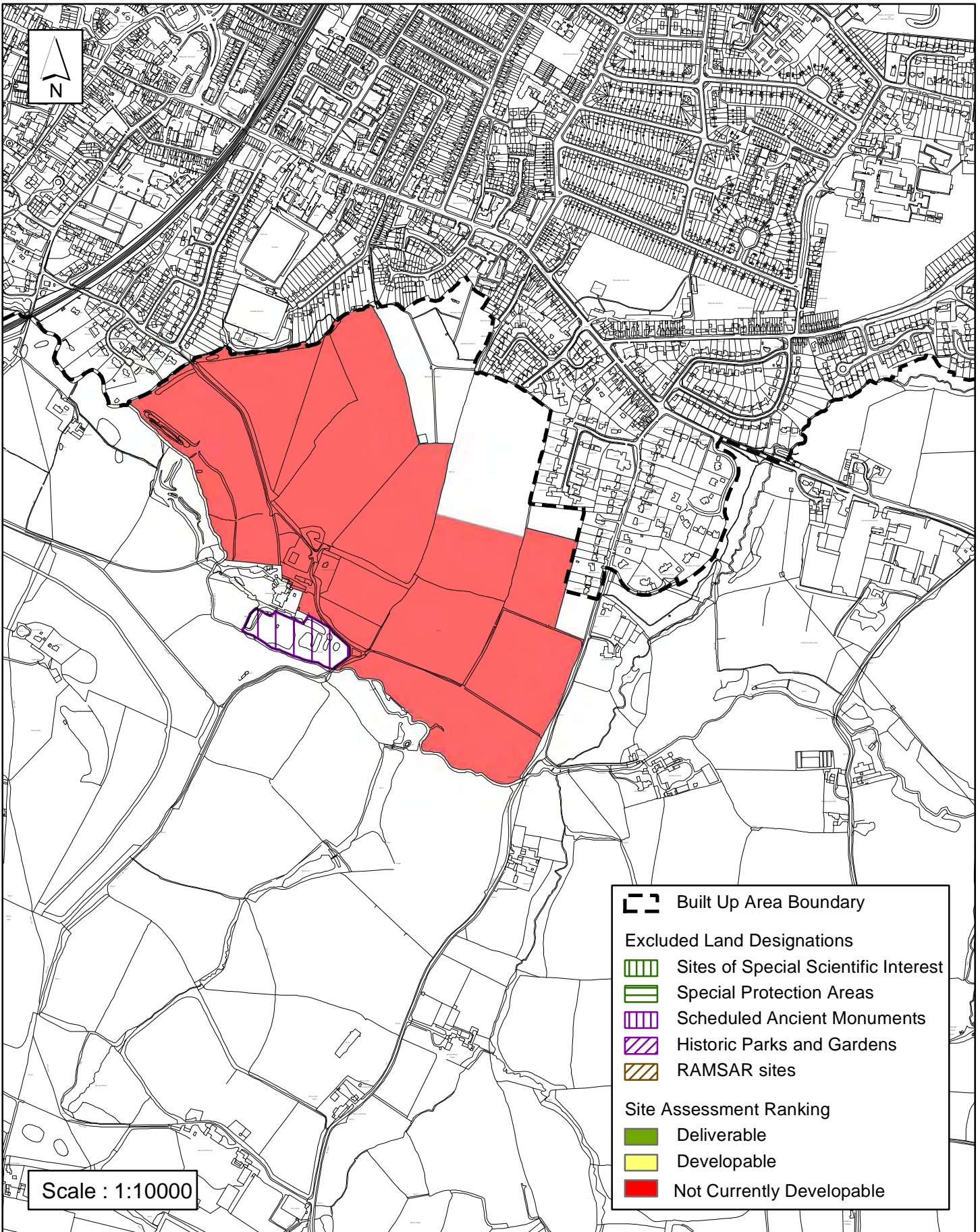
SA - 413 : Land west of Southwater



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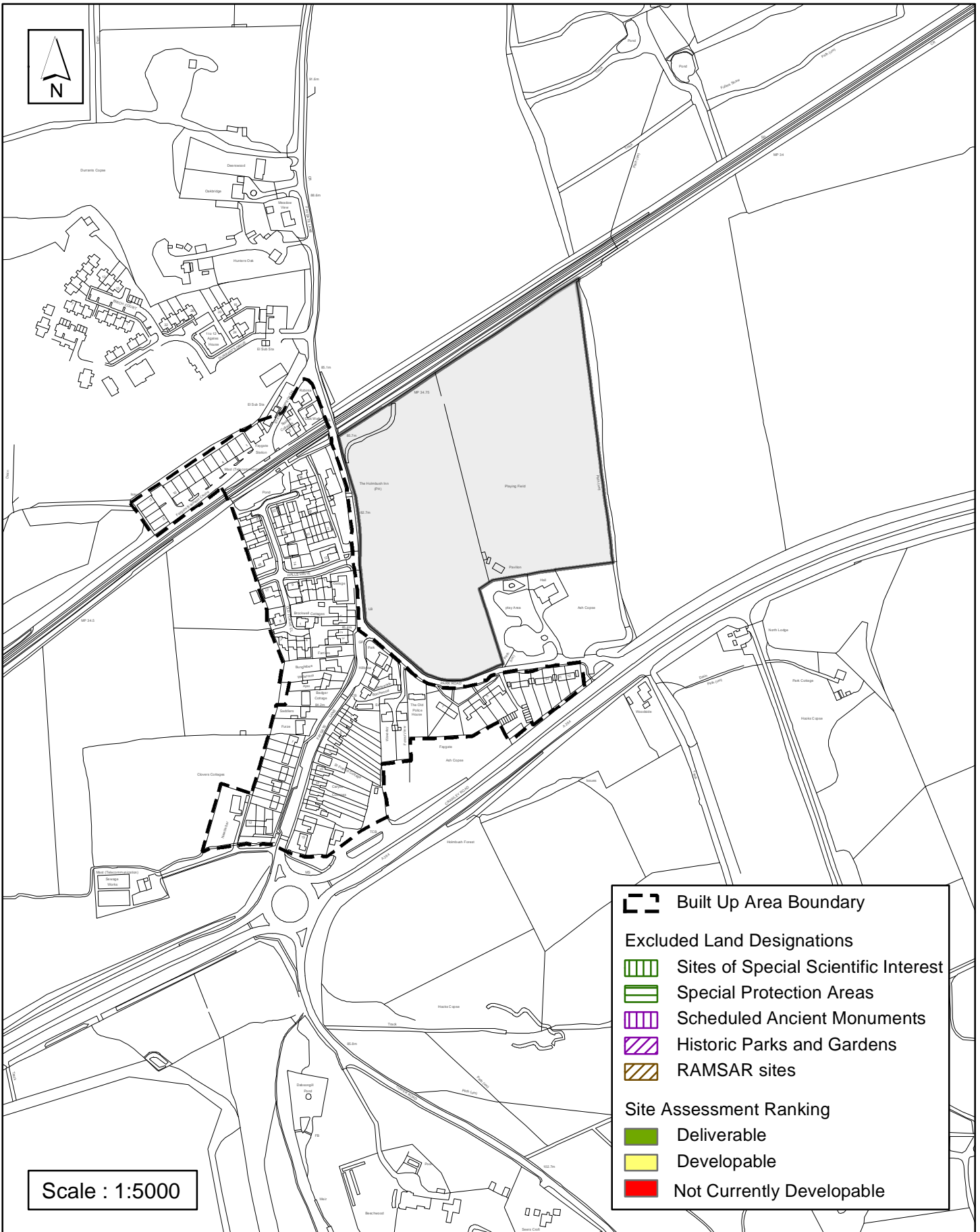
SA - 298 : South Horsham (Chesworth Farm)



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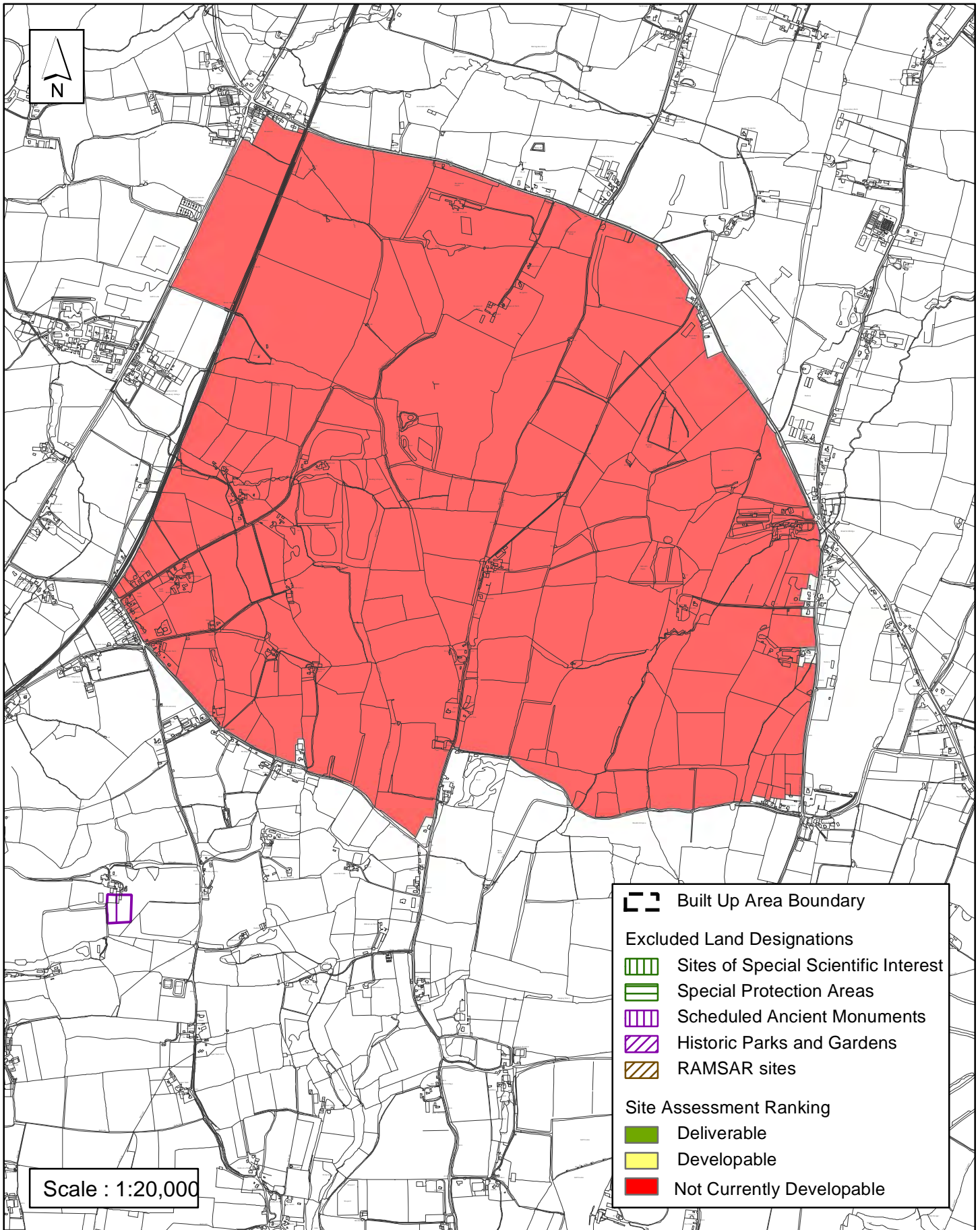
SA - 105 : Land east of Faygate Lane, Faygate



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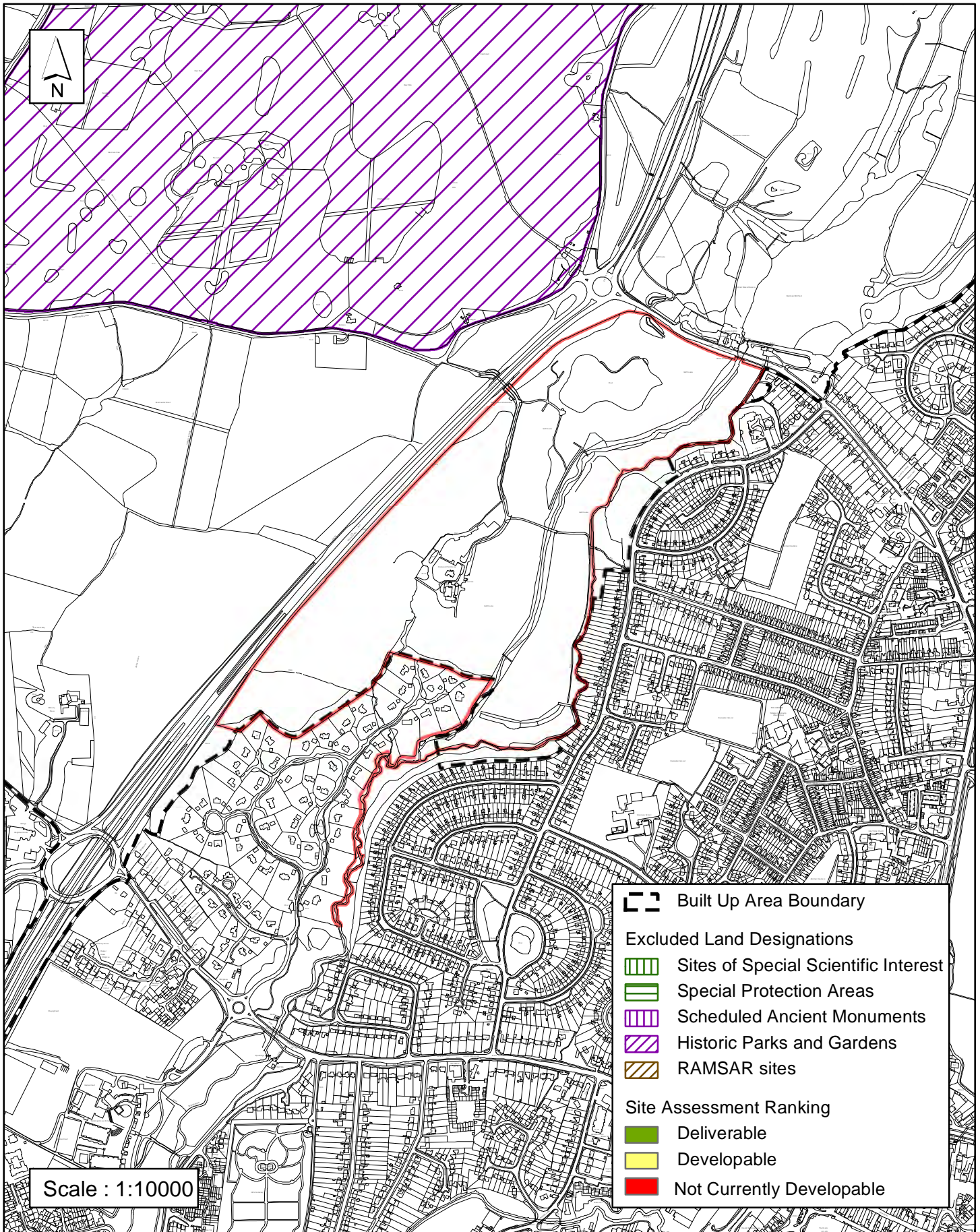
SA - 294: Adversane/North Heath



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SA - 394 : Rookwood Golf Club, south, Horsham

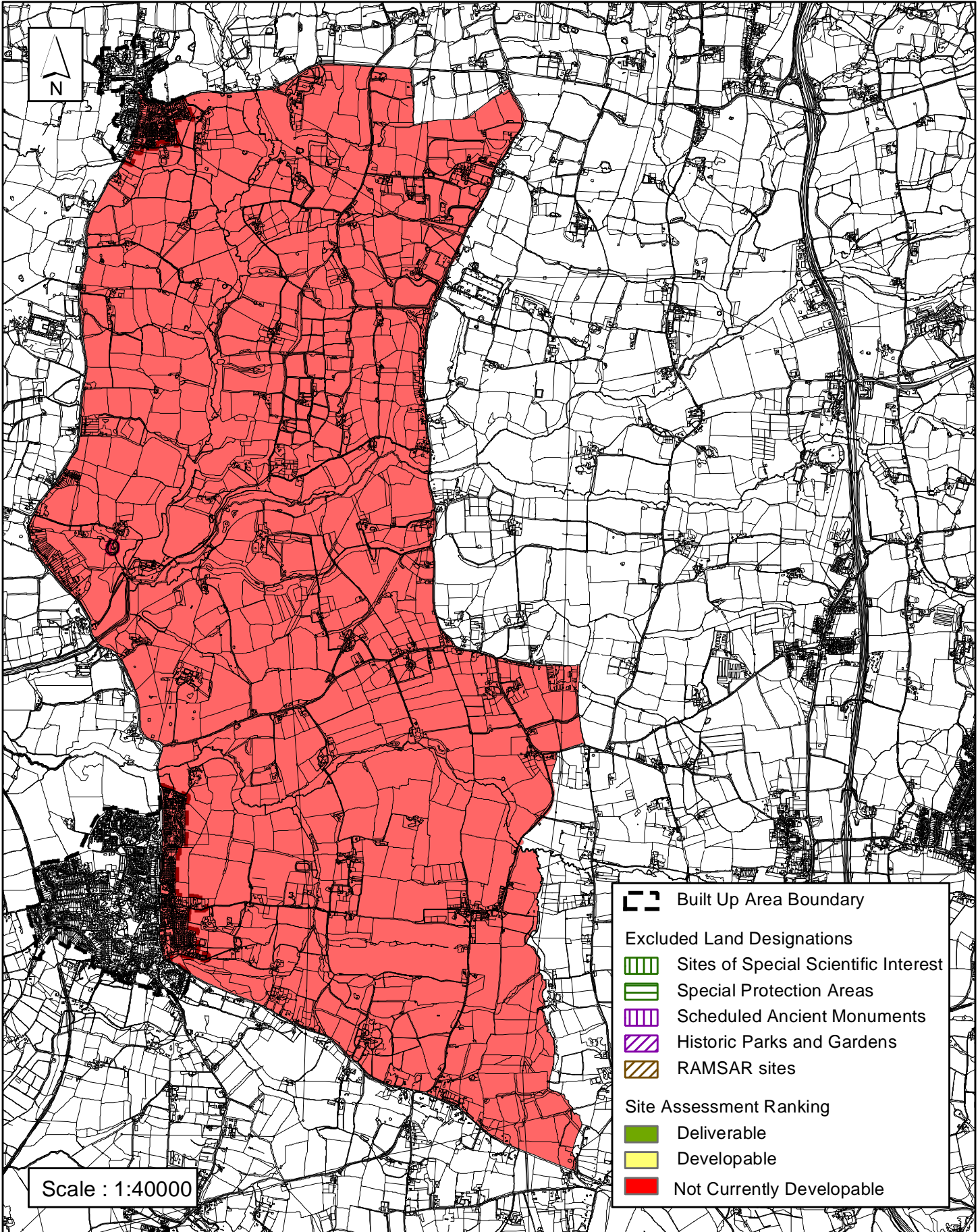


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SA - 414 : Mayfield Market Town

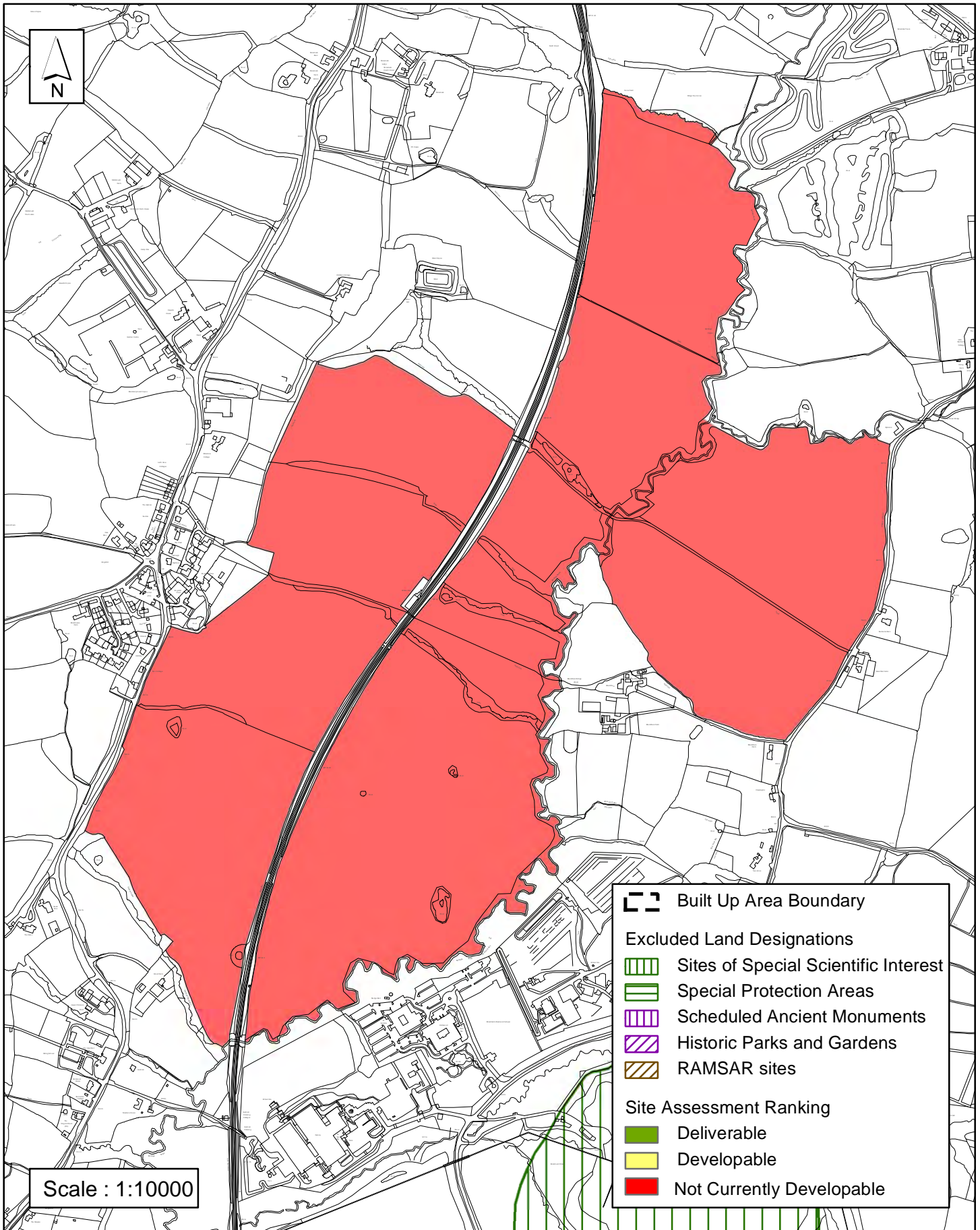


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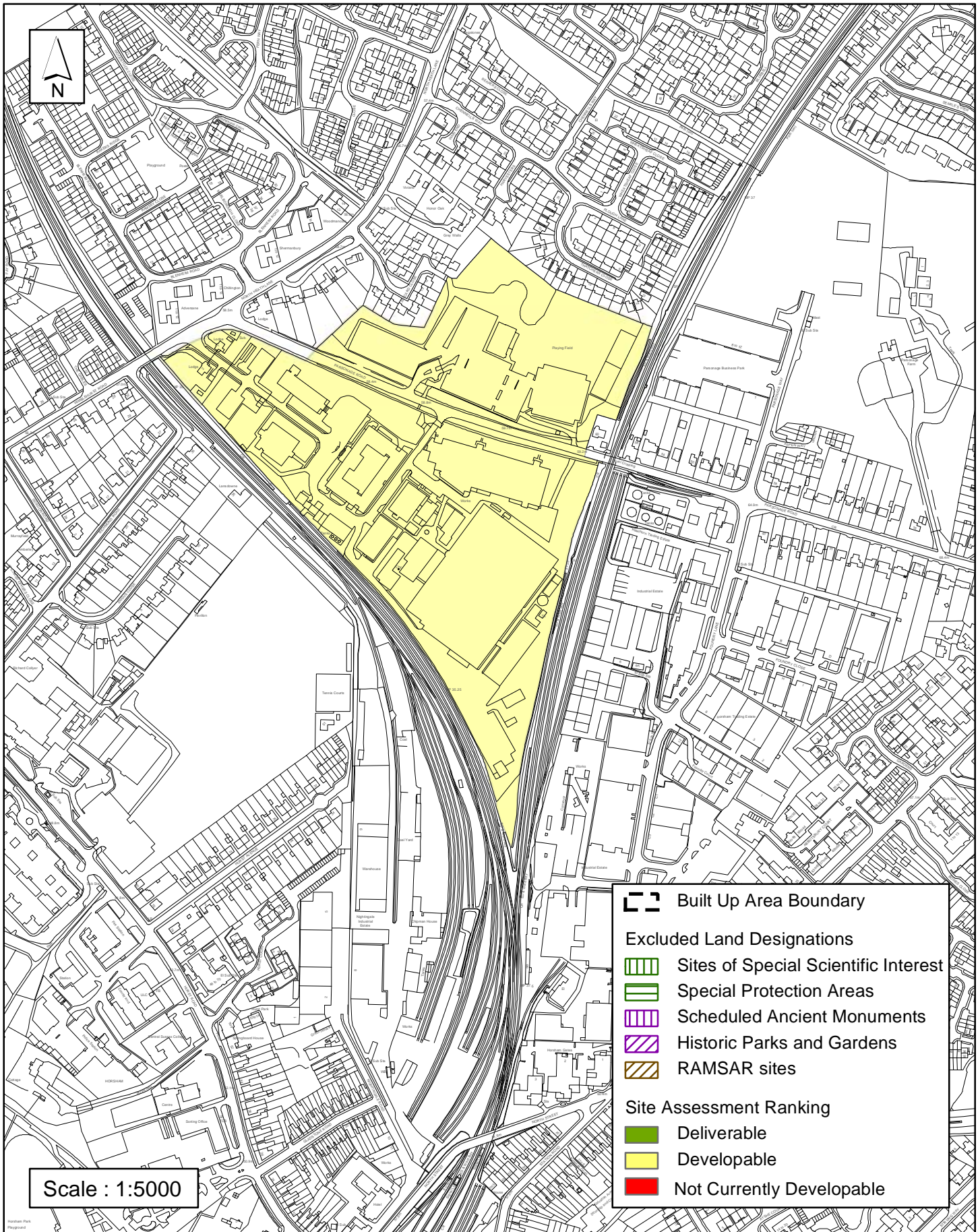
SA - 459 : Land at Kingsfold



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SA -390: Novartis Site , Horsham



Scale : 1:5000

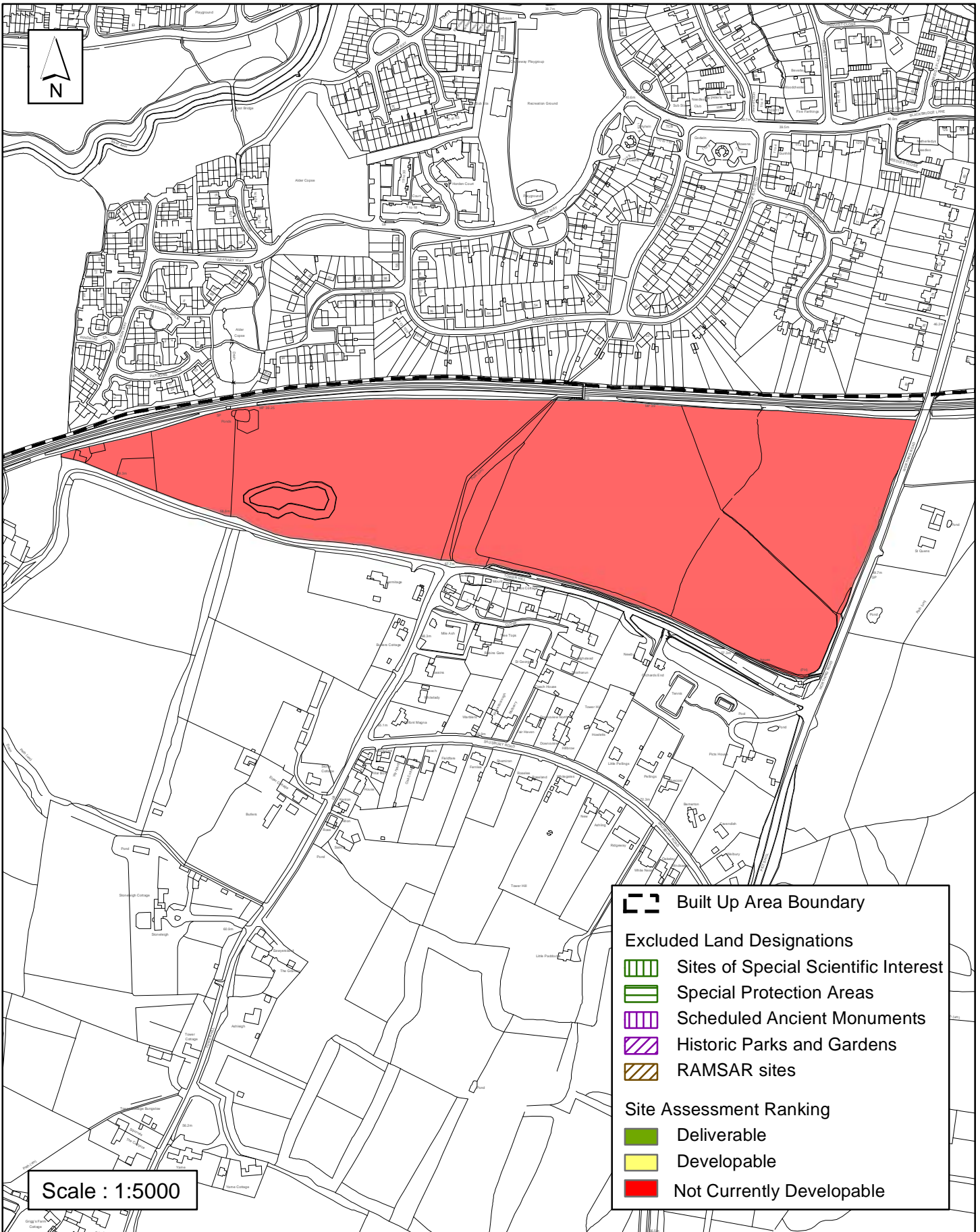
	Built Up Area Boundary
Excluded Land Designations	
	Sites of Special Scientific Interest
	Special Protection Areas
	Scheduled Ancient Monuments
	Historic Parks and Gardens
	RAMSAR sites
Site Assessment Ranking	
	Deliverable
	Developable
	Not Currently Developable

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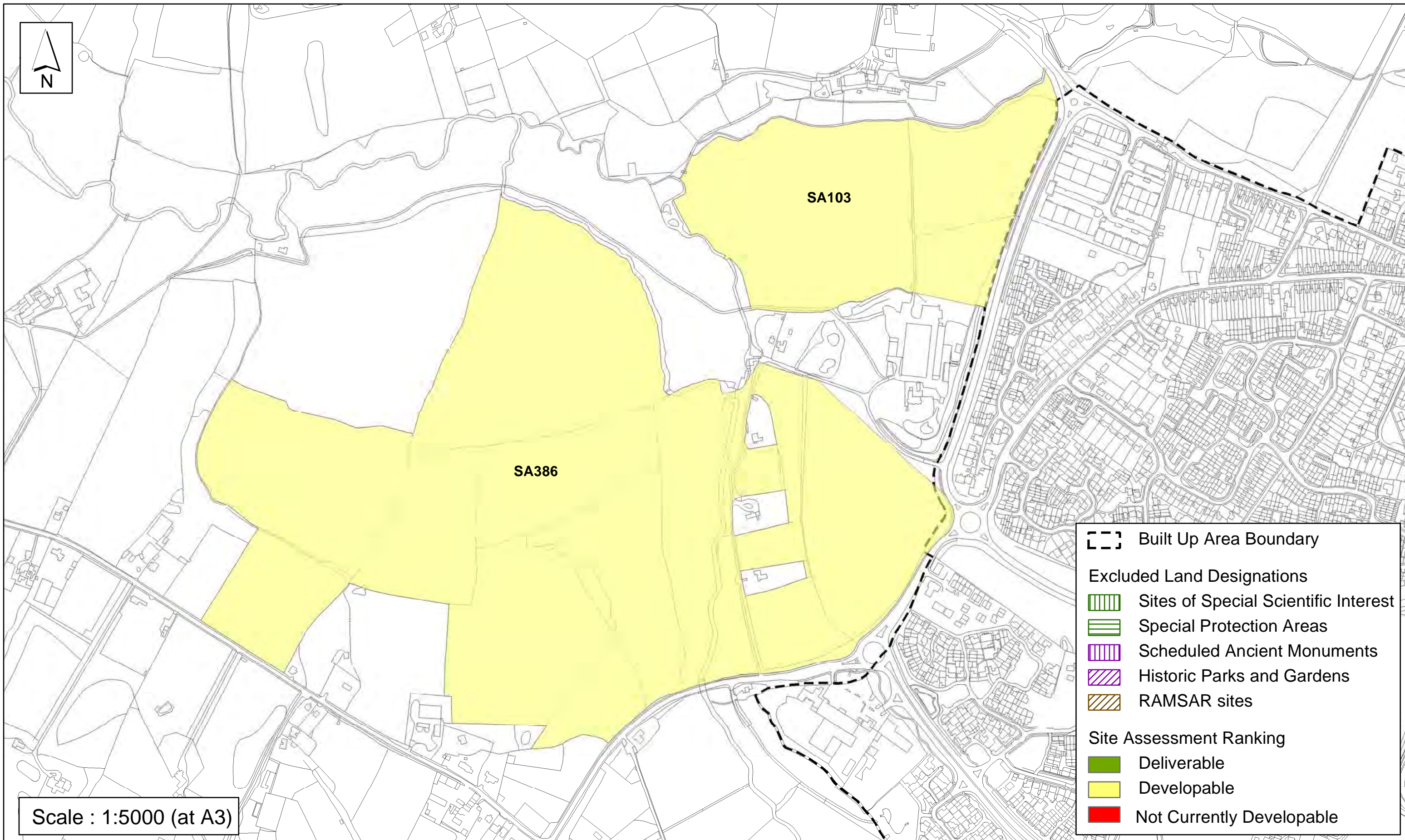
SA - 435 : Land to to west of Worthing Road, Horsham



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SA-386 & SA-103 Lyons Farm, Five Oaks Road, Horsham



Scale : 1:5000 (at A3)

	Built Up Area Boundary
Excluded Land Designations	
	Sites of Special Scientific Interest
	Special Protection Areas
	Scheduled Ancient Monuments
	Historic Parks and Gardens
	RAMSAR sites
Site Assessment Ranking	
	Deliverable
	Developable
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Land West of Mill Straight, Southwater

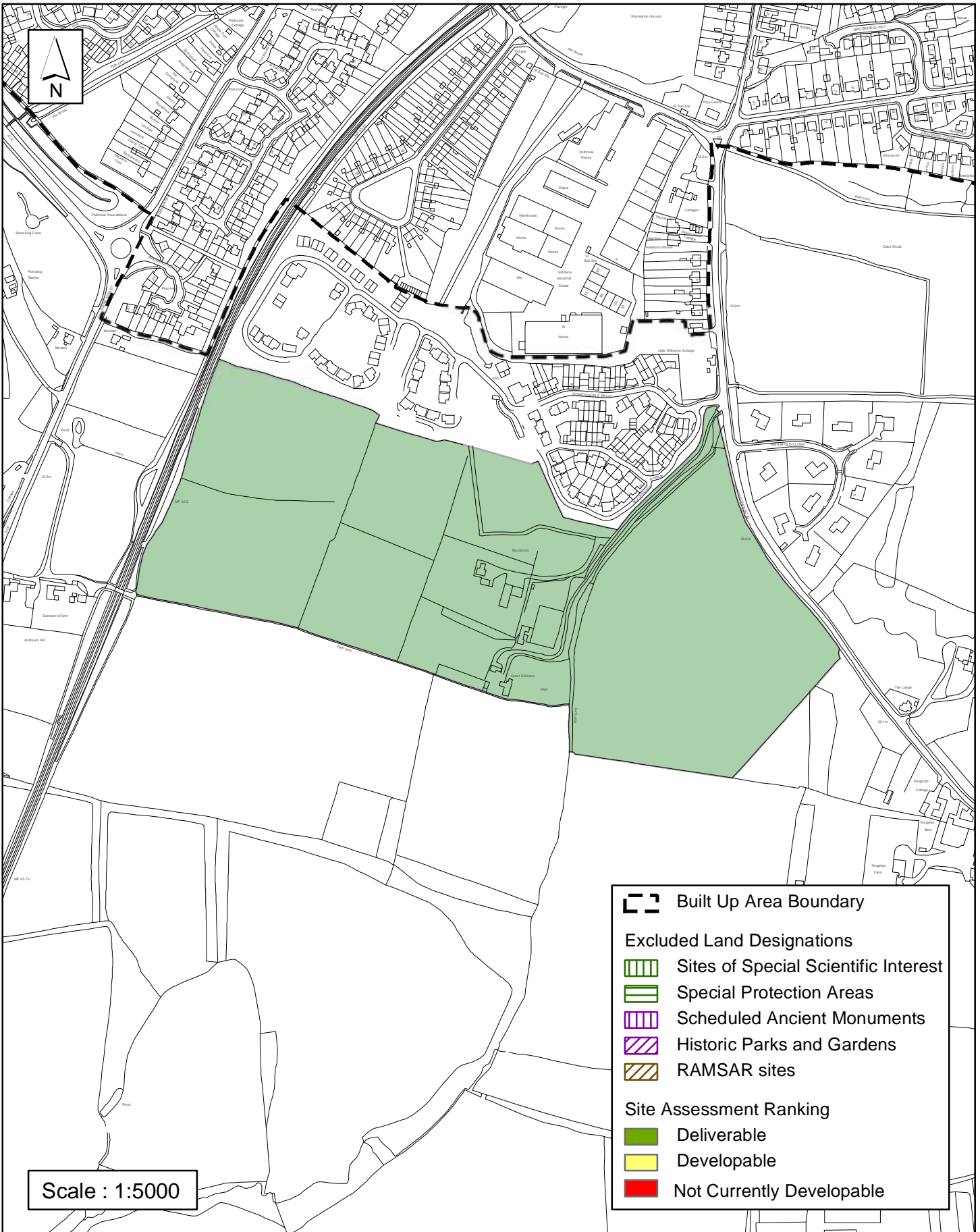


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SA - 495: Land at Kingslea Farm, South of Billingshurst



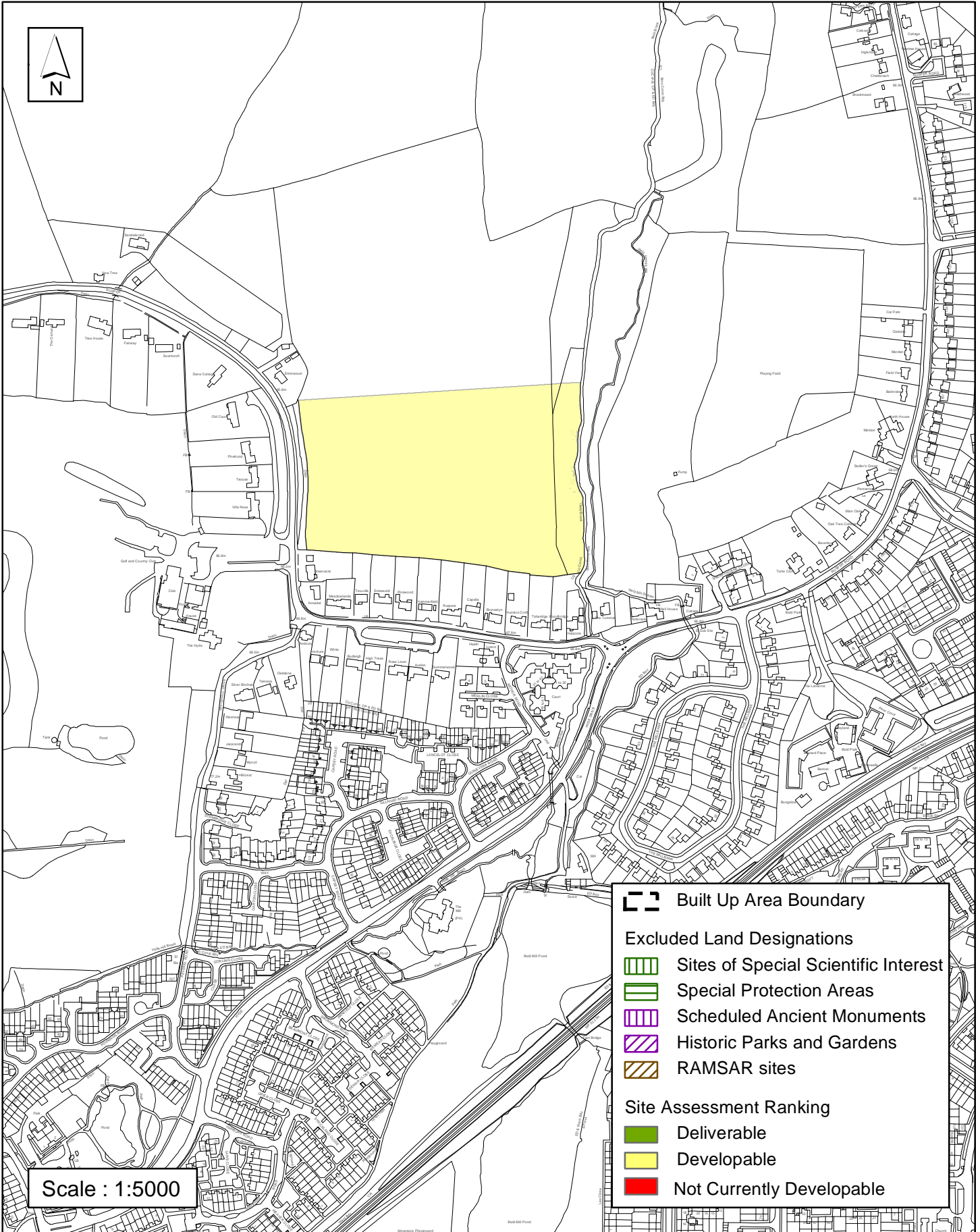
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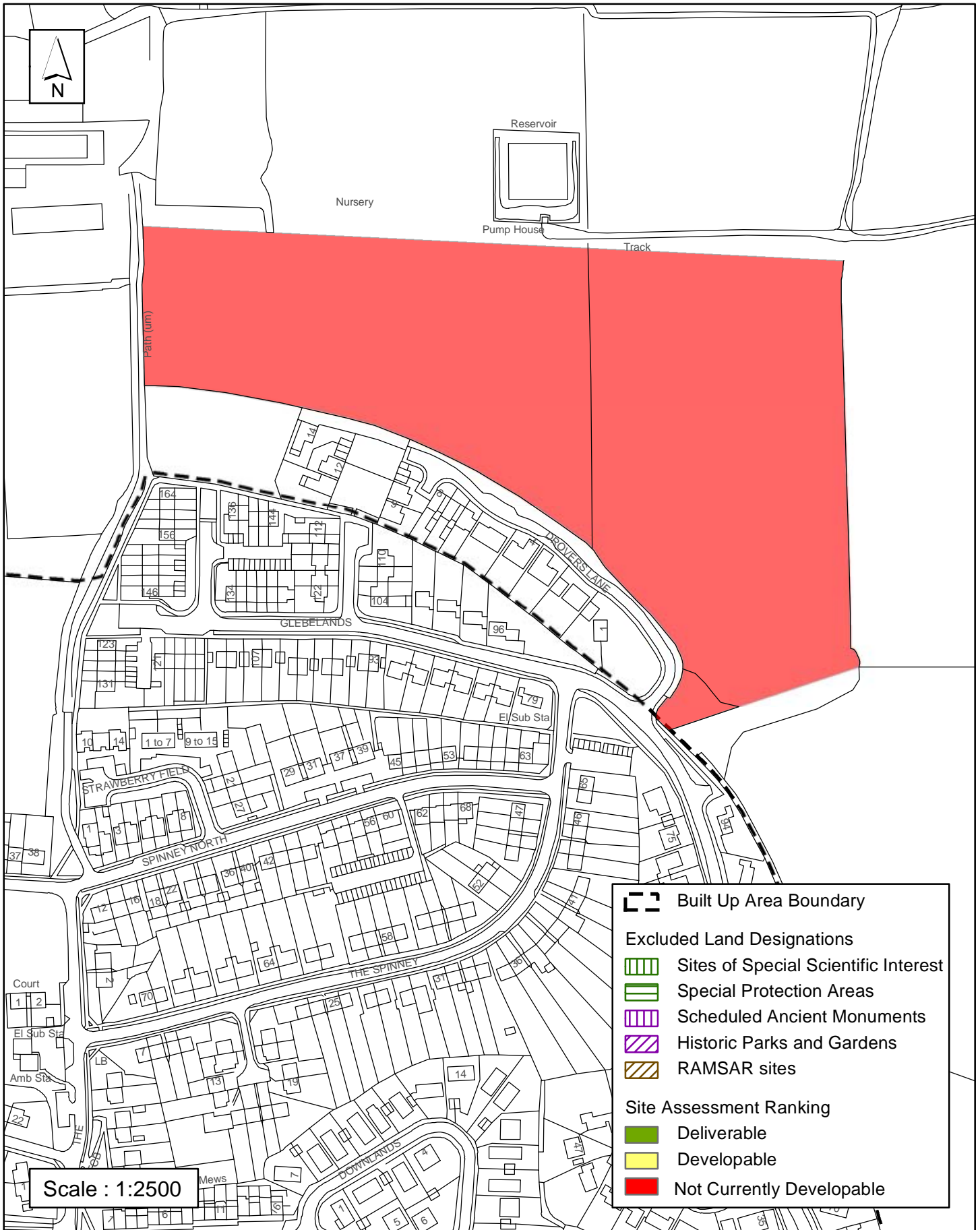
SA - 468 : Land off Rusper Road, Ifield



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 Head of Strategic & Community Planning, Jill Scarfield

SA - 445 : Land at New Place Farm, Pulborough



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Appendix 4: Assessment of HDPF Objectives and Alternative Plan Options

Testing the HDPF Objectives Against the SA Framework

4.1 To ensure the objectives of the Horsham district Planning Framework were in line with the identified sustainability principles, the HDPF Objectives were tested for compatibility against the 16 sustainability objectives identified in the SA Framework.

4.2 The assessment was an iterative process and the HDPF objectives were refined as a result of the objective appraisal. Specifically, the overarching objective theme of 'Opportunities for all, particularly young people' has now been amended to read 'Opportunities for all' as it was considered that a focus on young people could discriminate against older (often employed) individuals.

SA Framework Objectives

1. To provide high quality, affordable housing for all, which includes a range of sizes, types and tenures and is appropriate to local needs and those in the wider sub- region.
2. To ensure everyone has access to appropriate, educational facilities and training opportunities
3. To ensure everyone has access to appropriate, affordable community facilities including green infrastructure and public open space, together with opportunities to enjoy the night time economy
4. To protect existing health care facilities and improve healthcare provision. To improve health by encouraging healthy lifestyles, promoting health education & improving access to health care facilities.
5. To create a safe and secure environment (which minimises antisocial behaviour) and reduces the fear of crime.
6. To positively promote equal opportunities for all sections of the community
7. To protect and enhance the quality and level of biodiversity and natural habitats within the District and where appropriate provide new green infrastructure
8. To conserve and enhance the quality of landscape and townscape character
9. To conserve and enhance the quality and distinctiveness of the historical and cultural environment of the District.
10. To maintain and where possible improve on the Districts high environmental quality in terms of soil, water, air, noise and odour
11. To minimise flood risk and promote the use of sustainable drainage systems (SuDS)
12. To reduce water and energy use through efficiency measures and increase the proportion of energy generated from renewable and low carbon sources
13. To promote the reuse of land, materials and resources through sustainable construction methods. To maximise opportunities for the reduction, reuse and recycling of waste in the District.
14. To encourage vitality, vibrancy and overall stability within the local economy, including rural areas
15. To promote the viability and vitality of existing town and village centres
16. To reduce the need to travel and improve travel choices through the provision of a range of sustainability transport options, including walking, cycling and public transport.

4.3 The appraisal of objectives was undertaken using the following assessment criteria:

Assessment Criteria

Large / Significant Negative Effect	
Lower negative impact / Some negative impacts	
Neutral / no Impact	
Positive Effect	
Large / Significant Positive Impact	
Effects uncertain	

SA Objective -->	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
HDPF Objective																
1. Ensure that future development in the District is based on sustainable development principle that strikes the correct balance between economic, social and environmental priorities and delivers living working and balanced communities																
2. To meet employment needs, create opportunities to foster economic growth and maintain high employment levels in the District																

SA Objective -->	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
3. To protect and promote the economic viability and vitality of Horsham Town, the smaller market towns and the rural centres and promote development which is appropriate within the existing hierarchy and diversity of settlements in the District.																
4. To protect & promote the role of Horsham Town as the primary focus for the community and businesses in the District whilst preserving the unique ambiance that contributes to its attractiveness. The smaller market towns will be recognised as secondary hubs and encouraged to achieve their role in meeting local needs and acting as a focus for a range of activities, including retail, leisure and recreation																
5. To promote a living and working rural economy where employment opportunities exist which reduce the need for residents to travel and facilitate and promote innovation in business including superfast broadband																

SA Objective -->	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
6. Provide a range of housing developments across the District that: delivers the target number of new homes; respects the scale of existing places; and so far as possible caters for the needs of all residents, including the delivery of a range of housing sites and types including affordable housing																
7. To locate new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place, or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations																
8. To protect, enhance and where appropriate secure the provision of additional accessible community services, facilities, open spaces and infrastructure throughout the District in accordance with local and district needs																

SA Objective -->	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16
9. To safeguard and enhance the character and built heritage of the District's settlements and ensure that the distinct and separate character of settlements are retained and where possible, enhances and amenity is protected																
10. Identify and preserve the unique landscape character, the contribution that this makes to the setting or rural villages and ensure that new development minimises the impact on the countryside																
11. To safeguard and enhance the environmental quality of the District, ensuring that development maximises opportunities for biodiversity and minimises the impact on environmental quality including air, soil, water quality and the risk of flooding																
12. Ensure that new development minimises carbon emissions, adapts to the likely changes in the future climate and promotes the supply of renewable, low carbon and decentralised energy																

Assessment of Alternative Plan Options

Development Strategy

- | | |
|-----|--|
| 1a) | Should the existing built-up area boundary categorisation remain or; |
| 1b) | Should the settlement hierarchy be reviewed and amended if necessary |

	Retain existing categorisation	Review and amend categorisation
Housing	The existing categorisation enables the larger settlements to grow more 'organically' to meet needs, but the smaller category two settlements have been limited primarily affordable housing. Some settlements may however require a small amount of market housing, and this has been prevented. Negative Impact	By reviewing the categorisation of the current settlement hierarchy it may be possible to develop a new system which enables housing development in larger settlements, and in some of the smaller villages enables housing growth (both market and affordable) where a need is identified. Positive Impact
Education & Skills	At the current time, there may be some instances where development in smaller settlements has not been able to come forward, but may have been helpful in retaining the vitality of smaller village schools. Some negative impacts	By reviewing, and if necessary amending the nature of the classification of built-up area boundaries, it may be possible to enable development which will help to retain educational facilities in some of the smaller settlements in the District. Positive Impact
Leisure and Recreation	At the current time, there may be some instances where development in smaller settlements has not been able to come forward, but may have been helpful in retaining the vitality of some smaller leisure and recreation sites. Possible negative impact	By reviewing, and if necessary amending the nature of the classification of built-up area boundaries, it may be possible to enable development which will help to retain leisure and recreational facilities in the smaller settlements in the District. Positive Impact
Human Health	Retaining the current built-up area boundary categorisation is unlikely to have a direct impact on health issues, as it is unlikely that development would come forward where unacceptable health issues are identified. Neutral Impact	An updated settlement hierarchy which enables a limited amount of housing in smaller settlements in the District risks increasing the number of individuals living further from a GP surgery, as these tend to be sited in the larger settlements in the District. Negative Impact
Community Safety and Crime	Retaining the current built-up area boundary categorisation is unlikely to have a direct impact on community safety and crime. Neutral Impact	Alteration of the built-up area boundary categorisation is unlikely to have a direct impact on community safety and crime. Neutral Impact
Equalities and Social Inclusion	The current settlement sustainability hierarchy does not have a direct impact on race or gender. The hierarchy may generally have some positive impacts on disability as it aims to focus development around settlements with the best access to services and facilities. It may however have a negative impact on those who already live in a community from remaining there within a smaller settlement if they become older or disabled, and cannot access housing designed to accommodate this need. Overall Neutral Impact	An updated settlement hierarchy is not likely to have a direct impact on race or gender. A hierarchy that enables some limited growth in all settlements will help individuals to remain in their community as they age or if they become disabled, but conversely a higher level of development in more rural settlements could increase levels of inequality if access to services and facilities is still limited. Overall Neutral Impact

	Retain existing categorisation	Review and amend categorisation
Biodiversity	All new development has the risk of impacting on biodiversity. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. Neutral Impact	All new development has the risk of impacting on biodiversity. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. Neutral Impact
Landscape	All new development has the risk of impacting on landscape. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. The current settlement hierarchy does however focus development around the larger settlements in the District and seeks to limit development in the smaller ones. This helps to retain the settlement pattern in the District (a series of interdependent settlements, with larger towns and villages acting as 'hubs'). The distinction between larger towns such as Horsham, and smaller villages such as Lower Beeding is more limited with this categorisation. Positive Impact	All new development has the risk of impacting on landscape. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. A revised hierarchy may help to support the settlement pattern in the district by better recognising the distinction between the largest towns and smallest villages, and enabling development to take place that respects the characteristics of this settlement pattern. Greater positive Impact
Archaeology and Cultural Heritage	All new development has the risk of impacting on Archaeology and Cultural Heritage. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. Neutral Impact	All new development has the risk of impacting on Archaeology and Cultural Heritage. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. Neutral Impact
Environmental Quality (Soil, Air and Water)	Although all development has the potential to have location specific impacts on environmental quality (depending on its nature and location), the settlement hierarchy helps to focus development around larger settlements, which have better access to services and facilities. This limits the need to drive, and as a result is likely to have a positive impact on environmental quality. Positive Impact	All development has the potential to have location specific impacts on environmental quality (depending on its nature and location). A review of the settlement hierarchy would still seek to focus development around larger settlements with the best access to services and facilities, and limiting the need to travel, particularly by car. Positive Impact
Flooding and drainage	All new development has the risk of impacting on flooding. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. Neutral Impact	All new development has the risk of impacting on flooding. The precise impact depends on the location of development, and would be a consideration irrespective of the settlement hierarchy. Neutral Impact
Climate Change and Resources	The existing settlement hierarchy seeks to ensure that most development takes place in the largest settlements with the best access to services and facilities. This helps to limit the need to travel, and reduce reliance on the car, which helps to limit adverse impacts on climate change. The focussing of development on larger settlements may also mean that schemes such as CHP are more viable. Positive Impact	A reviewed settlement hierarchy would still seek to ensure that most development would take place in larger settlements with the best access to services and facilities, and would also help to ensure that smaller villages can retain their vitality. A small amount of growth in these settlements may however increase the need for residents to travel (primarily by car), which could have a small increase in the emission of climate change gases from vehicle exhausts. Overall positive Impact

	Retain existing categorisation	Review and amend categorisation
Economy	The existing hierarchy focuses development in the key economic centres of the District (the largest towns and villages). There is however a risk that by limiting growth in some of the smaller villages to affordable housing only could limit the potential for small developments that could support existing businesses in these, often rural, areas, and have an adverse impact on these settlements. Some negative impacts	A reviewed hierarchy would still seek to ensure that development is focussed on development in the key economic centres of the District (the largest towns and villages). In addition, a review could help to enable limited growth in some of the smaller villages that could support existing businesses in these, often rural, areas. Positive Impact
Retail	The existing hierarchy focuses development in the key economic centres of the District (the largest towns and villages). There is however a risk that by limiting growth in some of the smaller villages to affordable housing only could limit the potential for small developments that could support existing shops in these, often rural, areas, and have an adverse impact on these settlements. Some negative impacts	A reviewed hierarchy would still seek to ensure that development is focussed on development in the key economic centres of the District (the largest towns and villages). In addition, a review could help to enable limited growth in some of the smaller villages that could support existing retail businesses in these, often rural, areas. Positive Impact
Transport	The existing settlement hierarchy seeks to ensure that most development takes place in the largest settlements with the best access to services and facilities. This helps to limit the need to travel, and reduce reliance on the car, and maximise the use of walking, cycling and public transport. Positive Impact	A reviewed settlement hierarchy would still seek to ensure that most development would take place in larger settlements with the best access to services and facilities, and would also help to ensure that smaller villages can retain their vitality. A small amount of growth in these settlements may however increase the need for residents to travel (primarily by car as public transport in these settlements tends to be limited). Overall Positive Impact

Economic Strategy

2) Should key employment areas (Employment Protection Zones) be
 a. retained; or
 b. deleted

	Retain Employment Protection Zones	Remove Employment Protection Zones
Housing	The retention of employment protection zones will stop business areas being converted to residential. Other policies in the plan will however cover the allocation and delivery of housing development. Neutral Impact	The removal of Employment Protection Zones could enable these sites to be redeveloped for housing (including an element of affordable housing) Some Positive Impact
Education & Skills	The retention of EPZs will help to retain and attract businesses into the District, which in turn will help contribute to building a skilled workforce. The policy will not have any direct impact on schools. Positive Impact	Removal of EPZs may provide land for schools if a large scale residential scheme comes forward on this land, but would not be a direct result of this policy. Loss of EPZs could however signal a lack of support for existing businesses or those wishing to locate in the District, and as a result limit the attractiveness of Horsham District to a skilled workforce. Negative Impact
Leisure and Recreation	This policy is unlikely to have any direct impacts on the provision of leisure and recreation facilities –this would be addressed through other planning policies in any case. No effect	Removal of employment protection zones could enable the provision of certain leisure and recreational facilities to come forward on these sites, but depending on their nature they may conflict with businesses that remain on the site. Smaller Negative Impact
Human Health	This policy is unlikely to have any direct impacts on the provision of health care facilities which are most likely to be located close to existing residential areas. No effect	This policy is unlikely to have any direct impacts on the provision of health care facilities which are most likely to be located close to existing residential areas. No effect
Community Safety and Crime	The retention of EPZs will not have any additional impacts on community safety and crime over the current situation. Neutral Impact	The precise impacts of removing employment protection zones on community safety and crime are not known, but it is not considered there would be any significant adverse impacts. Neutral Impact
Equalities and Social Inclusion	It is not considered that the retention of EPZs will have any direct or indirect impacts on race, gender, age, disability, age, sexual orientation or social inclusion. No effect	It is not considered that the removal of EPZs will have any direct or indirect impacts on race, gender, age, disability, age, sexual orientation or social inclusion. No effect
Biodiversity	The retention of EPZs will not have any additional biodiversity impacts over the current situation. Neutral Impact	Removing EPZs may create additional pressure for employment development on new sites. On greenfield land in particular, this may have an adverse impact on biodiversity. Negative Impact

	Retain Employment Protection Zones	Remove Employment Protection Zones
Landscape	The retention of EPZs will not have any additional landscape impacts over the current situation. Neutral Impact	Removing EPZs may create additional pressure for employment development on new sites. On greenfield land in particular, this may have an adverse impact on landscape character. Negative Impact
Archaeology and Cultural Heritage	The retention of EPZs will not have any additional archaeology and cultural heritage impacts over the current situation. Neutral Impact	Removing EPZs may create additional pressure for employment development on new sites. On greenfield land in particular, this may have an adverse impact on archaeology and cultural heritage. Negative Impact
Environmental Quality (Soil, Air and Water)	The retention of EPZs will not have any additional impacts on environmental quality over the current situation. Neutral Impact	Removing EPZs may create additional pressure for employment development on new sites. Depending on the location of development this could generate impacts on environmental quality, for example with the location of potentially polluting businesses on greenfield sites, or through increased travelling distances or proximity to Air Quality sites. Potential Negative Impact
Flooding and drainage	The retention of EPZs will not have any additional impacts on flooding over the current situation. Neutral Impact	Removing EPZs may create additional pressure for employment development on new sites. If on greenfield land in particular, this may have an adverse impact on flood risk, although this would depend on the nature and location of any development, together with any mitigation measures. Possible negative Impact
Climate Change and Resources	The retention of EPZs will not have any additional climate change impacts over the current situation. Neutral Impact	Removing EPZs may create additional pressure for employment development on new sites. This could increase the consumption of resources at the construction phase in particular, although the design of new buildings may be more energy efficient than buildings on existing sites. Some negative impacts likely
Economy	The retention of employment protection will be of benefit to the economy by providing existing businesses with certainty that the land on which they operate will be retained and encourage investment. If businesses relocate it also provides land on which new businesses can move on to. This will help meet the identified shortfall in employment land. Positive Impact	Removing EPZs may result in the loss of existing sites to other land uses, and create additional pressure for employment development on new sites (in addition to additional demand for sites which would come forward through the plan period in any case). This would exacerbate the existing shortage in employment land. This potential loss of sites could reduce certainty for businesses, and also generate additional demand for land on which to relocate. These sites may not be as well located to existing settlements or the infrastructure network as current employment areas, and there is a risk that these new areas will be less beneficial to new or existing businesses in the District. Negative Impact

	Retain Employment Protection Zones	Remove Employment Protection Zones
Retail	The retention of employment protection will be of benefit to the retail economy by providing existing mail order type businesses with certainty that the land on which they operate will be retained and encourage investment. If businesses relocate it also provides land on which new businesses can move on to. Positive Impact	Removing EPZs may result in the loss of existing sites to other land uses, particularly in the medium to longer term. This may make it more difficult for certain businesses (including mail order companies which would prefer industrial / business parks to find land on which to locate / relocate. Any new sites may not be as well located to existing settlements or the infrastructure network as current employment areas, and there is a risk that these new areas will be less beneficial to new or existing businesses in the District. Negative Impact
Transport	Current employment protection zones provide specific areas for businesses to operate. Business traffic will be readily able to reach the employment sites with limited conflict with other road users or surrounding land uses, in particular residential. Positive Impact	Removing EPZs may result in the loss of existing sites to other land uses, particularly in the medium to longer term. This could result in a conflict of business traffic and other uses (eg residential / leisure) who are also using former EPZs, or where new businesses are forced to locate in an alternative location, closer to other conflicting land uses. This impact would be likely to be more severe in the medium to longer term, as more EPZs are lost and the nature of the sites change. Negative Impact

Housing

- 3 How many homes should be provided?
- a. Minimal level allowing for no economic growth – 460 homes per annum
 - b. Minimal level of growth reflecting past trends - 550 homes per annum
 - c. Baseline Employment growth- 565 dwellings per annum. This option draws upon work undertaken as part of the Employment Land Review and would meet local needs and to enable the local economy to continue to grow.
 - d. ‘Successful Repositioning’ – 600-649 dwellings per annum This option would housing to meet local needs and to enable the local economy to continue to grow at a higher rate, providing a complementary economic offer within the wider sub-region.
 - e. High growth aspirations – 650 - 730 dwellings per annum. This option offers a higher number of homes than would meet local demand as well as providing a contribution to meet wider sub-regional development needs and support economic growth across the Gatwick Diamond
 - f. Step change Option; 731 -800 dwellings per annum. This option provides a high number of homes to meet local demand, as well as provide a strong contribution to meet wider sub-regional development needs and support high levels of economic growth across the Gatwick Diamond

	460 homes per year	550 homes per year	565 homes per year
Housing	<p>Whilst 460 homes (9,200 over the plan period) would theoretically provide homes for those within the local area that need them, this assumption does not account for migration patterns into the District. It does not meet the objectively assessed housing needs for the District. It would therefore result in local families being priced out by others moving into the area, and would ultimately limit the number of households who need access to housing in the District from achieving it. It would also deliver a smaller number of affordable homes despite the recognised need for this type of housing. Large negative Impact</p>	<p>This level of housing (11,000 over the plan period) would provide housing to meet those generated locally, together with some limited provision to meet demand generated from wider economic / migration patterns. Following discussions through the Duty to Co-operate the amount of housing this option would deliver is not at a sufficient scale to help meet the needs of adjoining constrained authorities It would allow for delivery of some affordable housing but the amount delivered would be lower than in higher housing delivery options. . As the level of housing above local demand only is relatively low, local families may still be priced out of the market. Overall Neutral impact as positive impacts are cancelled out by affordability problems this option would generate.</p>	<p>This level of housing (11,300 over the plan period) would provide housing to meet those generated locally within the District, together with demand generated from wider economic demand / migration patterns. This level of housing would not make significant contribution to meeting the housing needs of adjoining constrained authorities. It would allow for delivery of some affordable housing, and demand for housing from existing residents would be less likely to be taken by those moving into the area with greater spending power. Positive Impact</p>

	460 homes per year	550 homes per year	565 homes per year
Education & Skills	Any new development will result in the need for additional school places. This would potentially be delivered through CIL or if relevant S106 contributions. Lower housing development may limit the scale and nature of the enhancement of existing local schools, and the delivery of the identified need of a new secondary school in the District is not likely to be achievable. Large Negative impact	Any new development will result in the need for additional school places. This would potentially be delivered through CIL or if relevant S106 contributions This level of development would be likely to deliver a level of housing that would ensure that development could deliver sufficient CIL contributions to deliver upgraded educational facilities across the District where needed, and to help retain the viability of existing schools in their communities. This scale of development also has the potential to deliver a new secondary school to meet an existing identified need, depending on the precise locational strategy. Positive Impact	Any new development will result in the need for additional school places. This would potentially be delivered through CIL or if relevant S106 contributions This level of development would be likely to deliver a level of housing that would ensure that development could deliver sufficient CIL contributions to deliver upgraded educational facilities across the District where needed, and to help retain the viability of existing schools in their communities. This scale of development also has the potential to deliver a new secondary school to meet an existing identified need, depending on the precise locational strategy. Positive Impact
Leisure and Recreation	460 homes may lead to smaller or limited additional strategic locations in addition to those being built out, and less housing in other settlements around the District. This would result in more limited financial contributions to maintain or enhance existing leisure and recreational facilities and in the long term could limit the viability of these centres. Monies to provide new facilities may also be limited and could increase pressure on existing facilities. Negative Impact	Depending on the locational strategy for development of 550 homes, it is likely that sufficient funding would be available to improve or extend existing facilities. This option if delivering strategic sites may also be able to provide enhanced leisure facilities for new and existing residents. Neutral Impact (Potentially positive impact)	Depending on the locational strategy for development of 550 homes, it is likely that sufficient funding would be available to improve or extend existing facilities. This option if delivering strategic sites may also be able to provide enhanced leisure facilities for new and existing residents. Neutral Impact (Potentially positive impact)
Human Health	The number of houses required is unlikely to have a direct impact on health as development will be required to locate where there is GP capacity, or to contribute towards this provision. Indirectly however, limited development is likely to lead to more households being in housing need, and this coupled with uncertainty over future housing may lead to some health problems. Potential for some negative Impacts .	The number of houses required is unlikely to have a direct impact on health as development will be required to locate where there is GP capacity, or to contribute towards this provision. Neutral Impact	The number of houses required is unlikely to have a direct impact on health as development will be required to locate where there is GP capacity, or to contribute towards this provision. Neutral Impact.
Community Safety and Crime	The impact of development on community safety and crime is more a function of issues such as design rather than the actual number of housing that is provided. Neutral / No Impact	The impact of development on community safety and crime is more a function of issues such as design rather than the actual number of housing that is provided. Neutral / No Impact	The impact of development on community safety and crime is more a function of issues such as design rather than the actual number of housing that is provided. Neutral / No Impact

	460 homes per year	550 homes per year	565 homes per year
Equalities and Social Inclusion	The numbers of houses that are delivered is unlikely to have a direct impact on age, race, gender or disabilities in itself. The lower level of housing that comes forward could however have an impact on wider social equality, as for example it would deliver a lower level of affordable housing, and would therefore have an adverse impact on lower income groups in particular. Other income groups local to the District would also be affected if they are priced out of the market by others moving into the area. Large Negative Impact	The numbers of houses that are delivered is unlikely to have a direct impact on age, race, gender or disabilities in itself. .. There is sliding scale with increasing numbers of homes better able to deliver higher levels of affordable housing At this level of housing however it is still considered that there is potential for the relatively low number of houses to have a negative impact on wider social equality, due to the lower delivery of affordable housing, which would therefore have an adverse impact on lower income groups in particular. Some Negative Impact	The numbers of houses that are delivered is unlikely to have a direct impact on age, race, gender or disabilities in itself. There is sliding scale with increasing numbers of homes better able to deliver higher levels of affordable housing This higher level of development may start to have a positive effect on affordable housing, provision which could help to address inequalities for lower income households. Potential Positive Impact
Biodiversity	This option would result in an additional 9,200 homes in the District between 2011 -2031. . Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some minor residual negative impacts which were identified through the EIA process. The lower level of additional housing required to meet this option would require less greenfield land, and impacts on biodiversity are therefore likely to be lower than some options. Mitigation of effects at this level may be easier but would depend on the precise higher housing development locations allocated for development. . Low negative impact	This option would result in an additional 11,000 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some minor residual negative impacts which were identified through the EIA process. This relatively limited level of housing growth identified in this option will require smaller amounts of greenfield land than higher options, and the impacts on biodiversity are therefore likely to be lower than some higher housing development options. Lower negative impact	This option would result in an additional 11,300 in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some minor residual negative impacts which were identified through the EIA process. Overall it is considered that this level of housing will have a lower impact on biodiversity that higher levels of housing development that would require a greater level of strategic and smaller site allocations. Lower negative impact
Landscape	This option would result in an additional 9,200 homes in the District between 2011 -2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some minor residual negative impacts which were identified through the EIA process. This relatively limited level of growth would require less greenfield land, and impacts on landscape are therefore likely to be lower than some higher housing development options. but would depend on the precise higher housing development locations allocated for development. Low negative impact	This option would result in an additional 11,000 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some minor residual negative impacts which were identified through the EIA process. This relatively limited level of additional housing growth will in general terms require less greenfield land, and impacts on landscape are therefore likely to be lower than some higher housing development options. Low negative impact	This option would result in an additional 11,300 in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some minor residual negative impacts which were identified through the EIA process. Development at this level will result in the loss of greenfield land to development. But in general terms will require a more limited amount of greenfield land, and impacts are still likely to be lower than the higher housing number options. Low Negative impact

	460 homes per year	550 homes per year	565 homes per year
Archaeology and Cultural Heritage	Depending on the precise location of development, there is the potential for development at this scale to impact on historical sites or buildings, or impact the setting of existing settlements, although some mitigation may be possible.. This option requires a relatively limited level of growth in addition to sites which have already been allocated for development. Consequently it would require less greenfield land, and impacts on archaeology and cultural heritage are likely to be smaller than some higher housing number options. Lower negative impact	Depending on the precise location of development, there is the potential for development at this scale to impact on historical sites or buildings, or impact the setting of existing settlements, although some mitigation may be possible. This option requires a more limited level of growth than most options, and require a relatively limited level of growth in addition to sites which have already been allocated for development. Consequently it would require less greenfield land, and impacts on archaeology and cultural heritage are likely to be lower than some options. Lower negative impact	Depending on the precise location of development, there is the potential for development at this scale to impact on historical sites or buildings, or impact the setting of existing settlements, although some mitigation may be possible. This option requires a relatively limited level of growth in addition to sites which have already been allocated for development. Consequently it would require less greenfield land, and impacts on archaeology and cultural heritage are likely to be lower than some options. Lower negative impact
Environmental Quality (Soil, Air and Water and waste)	A lower level of housing growth is less likely to cause cumulative negative impacts on air quality or will be at a level where mitigation can take place. Evidence indicates that this level of development would be within current technologies for water treatment / quality as a result of increased requirements for sewage treatment. Neutral Impact.	Many of the sites for this level of development have already been identified and the impacts on environmental quality have been tested and mitigated. The additional level of development is fairly low, and less likely to cause cumulative negative impacts on air quality or will be at a level where mitigation can take place.. Evidence indicates that this level of housing development would be within current technologies for water treatment / quality as a result of increased requirements for sewage treatment. Neutral Impact.	Many of the sites for this level of development have already been identified and the impacts on environmental quality have been tested and mitigated. The additional level of development is still considered to be at a level where negative effects on air quality (eg through increased traffic) will be at a level where mitigation can take place. Evidence indicates that this level of housing development would be within, current technologies for water treatment / quality as a result of increased requirements for sewage treatment Neutral Impact
Flooding and drainage	Impacts on flooding and drainage are likely to be limited due to the presumption against locating development on floodplains, and mitigating adverse impacts on drainage.. Neutral Impact	Impacts on flooding and drainage are likely to be limited due to the presumption against locating development on floodplains, and mitigating adverse impacts on drainage.. Neutral Impact	Impacts on flooding and drainage are likely to be limited due to the presumption against locating development on floodplains, and mitigating adverse impacts on drainage.. Neutral Impact
Climate Change and Resources	All new development requires the use of resources in terms of raw materials and energy during construction. Energy resources are still required once the development is operational. This relatively limited level of growth would require fewer resources in the construction and operational phases. It is however less likely to offer opportunities for CHP or district heating schemes. This option would therefore have a lower negative impact on this issue than higher levels of housing development.	All new development requires the use of resources in terms of raw materials and energy during construction. Energy resources are still required once the development is operational. This lower level of growth would require fewer resources in the construction and operational phases. It is however less likely to offer opportunities for CHP or district heating schemes. This option would therefore have a Lower negative impact on this issue than higher levels of housing development.	All new development requires the use of resources in terms of raw materials and energy during construction. Energy resources are still required once the development is operational. This lower level of growth would require fewer resources in the construction and operational phases. It is however less likely to offer opportunities for CHP or district heating schemes. This option would therefore have a Lower negative impact on this issue than higher levels of housing development

	460 homes per year	550 homes per year	565 homes per year
Economy	This option would theoretically achieve 0% economic growth. It is however likely that in the longer term it will result in economic stagnation. For example, if local demand for goods and services remains static and therefore discourages businesses from making investments, or locating in the area due to a lack of workforce. Large Negative Impact	This option would help to achieve a very limited level of economic growth – 92 around jobs per year. This is significantly lower than the need identified in the EGA, and whilst there will be some job growth the District will not receive the investment it requires particularly in the longer term. This will limit potential for existing businesses to expand or for businesses who wish to moving in to the District. Some Negative Impact	This option would help to achieve a limited level of economic growth. This is significantly lower than the need identified in the EGA, and whilst there will be some job growth the District will not receive the investment it requires particularly in the longer term. This will limit potential for existing businesses to expand or for businesses who wish to moving in to the District. Some Negative Impact.
Retail	Existing data indicates that most of the town and village centres in the District are performing well in retail terms. Depending on the location of development across the District, this scale of development is less likely to be of a scale whereby town or village centre improvements can take place therefore adversely affecting their long term viability. Negative Impact	Existing data indicates that most towns and villages in the District are performing well in retail terms. Housing development at this scale will help provide some additional trade or investment will help to maintain these centres, but but this may not be at a scale to enable the long term viability of town and village centres. Small negative Impact	Existing data indicates that most towns and villages in the District are performing well in retail terms. Housing development at this scale will help provide some additional trade or investment will help to maintain these centres, but this may not be at a scale to enable the long term viability of town and village centres. Small negative Impact
Transport	Whilst a lower level of development would bring about a smaller increase in traffic on roads in the District, there is a risk, depending on the location of development that it is not able to bring forward road or public infrastructure projects which could help mitigate the impacts of transport that would arise from development. Furthermore, in the long term, the lack of investment this option would bring could lead to closures of services, facilities and require additional journeys outside the District. Negative Impact	This level of development will result in some increase in traffic, but it is likely to be smaller than most other options in this assessment. There is a risk, depending on the location of development that this level of development will not be able to bring forward road or public infrastructure projects which could help mitigate the impacts of transport that would arise from development. Furthermore, in the long term, the lack of investment this option would bring could lead to closures of services, facilities and require additional journeys outside the District Some Negative Impact	This level of development will result in some increase in traffic, but it is likely to be smaller than most other options in this assessment. There is a risk, depending on the location of development that this level of development will not be able to bring forward road or public infrastructure projects which could help mitigate the impacts of transport that would arise from development. Furthermore, in the long term, the lack of investment this option would bring could lead to closures of services, facilities and require additional journeys outside the District Some Negative Impact

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
Housing	<p>This level of housing would provide housing to meet the objectively assessed housing needs generated , within the District and taking into account demand generated from wider economic demand / migration patterns. In addition demand existing residents would be less likely to be priced out of the housing market by those moving into the area with greater spending power. This level of housing delivery may also provide a small contribution to meeting the housing need of other more constrained authorities. This higher level of housing development would help to deliver a greater number of affordable housing units than lower housing number options. Positive Impact</p>	<p>This level of housing would provide housing to meet the objectively assessed housing needs generated within the District and taking into account demand generated from wider economic demand / migration patterns. In addition existing residents would be less likely to be priced out of the housing market by those moving into the area with greater spending power. This level of housing delivery, particularly at the upper end of this threshold would make a greater contribution to meeting the needs of other more constrained authorities who are unable to meet their own housing requirements. The higher level of homes built in this category would also help to deliver a greater number of affordable housing units than lower housing number options. The Council is also able to demonstrate on its housing trajectory that this number of homes can be met in the short to medium term. Significant Positive Impact</p>	<p>This level of housing would provide housing that meets the objectively assessed housing needs of Horsham District, taking into account wider economic and migration patterns. This level of housing delivery would also enable the housing needs of other more constrained authorities. At the upper end of this number this may potentially include the South Coast, although there is still some uncertainty as to how the two housing market areas function together. In addition demand existing residents would be less likely to be priced out of the housing market by those moving into the area with greater spending power. The higher level of homes built in this category would also help to deliver a greater number of affordable housing units than lower housing number options. At the time of the assessment the Council does not have a housing trajectory where it can be demonstrated that there are sufficient available and developable sites to build this level of housing across the plan period and further work is necessary to determine whether this is an achievable option. Significant Positive Impact if site availability and deliverability constraints can be overcome.</p>
Education & Skills	<p>Any new development will result in the need for additional school places. This would potentially be delivered through CIL or if relevant S106 contributions This level of development would be likely to deliver a level of housing that would ensure that development could deliver sufficient CIL contributions to deliver new educational facilities across the District where needed, and to help retain the viability of existing schools in their communities This level of housing would be able to provide a new secondary school which has been identified as an existing need within the District. Positive Impact</p>	<p>Any new development will result in the need for additional school places. This would potentially be delivered through CIL or if relevant S106 contributions This level of development would be likely to deliver a level of housing that would ensure that development could deliver sufficient CIL contributions to deliver new educational facilities across the District where needed, and to help retain the viability of existing schools in their communities. This level of housing would be able to provide a new secondary school which has been identified as an existing need within the District. Positive Impact</p>	<p>Any new development will result in the need for additional school places. This would potentially be delivered through CIL or if relevant S106 contributions Consultation. At the time of this assessment, WSCC has indicated that at the upper end of this scale of development two new secondary schools would be required in the District. Whilst there is certainty that one secondary school can be delivered and that CIL or S106 contributions would help provide enhancements to other existing schools where needed, the location and delivery of a further secondary school within the plan period taking into account other infrastructure constraints may not be achievable. This unmet educational</p>

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
			requirement leads to a Large Negative Impact .
Leisure and Recreation	At this scale of development, sufficient CIL or S106 contributions would be made to bring forward additional leisure and recreational facilities and support upgrades to existing facilities where necessary. It is likely that this scale of development would be in part delivered through a strategic allocation which may therefore provision of new facilities which benefit new and existing residents may be provided. Positive Impact	At this scale of development, sufficient CIL or S106 contributions would be made to bring forward additional leisure and recreational facilities and support upgrades to existing facilities where necessary. It is likely that this scale of development would be in part delivered through a strategic allocation which may therefore provision of new facilities which benefit new and existing residents may be provided. Positive Impact	At this scale of development, sufficient CIL or S106 contributions would be made to bring forward additional leisure and recreational facilities and support upgrades to existing facilities where necessary. It is likely that this scale of development would be in part delivered through a strategic allocation which may therefore provision of new facilities which benefit new and existing residents may be provided. Positive Impact
Human Health	The number of houses required is unlikely to have a direct impact on health as development will be required to locate where there is GP capacity, or to contribute towards this provision. Neutral Impact.	The number of houses required is unlikely to have a direct impact on health as development will be required to locate where there is GP capacity, or to contribute towards this provision. Neutral Impact	The number of houses required is unlikely to have a direct impact on health as development will be required to locate where there is GP capacity, or to contribute towards this provision. Neutral Impact
Community Safety and Crime	The impact of development on community safety and crime is more a function of issues such as design rather than the actual number of housing that is provided. Neutral / No Impact	The impact of development on community safety and crime is more a function of issues such as design rather than the actual number of housing that is provided. Neutral / No Impact	The impact of development on community safety and crime is more a function of issues such as design rather than the actual number of housing that is provided. Neutral / No Impact
Equalities and Social Inclusion	The numbers of houses that are delivered is unlikely to have a direct impact on age, race, gender or disabilities in itself. There is sliding scale with increasing numbers of homes better able to deliver higher levels of affordable housing. This higher level of development will have a positive effect on increasing affordable housing, provision which could help to address inequalities for lower income households. Positive Impact	The numbers of houses that are delivered is unlikely to have a direct impact on age, race, gender or disabilities in itself. There is sliding scale with increasing numbers of homes better able to deliver higher levels of affordable housing. This higher level of development will have a positive effect on increasing affordable housing, provision which could help to address inequalities for lower income households. Positive Impact	The numbers of houses that are delivered is unlikely to have a direct impact on age, race, gender or disabilities in itself. There is sliding scale with increasing numbers of homes better able to deliver higher levels of affordable housing. This higher level of development will have a significant positive effect on increasing the potential for affordable housing provision which could help to address inequalities for lower income households. At the time of this assessment infrastructure constraints limit the amount of housing that can be delivered in the plan period which would consequently lower the benefit of this option on affordable housing provision Positive Impact
Biodiversity	This option would result in an additional 12,000 to 12,980 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some residual negative impacts which were identified	This option would result in an additional 13,000 to 14,600 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some residual negative impacts which were identified	This option would result in an additional 14,620 to 16,000 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst negative impacts have been mitigated there are some residual negative impacts which were identified through the EIA process.

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
	<p>through the EIA process. Housing development at this scale will require the allocation of more strategic and smaller development sites. This will result in some negative impacts from direct land take, and even with mitigation it is highly unlikely that there will not be some residual negative impacts as is the case with other strategic scale development. The impact of cumulative development on sites across the District is hard to judge, but impacts may start to increase with this level of development. Mitigation and enhancement to Green Infrastructure may be easier to incorporate into any master planning. The Council's HRA demonstrates that with mitigation there will be no significant impacts to European Sites sites up to 650 dwellings per year Large Negative Impact due to increased scale of development</p>	<p>through the EIA process. Housing development at this scale will require the allocation of more strategic and smaller development sites. This will result in some negative impacts from direct land take, and even with mitigation it is highly unlikely that there will not be some residual negative impacts as is the case with other strategic scale development. Furthermore there are always uncertainties as to the effectiveness of mitigation until development is completed and moitoring has taken place. It is however recognised that Mitigation and enhancement to Green Infrastructure may be easier to incorporate into any master planning if development is brought forward primarily through strategic development. The cumulative impact of this scale of development is hard to judge but in general terms the greater the scale of development the higher this will be through both direct land take and more indirect effects such as lower air quality arising from greater levels of traffic. The Council's HRA demonstrates that with mitigation there will be no significant impacts to European Sites sites up to 650 dwellings per year Large Negative Impact due to increased scale of development</p>	<p>Housing development at this scale will require the allocation of more strategic and smaller development sites. This will result in some negative impacts from direct land take, and even with mitigation it is highly unlikely that there will not be some residual negative impacts as is the case with other strategic scale development. Furthermore there are always uncertainties as to the effectiveness of mitigation until development is completed and moitoring has taken place. It is however recognised that Mitigation and enhancement to Green Infrastructure may be easier to incorporate into any master planning if development is brought forward primarily through strategic development. The cumulative impact of this scale of development is hard to judge but in general terms the greater the scale of development the higher this will be through both direct land take and more indirect effects such as lower air quality arising from greater levels of traffic. At this stage, the Council's HRA demonstrates that with mitigation there will be no significant impacts to European Sites although confirmation is still being sought. Mitigation measures to offset the loss of hedgerows in the bat sutenacne zone may take time and slow the rate of development. Large Negative Impact due to increased scale of development</p>
Landscape	<p>This option would result in an additional 12,000 to 12,980 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst many negative impacts have been mitigated the EIA has identified some moderate negative impacts which will remain after development and mitigation measures have been completed. Housing development at this scale will require the allocation of more strategic and smaller development sites. This will result in some negative impacts from direct land take, and even with mitigation it is highly unlikely that there will not be some residual negative impacts as is the</p>	<p>This option would result in an additional 13,000 to 14,600 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst many negative impacts have been mitigated the EIA has identified some moderate negative impacts which will remain after development and mitigation measures have been completed. Housing development at this scale will require the allocation of more strategic and smaller development sites. This will result in some negative impacts from direct land take, and even with mitigation it is highly unlikely that there will not be some residual negative impacts as is the</p>	<p>This option would result in an additional 14,620 to 16,000 homes in the District between 2011 and 2031. Many of these sites are already committed, (eg through the Strategic Allocation West of Horsham) and whilst many negative impacts have been mitigated the EIA has identified some moderate negative impacts which will remain after development and mitigation measures have been completed. Housing development at this scale will require the allocation of more strategic and smaller development sites. This will result in some negative impacts from direct land take, and even with mitigation it is highly unlikely that there will not be some residual negative</p>

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
	<p>case with other strategic scale development. This impact is particularly likely as the . landscape capacity study indicates that the landscape of the District, whilst often undesignated, in general has limited capacity for large scale development, and at this level development may be more difficult to mitigate in some locations . The impact of cumulative development on sites across the District is hard to judge, but impacts may start to increase with this level of development. Large Negative Impact due to increased scale of development</p>	<p>case with other strategic scale development. This impact is particularly likely as the landscape capacity study indicates that the landscape of the District whilst often undesignated, in general terms has limited capacity for large scale development, and at this level development may be more difficult to mitigate in some locations. The cumulative impact of this scale of development is hard to judge but in general terms the greater the scale of development the higher this will be through both direct land take and more indirect effects such as greater levels of traffic detracting from the rural character of the District.. Significant Negative Impact</p>	<p>impacts as is the case with other strategic scale development. This impact is particularly likely as the landscape capacity study indicates that the landscape of the District whilst often undesignated, in general terms has limited capacity for large scale development, and at this level development may be more difficult to mitigate in some locations. The cumulative impact of this scale of development is hard to judge but in general terms the greater the scale of development the higher this will be through both direct land take and more indirect effects such as greater levels of traffic detracting from the rural character of the District and potentially protected landscapes such as the SDNP if increased traffic from development to meet the coastal housing market is provided in the south of the District. This scale of development could mean 4 -5 strategic developments taking place in the District over the plan period which cumulatively could radically alter the character of the District and the scale of this change could lead to pressure on providing development which adequately reflects the District character due to shortages in specialists in design or local materials. Very Significant Negative Impact</p>
Archaeology and Cultural Heritage	<p>Depending on the precise location of development, there is the potential for development at this scale to impact on historical sites or buildings, or impact the setting of existing settlements, although some mitigation may be possible. Development at this level may result in the loss of some cultural heritage, with impacts on listed buildings or the setting of archaeological features. This level of development is likely to require some form of strategic development, and depending on the location of this development it may change the historical settlement pattern. At this level of development there is a therefore a risk that without careful design and mitigation the key historical character and features that</p>	<p>Depending on the precise location of development, there is the potential for development at this scale to impact on historical sites or buildings, or impact the setting of existing settlements, although some mitigation may be possible. Development at this level may result in the loss of some cultural heritage, with impacts on listed buildings or the setting of archaeological features., This level of development is likely to require some form of strategic development and depending on the location of this development it may change the historical settlement pattern. At this level of development there is a risk that without careful design and mitigation the key historical character and features that contribute to the high quality</p>	<p>Depending on the precise location of development, there is the potential for development at this scale to impact on historical sites or buildings, or impact the setting of existing settlements, although some mitigation may be possible. Development at this level may result in the loss of some cultural heritage, with impacts on listed buildings or the setting of archaeological features. This level of development is likely to require some form of strategic development, and depending on the location of this development it may significantly change the historical settlement pattern, with a number of strategic developments and a high number of small scale developments required across the plan period. This may change the cultural heritage of the District</p>

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
	contribute to the high quality environment of the District could be lost. Negative Impact	environment of the District could be lost. Negative Impact	even with careful design and mitigation, due to indirect impacts such as increased traffic and congestion. Significant negative impact
Environmental Quality (Soil, Air and Water and waste)	This level of housing growth is likely to require some form of additional strategic scale development as well as more local development that meets local needs. Cumulatively this will increase levels of traffic in the District even after mitigation has taken place. Air quality in the District has been recorded as deteriorating in the last few years primarily as a result of increased traffic. This level of development therefore risks further decreasing the air quality in the District unless strict mitigation measures are put in place. Evidence indicates that this level of development would be within current technologies for water treatment / quality as a result of increased requirements for sewage treatment. Some Negative impact likely due to potential for air quality impacts	This level of housing growth is likely to require some form of additional strategic scale development as well as more local development that meets local needs. Cumulatively this will increase levels of traffic in the District even after mitigation has taken place. Air quality in the District has been recorded as deteriorating in the last few years primarily as a result of increased traffic. This level of development therefore risks further decreasing the air quality in the District unless strict mitigation measures are put in place. This may be more difficult at the upper end of this threshold but the point at which impacts become difficult to mitigate is difficult to determine. Evidence indicates that this level of development would be within current technologies for water treatment / quality as a result of increased requirements for sewage treatment. Negative impact likely due to potential for air quality impacts particularly at the upper scale in this housing range.	This level of housing growth is likely to require some form of additional strategic scale development as well as more local development that meets local needs. The development strategy could result in 4 -5 strategic sites in the District and a high number of smaller sites. All forms of development will result in increases in traffic, and cumulatively is highly likely to result in a further deterioration in air quality. At this scale of development mitigation measures will be more difficult, particularly as strategic sites and smaller sites may be more distant from village and town centres than existing development. It is not known how easy or feasible mitigation measures will be. This scale of development may also require additional investment in wastewater treatment works to ensure that water quality can be maintained. This will need to be programmed into water company AMP plans. This may impact on the deliverability of this scale of development in the plan period whilst maintain the required environmental quality standards Uncertainties remain about the impact of this scale of development at the time of this assessment, but significant negative impacts cannot be ruled out at this stage.
Flooding and drainage	Impacts on flooding and drainage are likely to be limited due to the presumption against locating development on floodplains, and mitigating adverse impacts on drainage. Neutral Impact	Impacts on flooding and drainage are likely to be limited due to the presumption against locating development on floodplains, and mitigating adverse impacts on drainage. Neutral Impact	Impacts on flooding and drainage are likely to be limited due to the presumption against locating development on floodplains, and mitigating adverse impacts on drainage. Neutral Impact
Climate Change and Resources	All new development requires the use of resources in terms of raw materials and energy during construction. Energy resources are still required once the development is operational. This increased level of growth would require more resources in the construction and operational phases, but conversely is more likely to offer opportunities for CHP or district	All new development requires the use of resources in terms of raw materials and energy during construction. Energy resources are still required once the development is operational. This increased level of growth would require more resources in the construction and operational phases, but conversely is more likely to offer opportunities for CHP or district	All new development requires the use of resources in terms of raw materials and energy during construction. Energy resources are still required once the development is operational. This increased level of growth would require more resources in the construction and operational phases, but conversely is more likely to offer opportunities for CHP or district heating

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
	heating schemes. This option would therefore have a lower negative impact on this issue than higher levels of housing development.	heating schemes. Indirectly, particularly at the upper end of this range of housing the increased transport and possible increase in congestion may have a larger negative impact on climate change than a lower degree of housing.	schemes. Indirectly the increased transport and possible increase in congestion may have a larger negative impact on climate change than a lower degree of housing.,
Economy	This option will start to ensure that economic needs for the District can be met. This level of housing will allow to workforce in the District to expand, and consequently enable businesses in the District and potentially the wider sub region to grow and provide a good contribution to meeting the demand for employment that has been identified. Positive impact.	This option will help to enable economic needs for the District to be met. This level of housing will allow to workforce in the District to expand, and consequently enable businesses in the District to grow as well as supporting those in the wider sub region. There is however a risk at the upper level of this housing range that the scale of development over the plan period changes the character of the District, or degrades the environmental quality (eg air pollution from increased traffic) to such an extent that the leafy character which attracts investment at the current time is lost. Positive Impact	This option would help ensure that the economic needs for the District are met. This level of housing will allow the workforce in the District to expand, and this will support businesses who wish to expand or relocate within the District. This scale of development will also provide housing for those working in the wider Gatwick Diamond, or potentially other employment areas including the south coast and London. At the time that this assessment was undertaken, there is potential for infrastructure issues to constrain the delivery of this level of housing in the plan period. If this cannot be overcome the economic benefits of this level of housing may not be achieved. In addition, the scale of development that is proposed with a high number of strategic developments has the potential to change the character of the District, or degrades the environmental quality (eg air pollution from increased traffic) to such an extent that the leafy character which attracts investment at the current time is lost. Positive Impact due to uncertainties surrounding housing delivery and loss of environmental character.
Retail	Existing data indicates that most towns and villages in the District are performing well in retail terms. Housing development at this scale will help provide some additional trade or investment will help to maintain these centres and maintain their long term viability. It will however need to be ensured that any new retail provided in strategic scale development does not compete with existing historic centres such as Horsham town Centre. Overall Positive impact.	Existing data indicates that most towns and villages in the District are performing well in retail terms. Housing development at this scale will help provide some additional trade or investment will help to maintain these centres and maintain their long term viability. It will however need to be ensured that any new retail provided in strategic scale development does not compete with existing historic centres such as Horsham town Centre. Overall Positive impact	Existing data indicates that most towns and villages in the District are performing well in retail terms. Housing development at this scale will help provide additional trade or investment will help to maintain these centres and maintain their long term viability. It will however need to be ensured that any new retail provided in strategic scale development does not compete with existing historic centres such as Horsham town Centre. Overall Positive impact.

	600 -649 homes per year	650 -730 homes per year	731 -800 homes per year
Transport	<p>As with all options, the new development will generate some increases in traffic although impacts would have to demonstrate that they are not 'severe' in accordance with the NPPF. Modelling to date shows that the cumulative impacts of a range of development can be accommodated on the roads in the District. At this level of development improvements to public transport (eg bus and railway services) but this will not overcome the increase in traffic that this option will generate. . Negative impact</p>	<p>As with all options, the new development will generate some increases in traffic although impacts would have to demonstrate that they are not 'severe' in accordance with the NPPF. Modelling to date shows that the cumulative impacts of a range of development can be accommodated on the roads in the District. At this level of development improvements to public transport (eg bus and railway services) but this will not overcome the increase in traffic that this option will generate. Negative impact</p>	<p>As with all options, the new development will generate some increases in traffic although impacts would have to demonstrate that they are not 'severe' in accordance with the NPPF. To date the impact of cumulative impact development at this scale on the road network has not been tested, and the potential for severe impacts on the District or wider strategic road network cannot be ruled out. . At this level of development improvements to public transport (eg bus and railway services) but this will not overcome the increase in traffic that this option will generate. . Negative impact – Severe negative impact depending on the outcome of additional cumulative impact assessments.</p>

- 4) How should development be located in Horsham District?
- a) Spread development across existing settlements in the District:
 - i) Evenly (c300 homes per settlement)
 - ii) Proportionally according to the size of the settlement (i.e. more homes around the larger villages)
 - b) Provide housing at Strategic sites / urban extensions
 - c) Provide development at new settlement within the District (e.g. a new market town)
 - d) Provide a mix of smaller sites together with larger strategic allocations

	Spread development across all settlements	Strategic sites	New market town	A mix of smaller sites and larger strategic allocations
Housing	<p>This option would result in homes in all settlements and if option a ii) around 350 -400 homes in each settlement. Whilst development of this nature will provide housing. It won't necessarily be in areas where there is key demand, or could represent an oversupply in some settlements. The rate at which development comes forward in different locations may be difficult to control and may not result in a consistent housing supply over the plan period. Smaller scale development across all settlements may have some positive impacts in enabling more affordable housing due to lower infrastructure costs, although if all development is delivered in this manner the overall quantum of development and infrastructure requirements may be similar. Some positive impacts</p>	<p>Strategic urban extensions will generally deliver housing in areas with the best access to services, facilities and employment and can deliver new infrastructure and services within the site as needed. Larger scale urban extensions in Horsham District have over the last plan period been located where demand for housing is likely to be highest and there is no evidence that this trend would not continue. Overall percentages of affordable housing may be affected by viability of infrastructure delivery, but this may be counteracted by delivery of other types of housing such as starter homes or custom build. Significant positive impact</p>	<p>The level of planning required to bring forward a new settlement (eg land assembly, market towns etc) will mean that housing could not come forward early in the plan period, and this will not meet housing needs in the short to medium term. This could create market shortages and increase house prices, further damaging the affordability of housing. Any new market town would also require cross boundary considerations to be taken into account, due to the sub regional implications of development at this scale and this would also be likely to have an impact on the delivery of these homes. Negative Impact due to Short – medium term deliverability issues</p> <p>..</p>	<p>Delivery of both small sites, urban extensions would enable development to take place across the plan period. It would deliver homes in locations of highest demand, but also ensure that homes to meet more local needs in other more rural parts of the District are met. A mix of housing will provide the delivery of affordable housing and a range of housing sizes and types. Care would be needed to ensure the correct balance of strategic and smaller scale homes is provided. Significant positive impact</p>

	Spread development across all settlements	Strategic sites	New market town	A mix of smaller sites and larger strategic allocations
Education & Skills	A spread of development across the District may have a positive impact in some areas by providing additional housing that keeps smaller primary schools viable. Conversely however, development may put pressure on other schools which are at or close to capacity, but with limited capacity to expand. Given current evidence with full school roles and the need for a new secondary school, this scenario is currently more likely. Although a new secondary school could be provided from through CIL/S106 contributions, this may not be close to the new development (given its dispersed nature), and children in these settlements could then have to travel outside their community, potentially long distances to reach their place of education. Large negative impact	Strategic developments would, due to their size need to provide sites and locations for new primary schools in order to meet new needs that arise. These would be part of the new development and these have been delivered as part of strategic developments that have taken place in the District in the past. There is likely to be capacity at a strategic site in the District to provide land to bring forward a secondary school for which a need has been identified. This could help address the existing secondary school shortages in the north of the District and lead to more children being educated close to home. Significant Positive Impact	A new market town, would in due course need to provide new primary and secondary schools to meet the needs of new residents that choose to move to the town. This may not take place in the initial construction phase, and pupils in the new town would initially have to travel outside the settlement to reach a place of education. This could in the short term increase pressure on other schools in the area which may already be at or approaching capacity Short term Negative Impact	Some smaller sites, if delivered in areas of identified need could help retain the viability of schools in smaller settlements, although at the current time most schools in the District are at or nearing capacity. Delivered in conjunction with strategic development which could help to bring forward a new secondary school that has been identified as a need for the District, it is considered that this option would have a Significant Positive Impact
Leisure and Recreation	A spread of development across the District may have a positive impact in some areas by providing additional housing that keeps existing leisure and recreational facilities viable. Conversely however, development may put pressure on other centres which are at or close to capacity, but with limited capacity to expand. Although new facilities may be provided from CIL/S106 contributions, this may not be close to the new development (given its dispersed nature), with residents needing to travel outside their community, potentially long distances to reach these facilities. Large negative impact	Strategic developments would, due to their size need to provide necessary leisure and recreation facilities to meet new needs that arise. There may be potential in some locations to provide new facilities which enhance leisure and recreation provision for existing residents (eg new leisure centre or country park) Small positive Impact	A new market town, would in due course need to provide leisure and recreation facilities to meet the needs of new residents that choose to move to the town. The scale of the development would mean that the nature of facilities provided could be larger and more varied than for smaller developments – eg cinemas, swimming pools as well as smaller scale play areas and community centres. This would not necessarily be available in the short term, requiring travel to existing services. New facilities may also complete with existing facilities if not carefully planned. Neutral Impact	A mix of some limited development on smaller sites across the District without the negatives that deliver of all housing in this manner may bring. In addition strategic scale development would, due to their size need to provide necessary leisure and recreation facilities to meet new needs that arise. There may be potential in some locations to provide new facilities which enhance leisure and recreation provision for existing residents (eg new leisure centre or country park) Positive Impact

	Spread development across all settlements	Strategic sites	New market town	A mix of smaller sites and larger strategic allocations
Human Health	This option may result in development in some locations where there is GP capacity but this may not be the case. Development may also increase pressure on surgeries which are already close to capacity. In addition, many developments will be in a settlement with no primary health care. In these instances accessing health care (even if new centres are provided through CIL or S106 funding) access is likely to be problematic for those without a car, as public transport in rural parts of the District is poor. Large negative impact	Development at strategic sites would be located in areas close to GPs with existing capacity, or enable new provision as part of development. Neutral Impact	A new market town would need to provide GP surgeries as part of the development and development would be of a scale to enable this to take place. This would however be nearer to the end of the plan period and in the shorter term, new development may place increased pressure on health care services in surrounding settlements. Neutral to small short term negative impact	Development at strategic sites would be located in areas close to GPs with existing capacity, or enable new provision as part of development. There is some risk that smaller scale sites may increase pressure on existing services or require enhancements or travel to more distant facilities, but overall this impact is likely to be relatively low provided that the level of smaller scale development is fairly limited. Neutral to negative impact
Community Safety and Crime	Assuming that all developments which take place are well designed, there is no reason that development spread across the District would have a significant impact on community safety or crime. Neutral Impact	Assuming that all developments which take place are well designed, there is no reason that development in strategic locations would have a significant impact on community safety or crime. Neutral Impact	Assuming that there is careful design of any new settlement, there is no particular reason that crime and antisocial behaviour would be significantly different from other settlements in West Sussex. New police resourcing may however be needed but this is not a direct planning issue. Neutral Impact	Assuming that all developments which take place are well designed, there is no reason that this would have a significant impact on community safety or crime. Neutral Impact
Equalities and Social Inclusion	There would be no direct impact on age, race, gender or disabilities. This option may however bring forward a greater proportion of affordable housing. This option would increase the size of all settlements, but there would not be a commensurate increase in the facilities available in all locations as the scale of development in each village would not be sufficient to fund local improvements.. This would result in increased journeys to services and facilities and would increase inequalities for those without access to a car, as public transport in the District is poor Overall negative impact	There would be no direct impact on age, race, gender or disabilities. The impact of this option would enable developments to be close to existing centres of employment and services, including those provided as part of the development. Strategic sites would be more likely to have public transport facilities and therefore minimise impacts on social equality in this respect. Greater infrastructure costs could however limit the amount of affordable housing which is delivered. Overall Positive Impact	There would be no direct impact on age, race, gender or disabilities. The impact of this locational option would be to enable developments to be close to new employment, services and facilities provided through the development. Greater infrastructure costs could however limit the amount of affordable housing which are delivered limiting equalities impacts in this respect. In the shorter term this option may require travel to services and facilities beyond the new settlement which could cause inequalities for those without a car in the first instance. Longer term Positive Impact	There would be no direct impact on age, race, gender or disabilities. The impact of this option would enable developments to be close to existing centres of employment and services, including those provided as part of the development. Strategic sites would be more likely to have public transport facilities and therefore minimise impacts on social equality in this respect. There is some risk that smaller scale sites may increase pressure on existing services or require enhancements or travel to more distant facilities but other inequalities may be offset by greater affordable housing provision. Overall Positive Impact

	Spread development across all settlements	Strategic sites	New market town	A mix of smaller sites and larger strategic allocations
Biodiversity	Without knowing the precise location of development, the impact of a dispersed settlement strategy may however still be significant if the site is in a sensitive location. Developments of this nature can still have a negative impact on the biodiversity through cumulative impacts such as loss of green corridors and more limited funds provided from developers for habitat creation and green infrastructure provision. Large potential for negative Impacts	Strategic development will involve the loss of greenfield land, and there will be some negative impacts on biodiversity. Although some mitigation may be possible, this depends on the precise location of the development. At this scale of development there may be more opportunity to create areas biodiversity enhancements and green infrastructure enhancements. This depends on viability considerations beyond the level of mitigation required to prevent harm to protected habitats. Some Negative Impact	A new market town would result in the sizable loss of greenfield land, and would be likely to have an impact on the biodiversity locally, and potentially more widely if migration patterns and extensive green corridors are lost. Some mitigation may be possible, but this would be more limited due to the overall scale of the development Large Negative Impact	Strategic development will involve the loss of greenfield land, and there will be some negative impacts on biodiversity. Mitigation may be possible, this depends on the precise location of the development. At this scale of development there may be more opportunity to create areas biodiversity enhancements and green infrastructure enhancements. Smaller scale developments may also have negative impacts, at a smaller level than the dispersed settlement strategy the overall potential for negative impacts is likely to be lower. Some Negative Impact
Landscape	A spread of development across the District will lead to a large number of smaller developments. The impact on the landscape may be significant if the site is located in an area assessed as low capacity for development, and in addition an even spread of development would the character and setting of smaller settlements would be significantly harmed. Cumulatively this option would have an urbanising impact on the rural character of the District through direct development and increased need to travel. Significant Negative Impact	Strategic sites will involve the loss of greenfield land, and there will be negative impacts on the landscape. Although some mitigation may be possible, this depends on the precise location of the development. Overall there will be a smaller cumulative impact on the District's landscape and settlement pattern. Negative Impact	A new market town would result in the sizable loss of an area of greenfield land. It would significantly alter the settlement pattern for the District and the wider sub- area. Some mitigation may be possible, but this would be more limited due to the ultimate size of the development. Significant Negative Impact	This option will have involve the loss of greenfield land and will have negative impacts on the landscape. Some small scale development would increase the impact on landscape and character over a strategic sites only option, but additional effects are likely to be small compared with a totally dispersed strategy and careful siting and landscaping of these developments. Negative Impact
Archaeology and Cultural Heritage	A spread of development across the District will lead to a larger number of smaller developments. The number of developments may alter the character and historic pattern of development in smaller villages. Significant Negative Impact	Strategic sites will involve the loss of greenfield land, and there will be negative impacts on the cultural heritage. Although some mitigation may be possible, this depends on the precise location of the development. High potential for negative impacts depending on scale and location of development	A new market town would result in the sizable loss of an area of greenfield land. It would significantly alter the settlement pattern and therefore historic character of the the District and the wider sub- area. Some mitigation may be possible, but this would be limited due to the scale of the development. Significant Negative Impact	Strategic sites will involve the loss of greenfield land, and there will be negative impacts on the cultural heritage. Smaller scale development may also have an impact to some degree High potential for negative impacts depending on scale and location of development.

	Spread development across all settlements	Strategic sites	New market town	A mix of smaller sites and larger strategic allocations
Environmental Quality (Soil, Air and Water and waste)	A dispersed settlement strategy will result in increased journeys to key employment centres which may be some distance away as well as more journeys to services and facilities which may not be provided locally. Cumulatively, this is likely to decrease the air quality in the District and limit the potential to address poor air quality in existing AQMAs. A dispersed strategy may decrease pressure on Horsham sewage works but conversely discharge consents and sewage works elsewhere in the District may be put under pressure and require enhancement. Significant Negative Impact	Strategic sites will generate air pollutants as a result of increased traffic. Strategic developments are however more likely to result in viable public transport schemes or enhancements to existing services and so reduce the impact of this problem. There is also a risk that strategic developments could have an adverse impact on water quality of nearby rivers as a result of increased volumes of treated water from waste water treatment works. Impacts will however depend on the scale and location of any development. Lower Negative Impact	At this stage the impacts of a new market town on environmental quality are difficult to ascertain, as it is not possible to model impacts on air quality or have a clear understanding on the impacts on water quality as this would depend on the location of any such development. It is however likely that there would be some increases in traffic and impacts on air quality, particularly in the shorter term if travel to services outside the new development is required. The scale of development would mean that it would be possible to design the development in such a way as to limit the need for car travel in the longer term. Overall large negative impact due to the scale of development.	Depending on the number and location of smaller allocations, there is potential for negative impacts to air quality as set out under option a. The cumulative impact of these sites would however be much lower than option a as it would be offset by the transport improvements that it is likely would be delivered through the provision of strategic sites. Overall Negative Impact
Flooding and drainage	Any development strategy would be required to follow the sequential test and locate away from flooding and incorporate sustainable drainage patterns. Neutral Impact	Any development strategy would be required to follow the sequential test and locate away from flooding and incorporate sustainable drainage patterns. Neutral Impact	Any development strategy would be required to follow the sequential test and locate away from flooding and incorporate sustainable drainage patterns. Neutral Impact	Any development strategy would be required to follow the sequential test and locate away from flooding and incorporate sustainable drainage patterns. Neutral Impact
Climate Change and Resources	All development will generate increases in demand for resources during construction and operation. Smaller dispersed settlements would be less able to use renewables such as CHP and would be more reliant on cars to access facilities in larger settlements which would increase the impact on climate change. Large Negative Impact	All development will generate increased demand for resources during construction and operation. Strategic development would be less likely to increase traffic due to greater viability of public transport and be more able to incorporate renewable schemes such as CHP. Low negative impact	All development will generate increased demand for resources during construction and operation and this would be particularly high due to the scale of development. A new market town would be well placed to limit car journeys if it is possible to deliver good public transport provision but this depends on the location of development. Such development would be well placed to incorporate renewable schemes such as CHP. Low negative impact	All development will generate increased demand for resources during construction and operation. This strategy would have the potential to incorporate renewables and CHP on strategic sites, but the more dispersed developments would contribute to increased resource use and vehicle emissions from increased travel requirements. Negative Impact

	Spread development across all settlements	Strategic sites	New market town	A mix of smaller sites and larger strategic allocations
Economy	Dispersed development of housing across the District as a whole will not necessarily provide homes in areas where there is key demand to meet the sub regional economic demands and in particular the Gatwick Diamond, although some local shops and businesses may see some benefit. Sites are in smaller settlements unlikely to be close to existing employment and would be too small to be developed in conjunction with new employment land or attract inward investment. This pattern of development would also detract from the rural character of the District which is an economic draw. Large negative Impact	Urban extensions will provide housing adjacent larger settlements in the district. This housing is better placed to help the existing businesses in these areas to grow and remain competitive, as well as contributing to the wider economy, including the Gatwick diamond by attracting inward investment. This would occur in the shorter and longer term Positive Impact	A new market town could help to provide housing in the Gatwick Diamond area that would allow local businesses to grow and would depending on the location potentially provide new employment land and inward investment. This would not be delivered in the shorter term due to the lead in time for the delivery of such a development. Smaller positive impact	A mix of options if carefully considered and located could help to provide housing which meets the economic needs of businesses in smaller and larger settlements in the District, and in the wider Gatwick Diamond by attracting inward investment. This would occur in the shorter and longer term Positive Impact
Retail	A dispersed settlement pattern is likely to lead to development in areas limited retail centres requiring travel to larger settlements, although some development may retain the viability of some village centres. Smaller scale development would be less able to secure funds to bring about improvements to village centres. Some negative Impact	Strategic developments would be able to contribute to village or town centre improvements in the settlement where development is allocated and would provide additional trade to large retail centres. Small local provision would be provided within the new development as necessary. Positive Impact	A new market town would need to develop a town centre, but would not enhance existing centres. New development could also generate competition taking away trade from existing centres and affecting their viability. Possible negative impact	Strategic developments would be able to contribute to village or town centre improvements in the settlement where development is allocated and would provide additional trade to large retail centres. Small local provision would be provided within the new development as necessary. A small amount of development across the District may help smaller centres remain viable. Large Positive Impact
Transport	As has been highlighted through this assessment, a dispersed settlement pattern will result in small scale development away from services and employment, and will lead to increased need for travel. CIL contributions towards transport improvements may be achieved, however, they would not enable be of a scale to reach all settlements, and reliance on the car would increase. Large Negative Impact	Strategic developments are more likely to result in viable public transport schemes or enhancements to existing services. This may include upgrades to rail as well as bus services in some developments. Positive Impact	Development in a new market town would be able to secure infrastructure improvements to reduce the reliance on cars This may include upgrades to rail as well as bus services in some developments but would depend on the location of the new settlement. Positive Impact	Strategic developments are more likely to result in viable public transport schemes or enhancements to existing services. This may include upgrades to rail as well as bus services in some developments. This may to some degree be offset by increased traffic arising from the smaller scale development generating increased traffic with less enhancements to public transport. Overall Neutral impact

5) Where should any strategic development be located?

- West of Ifield, (around 3,000 homes)
- Extension to Kilnwood Vale (West of Crawley) (around 750 homes)
- Land North of Horsham (around 2,500 homes)
- East of Billingshurst, (around 1,500 homes)
- Large Scale strategic Development West of Southwater (around 2,750 homes)
- Medium Scale Strategic Development West of Southwater (around 1,300 homes)
- Smaller scale strategic development West of Southwater (around 600 homes).
- Chesworth Farm, Horsham (around 1,500 homes)
- Faygate (around 2,000 -3000 homes)
- Adversane/ North Heath (around 4,000 homes)
- Rookwood Golf Course, Horsham
- Mayfield Market Town (10,000 homes - around 5,000 in Horsham District)
- Land at Kingsfold around 4,000 homes / stand alone phase 1 of around 500 homes.
- Large scale redevelopment of brownfield land in Horsham town
- Land at Novartis, Horsham (around 200 student accommodation units)
- Land at Tower Hill, south of Horsham (around 300 Homes)
- Land at Lyons Farm, nr Broadbridge Heath (around 600 Homes)
- Land South of Southwater (around 200 Homes)
- Land South of Billingshurst (around 200 Homes)
- Land at Rusper Road, West of Crawley(around 200 Homes)
- Land at New Place Farm, Pulborough (around 150 Homes)

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
Housing	<p>This option would help to meet the District's Housing needs and that of Crawley borough Council who have an identified shortfall. CLA ownership of some of the site means that 40% affordable housing would be achievable on some of the site. Housing would be located close to a key employment destination.</p> <p>Significant Positive Impact (subject to potential infrastructure delivery issues / uncertainties regarding Gatwick airport being resolved which may otherwise limit deliverability in this plan period).</p>	<p>This option would help to meet the District's housing needs, but would deliver a smaller amount of housing (in addition to the ongoing development at Kilnwood Vale) than other large scale strategic developments in this assessment. The existing application has secured a total of 30% affordable housing (meeting the needs of HDC and CBC residents). If this was carried forward into the extension, it would be lower than the HDPF target of 35%. Safeguarding of this land for a possible relief road means that the land is not deliverable in the short term. Positive Impact</p>	<p>This option would help to meet the District's Housing needs, and depending on the density and layout has potential for up to 2,750 within the development boundary that has been identified. Housing would be located close to Horsham which is an important employment destination, and relatively close to Crawleysomay assist in meeting needs of the wider Gatwick Diamond. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements 35% may not be possible. Positive Impact</p>	<p>Although this site lies slightly outside the core area of the Gatwick Diamond, this option would help to meet the wider District's Housing needs. Recent permission of 475 homes (DC/13/0735) indicates that some housing can be delivered in the shorter term, with potential for more development in the medium to longer term.. The % of affordable housing is unknown at this stage but depends on other infrastructure requirements. Positive Impact</p>
Education and Skills	<p>As part of any development a primary school would be provided. There are secondary schools in Crawley but there are currently issues with school places reaching capacity. This site, in cumulation with others such as north Horsham (as indicated by the proposers of this site) may therefore generate additional need for secondary school places / schools. At this stage there is uncertainty as to how this need would be met, and could lead to short term negative impacts until a solution is found. Overall Neutral Impact</p>	<p>A new primary school is being provided as part of the existing Strategic Location at Kilnwood Vale. An additional 750 homes would generate existing needs for education places. Whilst the primary school may have capacity, the new development would not be particularly close to the community centre. There are secondary schools in Crawley but there are currently issues with school places reaching capacity. This site, in cumulation with others such as north Horsham may therefore generate additional need for secondary school places / schools. At this stage there is uncertainty as to how this need would be met, and could lead to short term negative impacts until a solution is found. The distance to a secondary school from the westernmost extension of this site would be relatively high and create longer journeys to school. Some negative Impact</p>	<p>This development would need to provide primary school places. There is an existing identified shortage of secondary school places in Horsham and there is the potential for this site to provide a new school to meet existing and new needs arising from the development. This site also has the potential to provide educational facilities for early years and special educational needs, meeting a wider range of educational needs which have not been proposed on other sites. Positive Impact</p>	<p>Billingshurst has a primary and secondary school. The Weald is operating near capacity but has some limited opportunities to accommodate additional pupils. Development of a strategic location would require the provision of a primary school and such a facility will be provided as part of the development of 475 homes. Overall Neutral Impact</p>

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
Leisure and Recreation	Land to the West of Ifield is currently an important area for leisure and recreation. Some of the proposed site is a golf course which would be lost potentially increasing pressure on other facilities. The rest of the area includes an SNCI, which would remain undeveloped, but is already a key recreational resource for residents in this area. This area is also the only edge of the town with direct informal recreational access to the countryside and this would be lost as a result of development in this location. The proposal would also have an adverse impact on land currently identified for designation as a Local Greenspace area in the CBC Local Plan. Negative Impact	A number of parameters for open space and leisure provision have already been set through the current application for this site. Although leisure provision / contributions would need to be provided if this land were to be developed there is a risk that the existing / new facilities may come under additional pressure. The elongated westward extension of this site may also limit the accessibility of some of the recreation facilities (eg Kilnwood Vale Park) to new residents as it will be relatively distant from the proposed extension land. Negative Impact	Horsham has a good level of formal and informal recreational facilities – e.g. Pavilions in the park and Warnham Nature Reserve. The location of the site to the north of the bypass may make some of these leisure opportunities more difficult to access. A 'Nature Park' has been proposed, and more local recreational facilities would be provided as part of any development in this location. Some of these facilities may also benefit existing residents in the town. Neutral to Positive Impact	Billingshurst has a good range of leisure and recreation facilities and some footpath links into the wider countryside. Development would result in pressure on existing facilities, and enhancements may need to be provided. Development would however increase the population but may provide an opportunity to provide Green Infrastructure enhancements and links to the wider countryside. Neutral to positive Impact if enhancements / new facilities are provided
Human Health	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries near to the development could be expanded. Alternatively a new surgery would be necessary. Neutral Impact.	All strategic development, would need to ensure that there are enough GPs for the additional population. It may be that additional surgeries near to the development could be expanded. Alternatively a new surgery would be necessary. The distance to a GP from the western most extent of this extension could be relatively high. Overall Neutral Impact.	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries near to the development could be expanded. Alternatively a new surgery would be necessary. Neutral Impact.	The health centre at Billingshurst may need to expand in order to accommodate a strategic development significantly over 500 homes. This would need to be provided as part of any development. Billingshurst is however relatively remote from the main Hospitals in the Sussex and Surrey area which may result in a small negative impact for new residents who need hospital care. Neutral – small negative impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
Equalities and Social Inclusion	<p>The provision of housing in this location will not have any direct impact on race, age, gender, religion. The provision of 40% affordable housing will help to address inequalities arising in terms of accessibility to homes for those on lower incomes. Depending on the type and design of any housing discrimination could impact on those with disabilities, or favour certain age groups. There is potential to provide a mix of housing types and encourage flexible design to accommodate a range of housing needs.</p> <p>Neutral to positive Impact.</p>	<p>The provision of housing in this location will not have any direct impact on race, age, gender, religion. The provision of some affordable housing will help to address inequalities arising in terms of accessibility to homes for those on lower incomes. There may be some adverse impacts for those with mobility issues as the extended form of the settlement would be distant from facilities in the neighbourhood Centre and Crawley town centre. . Gaining good access to the new neighbourhood centre may be difficult due to existing parameters set through the current application together with uncertainties regarding the safeguarded land. Some lifetime homes would also be needed. Some negative impacts</p>	<p>The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to build to lifetime homes standards. A further indirect impact arising from development in this location is that without mitigation the A264 may create a barrier that could be hard to cross for some groups. A mix of housing therefore needs to be provided, and with some at a lifetime homes standard. It is not possible to determine what impact the development would have on religious needs as it would depend upon who moves into the housing. Some negative impact.</p>	<p>The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to build to lifetime homes standards. Neutral impact if housing constructed to high standards</p>
Biodiversity	<p>Development would result in the loss of countryside, and it is likely there will be some loss of trees and hedgerows. Much of the wider landscape in this area has been identified as being of importance for biodiversity with a network or ancient woodland . SNCIs and SSSIs all located to the west of the town.</p> <p>Some of the land within the proposed development area is an SNCI. Although it is not proposed to build on this land there is a risk that it could be negatively impacted through increased recreation pressure, and severance from supporting habitats outside the conservation area. Any new roads and particularly any relief road if required would also cause habitat severance etc. Large potential for negative Impact</p>	<p>Development would result in the loss of countryside. Much of the wider landscape in this area has been identified as being of importance for biodiversity with a network or ancient woodland . SNCIs and SSSIs all located to the west of the town.</p> <p>The extended site would adjoin Kilnwood Copse SNCI and Ancient woodland to the north, surround Pondtail Shaw, which currently still connects to the countryside, and would also impact on Fullers Shaw. The site also contains House Copse which is a SSSI and adjoins Hyde Hill Ancient Woodland and SNCI. This could increase pressure on these sites (e.g. trampling), and linkages and wildlife corridors which help maintain the viability of these sites would start to be lost. Large</p>	<p>None of the land proposed for development is designated for nature conservation, and preliminary information does not indicate that the site is of significance for its biodiversity. The development would however result in the loss of land, and it is likely that there would be a need for some tree and hedgerow removal which would have an adverse impact on the connectivity of wider habitats in the area. The land north of the proposed development area is designated as ancient woodland, and there may be some potential for this area to be damaged through increased recreation pressure. A nature park has been proposed as part of this development which will help to offset negative impacts. Some Negative Impact</p>	<p>The site is currently greenfield land. Wilden's Meadow SNCI and Rosier Wood SNCI / ancient woodland are close to the site. There are also a number of protected species, including Barbastelle bats, who roost in the nearby Mens SAC. (They primarily forage west of the village) The Par Brook is a tributary is of the Upper Arun SSSI. Development will result in the loss of greenfield land, and without mitigation places pressure on habitats and species in this area. Impacts would be more significant if a bypass is constructed. Large potential for negative Impact given the overall scale of development</p>

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
	given the overall scale of development	potential for negative Impact given the overall scale of development		
Landscape	The landscape to the west of Ifield has been assessed as having some capacity for development, depending on its exact location. The landscape west of Crawley remains the only part of the town with direct access to the rural landscape rather than a firm boundary such as a road. As a consequence development of this land (particularly if a relief road is provided) would fundamentally alter the character and green infrastructure assets of the western edge of the town. Any new road, including the proposed northern road would however pass through land which has been assessed as having low capacity for development and would have significant adverse landscape impacts. Large Negative Impact given the overall scale of development and potential requirement for new road infrastructure	The proposed extension is located in the narrowest part of the A264 corridor, and would extend development towards Faygate and Horsham to a significant extent potentially resulting in the coalescence of the two settlements. The landscape capacity for development in this area has been assessed as being low. The settlement form of Crawley will be significantly altered forming an extension with little relation to the wider geography of the town. Large Negative Impact	Much of the landscape to the north of Horsham has been assessed as having some capacity for large scale development. Towards the north of the area the landscape rises, and the impact of any development in this area would be more significant, and it will therefore be important to ensure that the boundary of any development area is carefully defined. The amount of development that could be accommodated within the land with some landscape capacity for development is around 2500 homes but there may be some capacity for a higher number of homes depending on the size of dwellings and the layout of the development that is designed. The impact of this development is therefore a some negative effect depending on the extent of any development and associated landscaping	Land to the east of Billingshurst has been assessed as having low and low to moderate capacity for large scale development, primarily a result of the unspoilt rural character and undulating topography. A development of 1500 homes will therefore have an adverse impact on the existing rural landscape and depending on the design and layout (eg if a bypass / other new road infrastructure is required) mitigation would be more difficult to achieve. Mitigation has been designed into the 475 homes but there would still be some Negative Impact given the overall scale of development
Archaeology and Cultural Heritage	The proposed development area would impact the setting of Ifield Conservation Area which currently has direct access to the wider rural landscape which extends to the west of the town. The countryside in this area helps to provide part of the setting for this landscape, and within the wider context of Crawley which has firm boundaries on the other sides of the town there is a risk that development would have an adverse impact on this historic area. Negative Impact	This site does not contain any designated sites of historical or cultural importance, but there is the potential that archaeological remains could be impacted. In addition, the historical pattern of the development of Crawley in neighbourhoods of around 2,500 homes would be altered. Limited negative Impacts.	There are some areas within the proposed development site that are of historical importance, including an Ancient Monument. There is therefore the risk that development could have some adverse impact on this site, but the relatively small extent of these areas within the wider development area means that impacts will be more limited than for some of the other proposed development sites. Some negative Impact	The northern section of Billingshurst high street is a Conservation Area. There are listed buildings at Rosier Farm and Little Daux farm. Development has the potential to impact the setting of the listed buildings, albeit that Rosier Farm is close to an existing business park. The Conservation Area in Billingshurst may potentially benefit from a strategic development if traffic from the A272 is diverted away from this area. Mixed impacts – some negative, some positive. Overall neutral impact

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
Environmental Quality (soil air water)	<p>The land to the west of Ifield is not identified as being of high agricultural value, or affected by contamination. The site is however close to Gatwick airport, and the site is affected by noise from air traffic. Development would only be suitable on land south of the 57LEQ air contour and there are long term uncertainties in terms of the future impact of second runway on noise contours in this area.</p> <p>Air quality in some parts of Crawley (particularly near the airport) is poor, and any additional traffic associated with development may cumulatively result in worsening air quality in this area.</p> <p>No specific issues with water quality have been raised, but additional waste water treatment will be necessary to accommodate new development and without this infrastructure provision existing water quality would deteriorate. Potential for large Negative Impact</p>	<p>The land to at this location has not been identified as being of high agricultural value, or affected by contamination and is away from the 57LEQ air contour at Gatwick Airport.</p> <p>Air quality in some parts of Crawley (particularly near the airport) is poor, and any additional traffic associated with development may cumulatively result in worsening air quality in this area. No specific issues with water quality have been raised, but additional waste water treatment may be necessary. No specific issues with water quality have been raised, but additional waste water treatment will be necessary to accommodate new development and without this infrastructure provision existing water quality would deteriorate. Potential for large Negative Impact</p>	<p>Land north of Horsham has not been identified as being of high agricultural value, or affected by soil contamination.</p> <p>The site is close to the A264, so some parts of the site may be affected by traffic noise. Increased levels of traffic generated by the development may also have an impact on air quality, particularly closer to the town centre. Wastewater from development at this site would need to be treated at Horsham WWT but available evidence indicates that the proposed scale of development could be accommodated (provided that it is not in combination with a large number of other strategic developments using this treatment works) Negative Impact.</p>	<p>In general, the land in the area is not contaminated, although a historic landfill at Wood Dale Lane may require remediation.</p> <p>Development of a strategic location will result in increased in increased car journeys to some services and facilities or employment –This may result in a deterioration of air quality. Air quality may also reduce in nearby settlements such as Pulborough with increased journeys on the A29.. Evidence indicates water quality can be maintained. Some Negative Impact</p>
Flooding and Drainage	<p>The eastern boundary of the site is Ifield Brook, and some of the land along the river is therefore floodplain. The rest of the site is not directly impacted by flooding. There is however a risk that development on this site could affect run-off and infiltration, and could potentially increase the risk of flooding downstream (eg the river Mole in Surrey). Mitigation would be required in accordance with the sequential test in the NPPF, which would result in a Neutral impact</p>	<p>None of this site has been identified as being at risk from flooding, although there are some streams which may require some mitigation. There is however a risk that development on this site could affect run-off and infiltration, and could potentially increase the risk of flooding downstream (eg the river Mole in Surrey). Mitigation would be required in accordance with the sequential test in the NPPF, which would result in a Neutral impact</p>	<p>Chennell's Brook and tributary streams cross this proposed site, and the floodplain in these areas would not be suitable for development, and built development on this land has been ruled out through the sequential test undertaken for this site. There is a risk that the development could change runoff and drainage, which could have an impact on flood risk elsewhere in Horsham. Further flood risk assessment is necessary, Mitigation would be required, in accordance with the sequential test in the NPPF resulting in an overall Neutral impact</p>	<p>The Par Brook crosses some of the proposed development area. It has a known history of flooding. Surface water flooding also occurs on the site where surface water drains are not able to cope. There is a risk that if poorly sited and designed, flood risk on and off site could increase. Development must however accord with the sequential tests in the NPPF. If mitigation is undertaken it is likely that there would be a neutral impact.</p>

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
Climate change and resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase, which may be higher at this location due to the need for some new road provision to link to the north of Crawley. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location. in accordance with the sequential test in the NPPF. Some negative impacts	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels particular as the site is some distance from the centre of Crawley and the neighbourhood centre, which may encourage additional journeys by car. There may be opportunities for local energy production at this location. Negative Impact.	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase. There may be opportunities for decentralised energy production at this location. More local employment may also help reduce commuting distances, having an indirect positive impact as a result of development at this location. Some Negative Impact.	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location. Negative Impact.
Waste	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). Sewage generated from this site would be treated at Crawley Waste water treatment works. At the current time, Thames Water have indicated that there is insufficient capacity for the current treatment works to accommodate additional strategic development in cumulation with other strategic sites which already have permission. Additional infrastructure (eg a new sewage works) would need to be provided, and at the current time there is no provision within Thames Water's AMP plans. Without such provision	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). Sewage generated from this site would be treated at Crawley Waste water treatment works. At the current time, Thames Water have indicated that there is insufficient capacity for the current treatment works to accommodate additional strategic development in cumulation with other strategic sites which already have permission. Additional infrastructure (eg a new sewage works) would need to be provided, and at the current time there is no provision within Thames Water's AMP plans. Without such provision	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). Wastewater from development at this site would need to be treated at Horsham WWT but available evidence indicates that the proposed scale of development could be accommodated (provided that it is not in combination with a large number of other strategic developments using this treatment works) Neutral Impact	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). Sewage generated from this site would be treated at Billingshurst Waste water treatment works. This site is reaching capacity and extension would be required as part of large scale development, but evidence indicates this could be resolved. Neutral Impact

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
	there will be a significant Negative Impact	there will be a significant Negative Impact		
Economy	Housing in this location would contribute to the Gatwick Diamond economy, both directly through providing homes where those employed locally could live, and more indirectly by creating a demand for goods and services. There may be some potential to provide local employment opportunities on site Positive Impact	Housing in this location would contribute to the Gatwick Diamond economy, both directly through providing homes where those employed locally could live, and more indirectly by creating a demand for goods and services. The scale of development would not be high enough to result in new employment land on site. Positive Impact	Housing in this location would contribute to the Gatwick Diamond economy, both directly through providing homes where those employed locally could live, and more indirectly by creating a demand for goods and services. The business model which the developers promoting this site use will ensure that a business park is provided as part of the development. This will contribute to meeting identified local needs for the District and the wider Gatwick Diamond. Significant Positive Impact	Although outside the core of the Gatwick Diamond, development in this location will help to provide homes for the local workforce and contribute to the local economy of the District. There may also be opportunities to modernise existing industrial estates / business parks in the settlement to help them meet modern standards therefore enhancing the employment offer in Billingshurst. Positive Impact
Retail	A strategic development in this location would need some local retail provision as part of any development. This may benefit nearby Ifield West, where services are limited. Depending on the nature of the retail offer provided, development would also help to enhance the retail economy in Crawley town Centre which is relatively close to the proposed location. Positive Impact	The ongoing development of 2,500 homes at Kilnwood Vale has provided land for a neighbourhood centre. Whilst this may help to meet local retail needs there is also a risk that the additional homes would place additional pressure on these services, but the neighbourhood centre would have limited scope to expand to meet additional needs. In addition the area proposed for new development is remote from the neighbourhood centre and the town centre in Crawley therefore limiting access to everyday goods and services. Some negative Impact	A strategic development in this location would need to provide some local retail provision as part of any development. Depending on the precise nature or scale of new retail development there is potential for new retail development to enhance the retail economy of Horsham town Centre which is relatively close to the proposed location. Too great a scale of development could however have an adverse impact Likely Positive Impact providing that new retail development is to meet the needs of new residents.	Billingshurst has a reasonable range of retail facilities, but Jengers Mead has been identified as being in need of upgrading. Large scale development would provide an opportunity to help bring about such a development and enhance the retail offer of the settlement. Large Positive Impact
Transport	Crawley is well located in transport terms with good access to the strategic road network (A23/ M23) and has good rail links into London and to the south coast. The town also has good bus services, particularly when compared with the rural bus services in much of Horsham District. Despite the good transport links, there are significant issues with congestion in Crawley at peak times,	Crawley is well located in transport terms with good access to the strategic road network (A23/ M23) and has good rail links into London and to the south coast. The town also has good bus services, particularly when compared with the rural bus services in much of Horsham District. Despite the good transport links, there are significant issues with	Horsham is well located in transport terms directly adjoining the strategic road network (A264) with onward connection to the A23 / M23 at Crawley. The town also has good rail links into London and to the south coast. There may be some potential to deliver a new station at this location but this is not certain and assessments of traffic impacts assume no provision of this facility.	Whilst Billingshurst is located on the strategic road network (A29) it is further away from key settlements in the Gatick diamond, increasing journey times to these locations. The settlement does however have good rail connections to these towns, the south coast and London. Bus services are less

	West of Ifield	Extension to Kilnwood Vale	Land North of Horsham (around 2,500)	Land East of Billingshurst
	<p>and as any new development will result in increased car journeys, there is a risk that without mitigation that this problem would be exacerbated, particularly as this site has been proposed in addition to other strategic sites such as North of Horsham, and the cumulative impacts of this scale of development, including on the A23/ M23 is not yet known. It is recognised that enhancements to public transport may help offset identified problems, but some degree of new road infrastructure is likely to be necessary as part of this development (although not necessarily a relief road). Uncertainty surrounding the possibility of a second runway at Gatwick may impact on the deliverability of this new infrastructure in the short term.</p> <p>Potential for significant Negative Impact</p>	<p>congestion in Crawley at peak times, and as any new development will result in increased car journeys, there is a risk that without mitigation that this problem would be exacerbated, particularly as this site has been proposed in addition to other strategic sites such as North of Horsham, and the cumulative impacts of this scale of development, including on the A23/ M23 is not yet known. . It is recognised that enhancements to public transport may help offset identified problems, but there is still</p> <p>Potential for significant Negative Impact.</p>	<p>The town also has good bus services, particularly when compared with the rural bus services in much of Horsham District. As the site directly adjoins the strategic road network upgrades to accommodate the new development may be smaller in scale and quicker to deliver than other potential strategic sites. It is however recognised that without mitigation this site creates a significant barrier to cyclists and pedestrians wishing to cross the A264. Transport assessments indicate that traffic impacts can be mitigated, but some increases in traffic will arise with additional journeys to work, services and facilities. Some Negative Impact.</p>	<p>frequent than in Horsham and other towns such as Crawley. A new road is required in the development of 475 homes, and it is likely that some additional road infrastructure would be required for a larger strategic development. The larger distance to major employment centres in the Gatwick diamond will result in some additional car journeys and distances. The precise impact of this level of development in cumulation with other large scale strategic development was not fully known at the time this assessment was undertaken and at this stage the potential for large scale</p> <p>Negative Impact cannot be ruled out.</p>

	West of Southwater (2,750)	West of Southwater (1,300)	West of Southwater (600)
Housing	This option would help to meet the wider District's Housing needs in a location that is close to the core towns of the Gatwick Diamond. Permission for just less than 600 homes has now been granted on this land which indicates that some housing can be delivered in this area in the shorter term. A very large scale development (particularly in cumulation with other strategic development that is ongoing or identified) may require a significant amount of infrastructure provision, lowering the level of affordable housing which can be provided and delivery rates of homes in the current plan period. Positive Impact	This option would help to meet the wider District's Housing needs in a location that is close to the core towns of the Gatwick Diamond. Permission for just less than 600 homes has now been granted on this land which indicates that some housing can be delivered in this area in the shorter term. This scale of development (particularly in cumulation with other strategic development that is ongoing or identified) may require a reasonable level of infrastructure provision, lowering the level of affordable housing which can be provided and delivery rates of homes in the current plan period. Positive Impact	This option would help to meet the wider District's Housing needs. A smaller amount of development, would require fewer infrastructure improvements, and a higher level of affordable housing provision will be more likely than larger scale strategic development in this location. . Permission has now been granted for development on this site. This includes accommodation for the elderly for which there is an identified need in the District, and the permission also indicates that some housing can be delivered in this area in the shorter term. Positive Impact
Education and Skills	Southwater has a number of primary schools, but no secondary school, and children of secondary school age currently travel to schools in Horsham. If large scale strategic development at this location was selected as the main location strategic housing development a new secondary school would need to be provided on site, but at this stage there is less certainty that this site could provide a wide range of other educational needs as identified at North Horsham. If delivered in conjunction with other strategic sites this level of development may require an additional secondary school to meet the needs generated by the new development. Whilst this can be provided, the timing of this in cumulation with other education enhancements at new or existing schools may be a constraint to the delivery of the development in the short term. Possible short term negative impact, long term Neutral Impact	Southwater has a number of primary schools, but no secondary school, and children of secondary school age currently travel to schools in Horsham. If delivered in conjunction with other strategic sites this level of development may require an additional secondary school to meet the needs generated by the new development. Whilst this can be provided, the timing of this in cumulation with other education enhancements at new or existing schools may be a constraint to the delivery of the development in the short term. Possible short term negative impact, long term Neutral Impact	Southwater has a number of primary schools, but no secondary school, meaning children of secondary school age attend high school in Horsham. This pattern would continue with this development, which would increase some out commuting from this location. The overall distance travelled to school by pupils in the village to secondary school is shorter than pupils travelling to rural secondary schools elsewhere in the District. Small Negative Impact
Leisure and Recreation	The site contains public rights of way and is crossed by the Downs Link. There are existing leisure facilities in the village including a country park which is a key green infrastructure asset for the District. Development in this location would increase pressure on existing facilities, meaning additional facilities would need to be provided or existing facilities enhanced. A step change may be necessary due to the scale of development.	The site contains public rights of way and is crossed by the Downs Link. There are existing leisure facilities in the village including a country park which is a key green infrastructure asset for the District. Development in this location would increase pressure on existing facilities, meaning additional facilities would need to be provided or existing facilities enhanced. A step change may be necessary due to the scale of development. Neutral Impact if enhancements / new facilities are	The site contains public rights of way and is crossed by the Downs Link. Existing facilities may require relocation, but this re-provision / enhancement will result in a Neutral to small positive Impact.

	West of Southwater (2,750)	West of Southwater (1,300)	West of Southwater (600)
	Neutral Impact if enhancements / new facilities are provided.	provided.	
Human Health	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries near to the development could be expanded. Alternatively a new surgery would be necessary. Neutral Impact	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries near to the development could be expanded. Alternatively a new surgery would be necessary. Neutral Impact	There is sufficient capacity at the existing health care centre to accommodate a development of 500 homes at this location. Neutral Impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. The strategic development proposed, would require a step change to the village potentially including a new village centre. This could result in social segregation or loss of existing community cohesion. Large Negative Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. At this scale of development it may not be necessary to require a step change in service provision, but some additional facilities may be required. This may have a limited negative impact on social segregation or loss of existing community cohesion. Some negative Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. A small amount of development could be accommodated in the village with no negative impact on existing facilities. Neutral Impact
Biodiversity	Land west of Southwater contains an extensive network of hedgerows. Courtland's wood is an SNCI and area of ancient woodland. A tributary of the Arun runs through the site and protected species including water voles and bats have been recorded as being present on the site. The Down's link is also an important wildlife corridor and is a strategic green infrastructure asset. Development at this large scale will lead to some loss of green corridors and habitat linkages and there is therefore Potential for large scale Negative Impact	Land west of Southwater contains an extensive network of hedgerows. Courtland's wood is an SNCI and area of ancient woodland. A tributary of the Arun runs through the site and protected species including water voles and bats have been recorded as being present on the site. The Down's link is also an important wildlife corridor and is a strategic green infrastructure asset. Development at this scale will lead to some loss of green corridors and habitat linkages and there is therefore some Potential for large scale Negative Impact	Land west of Southwater contains an extensive network of hedgerows. Courtland's wood is an SNCI and area of ancient woodland. A tributary of the Arun runs through the site and protected species including water voles and bats have been recorded as being present on the site. The Down's link is also an important wildlife corridor and is a strategic green infrastructure asset. The EIA that accompanied the development proposals has indicated that with mitigation impacts will be small. Neutral to small negative Impact
Landscape	The proposed site is generally flat with a mix of arable and pasture fields interspersed with woodland and hedgerows. The Landscape capacity study indicates that the land closest to existing development in the village has been assessed as having moderate capacity for development, with the landscape further west having lower capacity. Development in this area at this large scale of	The proposed site is generally flat with a mix of arable and pasture fields interspersed with woodland and hedgerows. The Landscape capacity study indicates that the land closest to existing development in the village has been assessed as having moderate capacity for development The extent of this development is primarily within this landscape area, although some adverse landscape.	The proposed site is generally flat with a mix of arable and pasture fields interspersed with woodland and hedgerows. The Landscape capacity study indicates that the land closest to existing development in the village has been assessed as having moderate capacity for development and development is primarily in this area and mitigation measures have been proposed that result in a

	West of Southwater (2,750)	West of Southwater (1,300)	West of Southwater (600)
	development would therefore have significant negative impacts on the landscape, particularly if it extends a long way west with limited mitigation.	Lower negative impacts	Neutral to small negative impact given the smaller scale of this proposal.
Archaeology and Cultural Heritage	The land in this area contains a number of buildings that are of importance for the cultural heritage. Great House Farm in particular is of historical importance, and has recently been reclassified as a Grade II* listed building. Development therefore has the potential to harm the setting of this building. Some work has been undertaken to investigate how mitigation could limit the damage to this building, which indicates that it may be possible to moderate it to some extent but this may be more difficult at this scale of development. Some negative impacts	The land in this area contains a number of buildings that are of importance for the cultural heritage. Great House Farm in particular is of historical importance, and has recently been reclassified as a Grade II* listed building. Development therefore has the potential to harm the setting of this building. Some work has been undertaken to investigate how mitigation could limit the damage to this building, which indicates that it may be possible to moderate it to some extent but this may be more difficult at this scale of development. Some negative impacts	The land in this area contains a number of buildings that are of importance for the cultural heritage. Great House Farm in particular is of historical importance, and has recently been reclassified as a Grade II* listed building. The smaller scale development would however be further away from this building and limit adverse impacts on this site, Planning permission has been granted as this issue is not significant at this scale of development. Neutral to small negative impact
Environmental Quality (soil air water)	Land at this site has not been identified as being of high agricultural value. Some potential for soil contamination was raised during the planning application process for around 600 homes but this is not considered to be a significant. Information is available regarding air quality in the Southwater is limited. There is however a risk that at this scale development will increase traffic flows within Southwater and on the wider road network, which could cumulatively contribute to deterioration in air quality particularly in Horsham. Wastewater from development at this site would need to be treated at Horsham WWTW. Some further investigation of the capacity of this site or enhancements may be necessary which may limited the delivery of this development within the plan period. Potential for larger negative impact	Land at this site has not been identified as being of high agricultural value. Some potential for soil contamination was raised during the planning application process for around 600 homes but this is not considered to be a significant. Information is available regarding air quality in the Southwater is limited. There is however a risk that at this scale development will increase traffic flows within Southwater and on the wider road network, which could cumulatively contribute to deterioration in air quality particularly in Horsham. Wastewater from development at this site would need to be treated at Horsham WWTW. Some further investigation of the capacity of this site or enhancements may be necessary which may limited the delivery of this development within the plan period. Potential for larger negative impact	Land at this site has not been identified as being of high agricultural value. Some potential for soil contamination was raised during the planning application process but this is not considered to be a significant. Information is available regarding air quality in the Southwater is limited. There is however a risk that development will increase traffic flows within Southwater and on the wider road network, which could cumulatively contribute to deterioration in air quality particularly in Horsham In addition, Great House Farm is currently operating as a dairy farm, and should this use remain viable, some odours from this land use may impact new development. It could however be argued that agricultural odour has the potential to impact many homes at times in a rural district. Wastewater from development at this site would need to be treated at Horsham WWTW but available evidence indicates that the proposed scale of development could be accommodated Small negative impact
Flooding and Drainage	A tributary of the river Arun flows through the site. The SFRA for the District has shown that there are instances of flooding in Southwater that have arisen through a shallow water table and problems with the local drainage infrastructure. Flooding	A tributary of the river Arun flows through the site. The SFRA for the District has shown that there are instances of flooding in Southwater that have arisen through a shallow water table and problems with the local drainage infrastructure. Flooding	A tributary of the river Arun flows through the site. The SFRA for the District has shown that there are instances of flooding in Southwater that have arisen through a shallow water table and problems with the local drainage infrastructure. Flooding

	West of Southwater (2,750)	West of Southwater (1,300)	West of Southwater (600)
	impacts would need to be addressed as part of any application to remain compliant with the NPPF and avoid objection from Environment Agency. Likely neutral impact following mitigation.	impacts would need to be addressed as part of any application to remain compliant with the NPPF and avoid objection from Environment Agency. Likely neutral impact following mitigation.	impacts would need to be addressed as part of any application to remain compliant with the NPPF and avoid objection from Environment Agency. Likely neutral impact following mitigation.
Climate change and resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location and scale of development. Some Negative Impact.	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location and scale of development. Some Negative Impact.	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. Opportunities for local energy production are unlikely at this scale of development. Some more limited Negative Impact due to the smaller scale of development.
Waste	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP) and completed development would have waste collection service operated by HDC which achieves high levels of recycling and waste minimisation. Wastewater from development at this site would need to be treated at Horsham WWTW. Some further investigation of the capacity of this site or enhancements may be necessary which may limited the delivery of this development within the plan period. Potential for larger negative impact	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP) and completed development would have waste collection service operated by HDC which achieves high levels of recycling and waste minimisation. Wastewater from development at this site would need to be treated at Horsham WWTW. Some further investigation of the capacity of this site or enhancements may be necessary which may limited the delivery of this development within the plan period. Potential for larger negative impact	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP) and completed development would have waste collection service operated by HDC which achieves high levels of recycling and waste minimisation. Wastewater from development at this site would need to be treated at Horsham WWTW but available evidence indicates that the proposed scale of development could be accommodated Neutral Impact
Economy	Development will provide homes for the local workforce and contribute to the local economy of the area, in particular the Gatwick Diamond, in which Southwater is well connected to the key towns. Some new employment land could be provided in this location to help meet identified needs, but proposals are less progressed, (eg than North Horsham). In addition the location of this site would have more limited potential for rail connections and is slightly further away from the A23/ M23 corridor than at North Horsham. Positive Impact	Development will provide homes for the local workforce and contribute to the local economy of the area, in particular the Gatwick Diamond, in which Southwater is well connected to the key towns. Some new employment land could be provided in this location to help meet identified needs, but proposals are less progressed, (eg than North Horsham). In addition the location of this site would have more limited potential for rail connections and is slightly further away from the A23/ M23 corridor than at North Horsham. Positive Impact	Development will provide homes for the local workforce and contribute towards the local economy and Gatwick Diamond. New development at this location is not of a size to provide a large area of employment land. Smaller Positive impacts.

	West of Southwater (2,750)	West of Southwater (1,300)	West of Southwater (600)
Retail	<p>A strategic development of the scale proposed would require new retail space to be provided to support the expanding population. As space in Lintot Square is limited, it is likely that this would be delivered through step change that would require a new retail centre which could, depending on the nature of facilities, create conflict with the existing centre or loss of existing community cohesion. Large Negative Impacts</p>	<p>A strategic development of the scale proposed would require new retail space to be provided to support the expanding population. At this scale of development it may not be necessary to require a step change in service provision, but some additional facilities may be required. This may have a limited negative impact in terms of conflict with existing retail and the village centre and have some limited impact on existing community cohesion. Some negative impact</p>	<p>A small amount of development in Southwater is likely to have a positive impact on the existing retail centre of Lintot Square as the new population will support existing services and facilities. Positive Impact</p>
Transport	<p>Southwater is relatively well connected in transport terms with good links to the A24, and is close to Horsham. The settlement also has a regular bus service with some of the most frequent services in the District. The settlement does however have more limited access to rail (either Horsham or Christ's Hospital). Development at this location will lead to increased journeys to schools, services and employment although development at this scale will result in some new service provision which will help limit the increase in car journeys.</p> <p>A strategic development at this location particularly if delivered in cumulation with other development would require larger scale investment into the strategic road network, (particularly at the Hop Oast junction), and in cumulation with other strategic developments, this may limit the potential for delivery of this site and associated infrastructure in the plan period.</p> <p>Potential for Significant negative impact</p>	<p>Southwater is relatively well connected in transport terms with good links to the A24, and is close to Horsham. The settlement also has a regular bus service with some of the most frequent services in the District. The settlement does however have more limited access to rail (either Horsham or Christ's Hospital). Development at this location will lead to increased journeys to schools, services and employment although development at this scale will result in some new service provision which will help limit the increase in car journeys. The level of service provision at this scale of development may be smaller than 2,750 homes which could require more journeys outside the village.</p> <p>A strategic development at this location particularly if delivered in cumulation with other development would require some investment into the strategic road network, (particularly at the Hop Oast junction), and in cumulation with other strategic developments, this may limit the potential for delivery of this site and associated infrastructure in the plan period.</p> <p>Potential for Significant negative impact</p>	<p>Southwater is relatively well connected in transport terms with good links to the A24, and is close to Horsham. The settlement also has a regular bus service with some of the most frequent services in the District. The settlement does however have more limited access to rail (either Horsham or Christ's Hospital). Development at this location will lead to increased journeys to schools, services and employment and many of these will be by car. The recent Transport and Development study, 2014 suggests that a smaller amount of development could be accommodated within Southwater, without requiring such major improvement works and that those impacts could be mitigated by development design. Some Negative Impact</p>

	Chesworth Farm	Faygate	Adversane
Housing	This option would help to meet the District's Housing needs. Housing would be located close to Horsham which is an important employment destination, and relatively close to Crawley. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements 35% may not be possible. Land is not actively being promoted for development, and delivery of housing in the short terms will be limited. Positive Impact	This option would help to meet the District's Housing needs. Housing would be located between two important employment destinations – Horsham and Crawley but would require travel (primarily by car) to both. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements 35% may not be possible. Land is not actively being promoted for development, and delivery of housing in the short terms will be limited. Positive Impact	This option would help to meet the wider District's Housing needs. The % of affordable housing is unknown at this stage, however the level of development proposed would require a significant amount of infrastructure, lowering the level of affordable housing which can be provided. The site is not being actively promoted for development, limiting the amount of development that could take place in this location in the short term. Positive Impact
Education and Skills	Similar to any new development of this size, a new primary school would be provided as those within the town are currently at capacity, An additional secondary school would be required. This may not be provided on this site, so some onward travel may be necessary for older children, but schooling would be relatively accessible. Neutral Impact	As part of any development a primary school would be provided. Development in Faygate may not be of a size to support a secondary school in this location. Children would need to travel to a school (probably in the Horsham or possibly Crawley area). This may need to be to a new school as secondary schools are already at capacity in Horsham. If this site cannot provide the land this would result in a Negative Impact	Development in this location would require the provision of a new primary school. The nearest secondary school is in Billingshurst, but it is nearing capacity and has limited opportunities to expand. Work with WSCC would be necessary to ensure the delivery of a new secondary school as part of any development, but how this would impact on catchment areas is uncertain. There would possibly be a short term negative impact on schools in Billingshurst before any new school is built. Overall probable neutral impact.
Leisure and Recreation	Chesworth Farm is an important informal recreation area used by many residents in Horsham. It has been identified an important part of the Green Infrastructure network of the District and the town. Development of this area would therefore result in the loss of a significant recreational resource. Negative Impact	Other than a small amount of playing field provision, there is little by way of formal or informal recreational resource in Faygate. This would need to be provided as part of any development in this area. This could benefit the existing community in Faygate. The scale of development would impact the amount of leisure provision that could be provided, and travel to other centres would probably be needed. Small Positive Impact	As a new development, leisure and recreation facilities would need to be incorporated into any new development. This may be an opportunity to improve green infrastructure in this area, which has been identified as more limited than in other parts of the District. The scale of development would impact the amount of leisure provision that could be provided, and travel to other centres for District level recreation would still probably be needed. Positive Impact
Human Health	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries in the town could be expanded. Alternatively a new surgery would be necessary. Neutral Impact.	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries near to the development could be expanded. Alternatively a new surgery would be necessary. Neutral Impact.	This site would come forward as a new settlement, and as such there are no existing health services. This would need to be provided, although this may mean expansion of existing services rather than a new health centre (depends on the scale of development). In addition the site is relatively remote from the main hospitals in the Sussex / Surrey area and may create a short term impact on existing centres before any new facilities are completed. Potential negative Impact.

	Chesworth Farm	Faygate	Adversane
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage although significant adverse impacts are considered unlikely. . Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation or belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and encourage flexible design to accommodate a range of housing needs. The site is also close to Horsham town centre enabling ease of access to services and facilities and enabling social inclusion. Neutral to Positive impact	The location or type of housing will not affect race, gender, sexual orientation or belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to build to lifetime homes standards. Neutral impact if housing constructed to high standards	The location or type of housing will not affect race, gender, sexual orientation or belief. Poor design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to build to lifetime homes standards. The site may still be relatively remote from some key services and facilities (depending on the scale of development) and could place an over reliance on private car use and could generate social inequalities for those without access to a car. Possible Negative impact.
Biodiversity	Recent surveys have shown that Chesworth Farm contains significant areas of rare grassland habitat, and there are a number of ancient hedgerows which pass through the site. The site is under consideration for its potential for designation as an LNR. Significant Negative Impact	There are no particular nature conservation designations in this area. The development would however result in the loss of land, and it is likely that there would be a need for some tree and hedgerow removal which would have an adverse impact on the connectivity of wider habitats in the area. Smaller negative Impact	The site is currently greenfield land. Limited ecological information is available for the area, but there are some small areas of ancient woodland. The site is also in an area where large numbers of Barbastelle bats who roost in the Mens SAC forage. There is also a good network of trees and hedgerows across much of the area. Development will result in the loss of greenfield land, and without mitigation would place the habitats and species in this area under threat. A key concern would be the impact on the Mens SAC. Potential for significant Negative Impact
Landscape	Chesworth Farm forms an important landscaped edge to the southern part of the town. It leads to Denne Park and is an important Green Infrastructure asset. Development capacity has therefore been assessed as low, and there would be significant negative impacts if the area was developed.	The landscape capacity of this area has been assessed as being very limited. Development would lead to urbanisation in the A264 corridor and create coalescence through development between Horsham and Crawley and indirect effects such as increased traffic. Significant negative Impact	Most of the landscape in this area has been assessed as having moderate capacity for large scale development, due to a relatively flat landscape with poor condition in parts, together with lower tranquillity and amenity from footpaths. Development in this location would therefore have a smaller negative impact than some strategic developments depending on the extent and layout of any development. The change in the existing settlement pattern and character of this part of the landscape would however be significant and result in a large negative impact.

	Chesworth Farm	Faygate	Adversane
Archaeology and Cultural Heritage	Chesworth Farm is an area of significant historical and cultural importance. It is a listed building, and was the home of Catherine Howard, one of the wives of Henry VIII. Development of this site would result in damage to the setting of this historic building and area. Large Negative Impact	Available data does not indicate that there are areas of significant historical and cultural importance in Faygate that would be significantly harmed by development in this location. Neutral Impact.	The proposed site is located close to Adversane Conservation Area. The western edge of the development area is around Stane Street (A29) which may contain archaeological remains from the Roman era in particular. There are also some areas which have been designated for their archaeological importance which may be adversely impacted by the development. It is therefore likely that there would be negative impacts arising from the development, but the precise level of impact cannot be fully determined at this stage.
Environmental Quality (soil air water)	Land at Chesworth Farm has not been identified as being of high agricultural value or as being affected by soil contamination. Development would result in increased traffic movements particularly on the A281. This could have an adverse impact on air quality within the town which is nearing its Air Quality Objectives in some places. Further deterioration could result in the need for an additional AQMA to be declared. Wastewater from development at this site would need to be treated at Wastewater from development in this location would need to be treated at Horsham WwTW which is currently operating at BAT for phosphorous. Consent from the EA would be required to discharge further wastewater into the River Arun but available evidence indicates that the proposed scale of development could be accommodated. Potential for negative Impact	Land at Faygate has not been identified as being of high agricultural value, or affected by soil contamination. The site adjoins the A264, which is a busy road, The site is close to the A264, so some areas may be affected by traffic noise. There is a risk that increased traffic using this road as a result of development would result in a deterioration of air quality in this location Limited air quality monitoring data is available for this location however. Wastewater would potentially be treated at Wastewater from development in this location would need to be treated at Horsham WwTW which is currently operating at BAT for phosphorous. Consent from the EA would be required to discharge further wastewater into the River Arun but available evidence indicates that the proposed scale of development could be accommodated. Potential for negative Impact	Land at Adversane has not been identified as being of high agricultural value, or affected by soil contamination Development of a strategic location will result in increased traffic levels. This may result in deterioration in air quality either locally or within the wider District, including at Pulborough. A new development in this location may require new or upgraded sewage treatment facilities, but if this is provided the existing water quality can be maintained. Potential for negative Impact
Flooding and Drainage	The Arun runs through Chesworth Farm, and large parts of the site are at risk from flooding. This limits the land that is available for development. Further flood risk assessment is necessary negative impact on this site taking into account direct and indirect flooding issues could potentially increase the risk of flooding downstream (eg the river Mole in Surrey). Mitigation would be required, as part of development resulting in an overall neutral impact	There are no direct flooding constraints on this site. More detailed flood risk assessment work would need to be undertaken to ascertain if there are any risks that could arise from changes to drainage and infiltration that could increase the risk flooding elsewhere without mitigation. Mitigation would be required, as part of development resulting in an overall Neutral impact.	Most of this area is located away from any significant watercourses or land at risk from flooding. Development has the potential to increase the risk of flooding elsewhere. Development must however accord with tests in the NPPF, and if undertaken this would result in a Neutral Impact

	Chesworth Farm	Faygate	Adversane
Climate change and resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase. There may be opportunities for decentralised energy production at this location. The location of development close to existing employment may also help reduce commuting distances, having an indirect positive impact as a result of development at this location. Some Negative Impact.	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase. Opportunities for decentralised energy will be more limited in this location, and development will be likely to increase transport emissions. Negative Impact.	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase. There may be opportunities for decentralised energy production at this location if new services and facilities are provided within the development.. The location of development close to existing employment may also help reduce commuting distances, having an indirect positive impact as a result of development at this location. Some Negative Impact.
Waste	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). New development would require the expansion of waste water treatment works. Water does discharge into the river Arun which could raise issue re water quality, but EA indicated in 2009 that opportunities to enhance water quality are available. Uncertain – possible Neutral Impact.	A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). New development would require the expansion of waste water treatment works. Water does discharge into the river Arun which could raise issue re water quality, but EA indicated in 2009 that opportunities to enhance water quality are available. Uncertain – possible Neutral Impact.	In 2009, Southern Water advised that Pulborough WwTW has the ability to provide for up to 500 additional dwellings; 400 at Billingshurst. This site has not been actively progressed and data has not been updated. Development at this location would require consent from the EA for an increase in the volume of effluent discharged, and expansion to one of the nearest WwTW may be needed, or a new site provided. There could be further issues if this site was brought forward in cumulation with others. Impacts uncertain at this stage
Economy	Housing in this location would contribute to the Gatwick Diamond economy, both directly through providing homes where those employed locally could live, and more indirectly by creating a demand for goods and services. Relatively poor road access from the A281 may limit the attractiveness of this site for business. Some Positive Impact	Housing in this location would contribute to the Gatwick Diamond economy, both directly through providing homes where those employed locally could live, and more indirectly by creating a demand for goods and services. The site would not however employ all new residents locally and commuting to Crawley, Horsham and beyond would occur. Positive Impact	Although outside the core of the Gatwick Diamond, development in this location will provide homes for the local workforce and contribute to the overall economy of the wider District. A larger scale development would have potential to provide a location for businesses to locate, but it is likely that the development here would lead to out-commuting patterns which would have a reduced positive impact compared with other options. Some positive Impacts

	Chesworth Farm	Faygate	Adversane
Retail	A strategic development in this location would need to provide some local retail provision as part of any development but care would be needed not to detract from the town centre. Development would also help to enhance the retail economy in Horsham town Centre which is relatively close to the proposed location. Positive Impact	A strategic development in this location would need to provide some local retail provision as part of any development. There are currently no shops in the village, and this would need to be provided as part of any development. The overall offer arising from a development of this size would be small, and travel would be needed to reach retail facilities further afield. Development would have a beneficial impact on these retail areas. Small positive effect.	A strategic development in this location would need to provide some local retail provision. The retail offer arising from a development of this size would be relatively small, and travel would be necessary to reach larger facilities that are further afield. Development would have a beneficial impact on these retail areas. Neutral Impact
Transport	Chesworth Farm is located close to many of the facilities in Horsham town centre, and would be more accessible to pedestrians and cyclists. Development would however need road access, and this would potentially be from the A281 and would have relatively poor access to the strategic road network. This could generate congestion in the town that other strategic sites could more easily avoid. There may also be impacts on the wider strategic road network (A23/ M23) Negative Impact.	The site is on the strategic road network Although Faygate has a railway station, services from this location are limited and in the long term may close.. Bus services are also limited, although some enhancements may result from development in this location. There will be a heavy reliance on the car for employment / schools which is likely to increase pressure on the road network. The level crossing may hinder access to the A264. There may also be impacts on the wider strategic road network (A23/ M23) Negative Impact	Limited information is available about the impacts of development on the transport network in this location. The site is located on the A29 and concerns have been raised about the addition of junctions on to this road. The site is close to the Arun Valley rail line, but there is no station (the closest are at Billingshurst and Pulborough). A development would be unlikely to be sufficient to enable the provision of a new station, but would increase car journeys on the A29. Bus services on this route are relatively limited although there would be some enhancements as a result of development. Negative Impact

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
Housing	This option would help to meet the wider District's Housing needs. Development in the north of the site would be isolated from the rest of the town. Housing would be located close to Horsham which is an important employment destination; however development to the north of the site would be isolated. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements. Issues such as the leasing of this site would impact the delivery of housing in the short term in particular Positive Impact	This option could help to meet the District's and wider sub-regions housing needs. However the current lack of infrastructure in this area means it is a long term option and would not address the short term housing needs in the shorter term. The % of affordable housing is unknown at this stage but due to the large amount of infrastructure required, is unlikely to be as high as the target of 35%. Positive Impact	This option would help to bring forward housing to meet the Council's additional housing need identified following the Inspector's Initial Findings. The site would be in addition to North Horsham and Southwater. The information submitted in relation to this site has been limited to date, and the time frame for delivering 4000 homes in particular would not be likely in the plan period, and would require joint working with Mole Valley, and the mechanisms to set this up will also have an impact on delivery rates. The site is less well linked to key settlements in the Gatwick Diamond than some options under consideration for a smaller scale development. The % of affordable housing is unknown at this stage but due to the large amount of infrastructure required, is unlikely to be as high as the target of 35%. Potential positive impact in the longer term for 4000 homes. .	This option would contribute to meet the District's housing needs. The amount of available brownfield land in Horsham town is unlikely to be sufficiently high to meet identified housing needs. In addition, some development could be on land currently in use for other community facilities. Brownfield land is more likely to be contaminated, and where remediation is required, costs will be high limiting the level of affordable housing that can be delivered. Positive Impact
Education and Skills	Greenway and Trafalgar junior schools are within close proximity to this development and currently have capacity for a further intake of students. However depending on the number of units proposed, it may be necessary to provide additional primary and secondary school facilities. There is limited land available with this option to provide a new secondary school for which a need has been identified. Some negative Impact	Any development of this scale would require a new primary and secondary schools to be provided. Neutral Impact	Any development of 4,000 homes would require new primary and secondary school provision. Further discussion would be required with WSCC as to how this would need to be provided which will limit the delivery of this option in the shorter term. A smaller development of 500 homes would not support a secondary school which would result in increased travel to other schools in the District. Smaller negative impact particularly in the shorter term.	There is insufficient capacity for strategic scale brownfield land development in Horsham within current secondary schools, and there would not be any availability of land to provide a new school with this option. This could result in a significant problem in the provision of school places given that it there is already an existing shortfall. Some negative Impact
Leisure and Recreation	Development of this site would result in the loss of a public recreation facility (Rookwood Golf Course) and a significant area of green space to the west of the town. This has been	The site is a greenfield site and there are limited formal leisure and recreation facilities in the surrounding area. A new development of the scale of a new	The site is a greenfield site and there are currently limited formal leisure and recreation facilities in the surrounding area. A development of 4,000 homes would be able to provide new leisure facilities which may also benefit the	Development of brownfield land at a strategic scale may result in the loss of existing leisure and recreation facilities, or would place additional pressure on existing centres. The

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
	identified as a key element of the green infrastructure network in this part of the town. Significant Negative Impact	market town should provide new leisure facilities as part of the new development and these could benefit the existing population. The development of a new market town could also provide opportunities to strengthen green infrastructure in the area. Conversely, there is a risk that new facilities could compete with existing facilities, and in the early stages of any development may place additional strain on these centres. Neutral Impact	existing population. There is a risk that in the early stages of any large scale development additional pressure would be placed on existing facilities, and a development of up to 500 homes would also have this impact. Negative impact for smaller scale development, neutral impact in the longer term if 4000 homes is developed.	nature and scale of this development may also mean that it is hard to find locations for new provision of these facilities. Some Negative impact
Human Health	New development would place additional pressure on existing health care facilities and a new GP's surgery may be required. Any development would need to ensure there was enough capacity for the additional population and if not, facilities would be provided using CIL receipts or site specific S106 contributions would be sought. Neutral Impact.	The site would come forward as a new settlement meaning there are currently no health care facilities available in this location, with the nearest facilities being located in Hurstpierpoint, in Mid Sussex District. Development of a new market town will create a demand for a new GP surgery and these facilities must be provided as part of the development. In the short term, new residents may need to travel to existing health care centres, which could create pressure on these centres in the short term. Impact of development at this scale on hospital provision may also need to be taken into account. Possible short term negative Impact Neutral Impact long term	The site would come forward as a new settlement meaning there are currently no health care facilities available in this location, with the nearest facilities being located in Horsham. Large scale development will create a demand for a new GP surgery and these facilities must be provided as part of the development. Impact of development at this scale on hospital provision may also need to be taken into account. A smaller scale development of up to 500 homes would not be of a scale to provide local health care facilities and new residents would need to travel to existing health care centres, which could create pressure on these centres in the short term. Short term negative Impact Neutral Impact long term	There are numerous health care facilities within Horsham town. Cumulative development may require the need for new facilities or existing facilities to be expanded. CIL monies or S106 contributions would be required to ensure there were sufficient GP's for the expanding population. The pressure for large scale brownfield development may lead to difficulties in finding a new site for a new health care centre if a new facility is required. Potential for negative impact.
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is also potential to provide a mix of housing types and to encourage flexible design to allow rooms to be converted if necessary. The remote location of the northern portion of the site could create a sense of isolation. Potential negative effects.	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to use flexible design to allow rooms to be converted if necessary. Neutral impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to use flexible design to allow rooms to be converted if necessary. A smaller scale development will not have the same level of service provision, and could increase the need to travel to Horsham or other settlements. This could have negative impacts on social inclusion for those with limited access to a car. Negative Impact 500 homes/ Neutral Impact 4000 homes	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – if there is not enough space to wheelchair or push chair storage. There is however the potential to provide a mix of housing types and to use flexible design to allow rooms to be converted if necessary. Sites are also located within the town centre but the loss of employment land and services and facilities as a result of this option could result in increased rather than reduced inclusion. Due to the increased need to commute outside the town which can be harder for some groups (e.g. sight disabilities if new employment has limited public transport access) Potential negative effects
Biodiversity	The site is currently used as a golf course and is home to a range of habitats and biodiversity. The site is also managed for nature conservation, therefore any development could have an impact on the adjacent Warnham Mill SNCI, Boldings Brook and Warnham Nature Reserve. Potential for large Negative Impact	The large scale of this development would result in a significant loss of existing greenfield land, including the woodland and hedgerow network which plays a crucial link in connecting habitats and species. There is a risk that the ecosystem services that this area provides could be lost, which would have a significant impact on the wider area. Significant Negative Impact	A development of 4000 homes would result in a significant loss of existing greenfield land, and would impact on the woodland and hedgerow network in this area. The land is bounded by ancient woodland and this could therefore be negatively impacted by development. A large development may risk losing the ecosystem services that this area provides which would have a significant impact on the wider area. A smaller scale development would have more limited impacts, but could still adversely affect the adjoining ancient woodland. No ecological data is available to date, so significant impacts cannot be ruled out at this stage. Significant Negative Impact	Sites considered under this option consist of previously developed land,. Because of this there is likely to be little biodiversity, habitats or species on the sites and re-development may offer potential to improve green infrastructure linkages through the town. Some brownfield sites can in some cases also support biodiversity and were this to be lost there may be some negative impacts. Overall Neutral Impact

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
Landscape	The land is located within the Low Weald National Landscape Area, Whilst hedgerows and trees provide a moderate degree of screening to the site from the A24, development in this location would result in the loss of a significant area of green open space in an area which is considered to have moderate visual sensitivity to development, and forms an important green setting to the western edge of the town. Large Negative Impact within the context of the setting of Horsham town.	The landscape in the area of the proposed new market town is flat and slightly undulating, representing a typical Wealden landscape. The development of up to 10,000 new homes in this area will significantly impact the rural setting of the scattered cottages and farmlands and will have a major urbanising effect on the landscape of the area, and will significantly impact the settlement pattern of the wider region. Significant negative impact	The area proposed for 4000 homes is an extensive tract of land, and development would significantly alter the rural landscape and have a major urbanising effect on the landscape of the area. A smaller development of up to 500 dwellings would also significantly alter the landscape around the existing settlement which from the Council's IMS system shows around 80 address points and would in its own right have an urbanising impact beyond the current scale of the settlement. The landscape in this area is also undulating in places and without detailed landscape studies significant impacts cannot be ruled out at this stage. Significant Negative Impact	Sites considered under this option consist of previously developed land. These sites have limited landscape potential due to their urban location., but depending on the site that is redeveloped there is potential for the loss of existing historic landscaping and the existing townscape Neutral Impact
Archaeology and Cultural Heritage	The site is not adjacent to any listed buildings, conservation areas or areas of archaeological importance which would be significantly harmed by development in this location. Archaeological surveys would be necessary to investigate the impact of development, although much may have been lost during the construction of the golf course. Neutral impact	10,000 new homes in this area will significantly impact the rural setting of the scattered cottages and farmlands, some of which are listed. A development of this scale will significantly impact on the historical and cultural settlement pattern which has evolved over centuries. Large Negative impact	4,000 new homes in this area will significantly impact the rural setting of the scattered cottages and farmlands, some of which are listed. A development of this scale will significantly impact on the historical and cultural settlement pattern. Given the scale of the existing settlement at Kingsfold which is very small, a smaller development of 500 homes would also have a significant impact on the settlement pattern compared with a similar level of development at a larger village. Significant Negative Impact	There are a number of listed buildings and Conservation Areas in Horsham town centre which could be impacted by the re-development of certain sites. The impact on the setting of these buildings and locations would need to be given full consideration. This scale of development could increase traffic in the town, which may adversely impact the historic character and setting of the town. Potential negative impacts
Environmental Quality (soil air water)	Development in this location will result in increased traffic levels which may result in deterioration of air quality, particularly in Horsham which is nearing its Air Quality Objectives in some places. Further deterioration could result in the need for an additional AQMA to be declared. The site is close to the A264 therefore some areas may be subject to traffic noise. Wastewater from development in this	Development in this location will result in increased traffic levels which may result in a deterioration in air quality, particularly in Cowfold which has already been declared an Air Quality Management Area (AQMA). Development in this area would require adequate mitigation to ensure the air quality objectives in this area are not further breached. Whilst the eastern boundary of the area of search is near to the A23, the western	Development of 4,000 homes will result in increased traffic levels. This may result in a deterioration in air quality either in Horsham District or potentially in settlements within Surrey. To date no information as to traffic impact has been provided and significant impacts cannot be ruled out. A smaller development of up to 500 homes would provide some local services (eg a primary school), but there would be limited employment, retail and so on and this would therefore increase commuting on this road. This could also have a negative	Re-development of previously developed land in the town centre may require remediation, depending on whether there is a risk of land contamination from previous uses. This may affect the viability of some proposals. The loss of existing employment land as a result of this option is likely to increase commuting levels out of the town, increasing the level of air pollution in the town.

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
	<p>location would need to be treated at Horsham WwTW which is currently operating at BAT for phosphorous. Consent from the EA would be required to discharge further wastewater into the River Arun but available evidence indicates that the proposed scale of development could be accommodated (if the site comes forward instead of other options as part of this assessment rather than cumulatively). Land in this area is unlikely to be contaminated.</p> <p>Potential for Negative Impact</p>	<p>boundary to the site is accessed via country lanes. Intensive development in this area therefore has the potential to cause traffic congestion on these roads, again leading to a reduction in Air quality.</p> <p>Development in this location would need to drain to a WwTW probably in MSDC, or require a new facility. a Land contamination in this area is relatively low. Negative Impact</p>	<p>impact on air quality in surrounding settlements in particular.</p> <p>The impact of development at this location would require a new or upgraded sewage works for 4000 homes. At this stage it is not known what impacts 500 homes would have on water treatment works, particularly in cumulation with other development in and around the Horsham area, and significant impacts cannot be ruled out. Significant Negative Impact</p>	<p>Wastewater from development in this location would need to be treated at Horsham WwTW which is currently operating at BAT for phosphorous. Consent from the EA would be required to discharge further wastewater into the River Arun but available evidence indicates that the proposed scale of development could be accommodated (if the site comes forward instead of other options as part of this assessment rather than cumulatively). Large Negative Impact</p>
Flooding and Drainage	<p>The Boldings Brook travels through the site leading to Warnham Mill Pond to the site. This has potential to cause surface water flooding, particularly during storm events and will limit the developable area of the site. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF. Overall neutral impact .</p>	<p>Parts of the site are located within Flood Zone 2 and 3 and have been identified as at high risk of surface water flooding by the Environment Agency. Development of this scale also has the potential to impact the drainage patterns on the wider subregion, and without detailed modelling and mitigation, it is considered that there will potentially be large Negative Impacts arising from this proposal.</p>	<p>Parts of the site are located within or adjoin Flood Zone 2 and 3 and have been identified as at high risk of surface water flooding by the Environment Agency. (for both a development of 4000 homes or for 500 homes). At this stage no detailed modelling or mitigation measures have been provided to the Council and significant impacts cannot be ruled out, although it is recognised that mitigation would be incorporated into the scheme potential for Negative Impacts arising from this proposal at this stage</p>	<p>The majority of Horsham town is located away from significant water courses and is at little risk of surface water flooding. There are however sites to the north west near Warnham and to the south o the town centre near Worthing Road which are within the functional floodplain and are at varying degrees of risk to surface water flooding. As this option considers the development of previously developed land, it is unlikely that these sites will be located on the floodplain, nevertheless, flooding impacts would needs to be addressed as part of any application and be compliant with the NPPF. Neutral Impact.</p>
Climate change and resources	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, particularly for the larger scale development of 4000 homes. This will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation and water efficiency measures that are incorporated into the development. Much of this will be set out in forthcoming changes to building</p>

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
	<p>regulations. Any new development will however use resources and energy as part of the construction phase. There may be opportunities for decentralised energy production at this location. The location of development close to existing employment may also help reduce commuting distances, having an indirect positive impact as a result of development at this location. Some Negative Impact.</p>	<p>regulations. The sheer scale of development will result in a large increase in resource use from the baseline situation. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location. Negative Impact.</p>	<p>forthcoming changes to building regulations. The sheer scale of development will result in a large increase in resource use from the baseline situation. Development will also generate some increase in traffic levels (particularly the smaller development of 500 homes which would have limited services and facilities) which may contribute to climate change. There may be opportunities for local energy production at this location. Negative Impact.</p>	<p>regulations. Development in the town centre has the potential to connect to District Heating Networks which, if powered by renewable sources have could reduce the emission of greenhouse gases. This option is more limited if the development is on employment sites which could have contributed to this network. Any new development will however use resources and energy as part of the construction phase and traffic generated will lead to an increased in the level of greenhouse gases emitted. Overall Negative Impact</p>
Waste	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP).</p> <p>New development may require the expansion or enhancement of waste water treatment works. Water does discharge into the river Arun which could raise issue re water quality, but EA indicated in 2009 that opportunities to enhance water quality are available assuming the site is not developed in cumulation with a high level of other sites. Uncertain – possible Neutral Impact.</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan.</p> <p>HDC operated a successful waste collection service which achieves a high level of recycling, thereby encouraging waste minimisation.</p> <p>Development in this location would need to drain to a WwTW probably in MSDC, or require a new facility. Funding for further infrastructure is therefore likely to be necessary before the EA can release further discharge consents. Negative Impact at this stage</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan.</p> <p>HDC operated a successful waste collection service which achieves a high level of recycling, thereby encouraging waste minimisation.</p> <p>Development in this location would need to drain to a WwTW (potentially Horsham) or for a larger scale development require a new facility.). The cumulative impacts of this on waste treatment are not yet known. Potential for some negative impacts at this stage</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP).</p> <p>New development may require the expansion or enhancement of waste water treatment works. Water does discharge into the river Arun which could raise issue re water quality, but EA indicated in 2009 that opportunities to enhance water quality are available assuming the site is not developed in cumulation with a high level of other sites. Uncertain – possible Neutral Impact.</p>
Economy	<p>Further residential development in this location would contribute to the wider economy and Gatwick diamond, directly through the provision of new homes, and also through the creation of an increased demand for goods and services. The scale of development would not be high enough to result in new employment land on site.</p>	<p>Development in this location will provide jobs for the local area and contribute towards the wider economy and Gatwick Diamond. In the short term, development at this location would require out - commuting as it is likely houses would be provided before large scale housing development. There</p>	<p>A large scale development in this location will provide employment land and jobs for the local area and contribute towards the wider economy and Gatwick Diamond. The smaller scale development of up to 500 homes would not however be likely to provide a significant amount of employment development and this would lead to out commuting either to nearby towns or</p>	<p>The redevelopment of all employment sites within the town centre has the potential to have a negative impact on the economy overall as the number of jobs available in the town would fall, and lead to significant out commuting. Significant negative effects.</p>

	Rookwood	Mayfield	Kingsfold (4,000 and up to 500 homes)	Large scale brownfield
	Positive Impact	is also a significant risk that this scale of development could have an impact on the economies of nearby towns in both Horsham and Mid Sussex districts, competing with these centres for businesses. Impacts uncertain at this stage.	outside the District for work. There is a risk that the larger scale development could impact on the existing centres at Horsham and potentially other nearby towns including Dorking and Crawley, by competing with businesses in these centre. Mixed positive and negative impacts – overall impact uncertain.	
Retail	The northern portion of this site is very isolated and access to existing facilities is limited. New development at this location may need to incorporate some local retail facilities. Development would help enhance the vitality of Horsham town centre by creating an additional demand for goods and services. Some Positive Impact	A strategic development in this location will require the provision of some local retail facilities on site which will be well placed adjacent to the A23. Retail provision in this location, may however conflict with the existing retail offer of neighbouring Burgess Hill in Mid Sussex authority which is planned to expand as a result of the Burgess Hill neighbourhood plan. These impacts need to be investigated further. Some Negative Impact.	A strategic development in this location will require the provision of some local retail facilities on site. Retail provision in this location, may however conflict with the existing retail offer of neighbouring settlements such as Horsham or Dorking depending on the level of retail provision that is made. The smaller scale development of up to 500 homes may support a small local shop (of which none currently exists), but it is unlikely that wider retail needs would be met, and as a result commuting to other nearby settlements would be required. Some Negative Impact	The redevelopment of employment uses in the town centre for residential development could have a negative impact on retail uses in the town centre as passing trade decreases. Office workers support the day time economy by shopping in local stores during the working week. Replacing offices with residential accommodation presents a risk of those residents working elsewhere, thereby only supporting the economy at weekends. Overall negative impact
Transport	Any new development will have some increase in traffic as new residents will drive to employment, retail and leisure facilities. The site is located close to the A264 and has good rail and road connections, particularly to the south of the site. The north of the site is however relatively isolated and would be likely to increase car journeys from this parcel of land in particular. Further bus services may need to be provided as part of any development. The site is also close to the A24, however major improvement works may be required to increase the capacity of Robin Hood Roundabout. Potential large negative impact	A strategic development at this location will increase the amount of vehicle traffic in the Cowfold and Hurstpierpoint area - both of which are small villages with limited capacity for additional through traffic. The development site is however located close to the A23 which provides direct links to London and the south coast. The site does not have a train station and limited public transport services which may encourage and over-reliance on private car use unless services are provided as part of the development. Overall impact negative impact due to lack of public transport and limited capacity on rural roads.	A strategic development at this location will increase the amount of vehicle traffic. There is potential for this development to provide upgrades to the A24, which at this point is single carriageway, but without detailed transport assessments it is not known what type of mitigation would be required particularly if development is in cumulation with other development in the area and negative impacts on the surrounding road network in Sussex and Surrey. The site is adjacent to a railway line and again there may be some potential to enhance services, but to date no information is available. In addition this route is the slower journey into central London. A smaller development of up to 500 homes would not be able to enhance rail services and would increase traffic due to the lack of local services. Overall negative Impact	Sites in Horsham town centre are well served by public transport including buses and trains and have good road links to Crawley, the M23 and strategic road network. Cumulatively, development in the town centre has potential to cause congestion and place increasing pressure on the road network in and around the town. Negative Impact with some positive benefits from the availability of public transport

	Novartis	Tower Hill	Lyons Farm
Housing	The redevelopment of this site for mixed uses including education will allow for the provision of some specialist residential accommodation to meet the needs of students who study at any education facility on this site. This will help to ensure that accommodation is provided for students who are often younger in age, where a need has been identified in the District. Positive Impact	Development at this location could accommodate around 300 homes which would make some contribution towards meeting the District's identified housing needs in addition to larger scale strategic developments. The site is south of the railway line which currently forms a firm boundary to the town so development at this site is likely to feel isolated from the rest of the town even though it is geographically within the Gatwick diamond and is close to employment and services in the town. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements. Positive Impact	The total site area for this land is approaching 40 hectares. A significant portion of the site is impacted by the risk of flooding which would reduce the developable area to around 27ha. The site could potentially deliver in the region of 600 homes, although the developer is proposing 500 units. This option would help to meet the wider District's Housing needs and that of the wider sub-region, but development on the western portion of the site would not relate well to existing development at Broadbridge Heath and potentially be isolated development. An Article 4 direction already exists on the site to prevent plot land subdivision and the beginnings of isolated development in this area. The developer indicates that 40% affordable homes could be developed, but further work is needed on education provision and transport to know if this could be delivered. Positive Impact
Education and Skills	The Novartis site was a research and development establishment. Redevelopment as an tertiary education facility would help improve the education offer within the town but also help retain the high level of skills within the town that a research establishment will provide. Significant positive Impact	At 300 homes it is unlikely that this site would provide a new primary school on site, and additional pupils would need to be accommodated in existing schools within the town. Due to the location of this site beyond the main boundary of the site, access to the town would be over a small bridge over the railway line or down Worthing road may raise safety concerns and could increase road traffic entering the town. New residents would also increase the number of secondary school pupils, but it is likely that this level of development could be accommodated taking into account the provision of a new secondary school as a result of larger scale strategic development. Overall neutral impact	Although new development at Broadbridge Heath is providing a new primary school, a new development of this size may require additional primary school provision. Although a new secondary school is being planning for in North Horsham, a large scale development in this location may increase the pressure on the new facility which would already be meeting existing need from outside the new development. No information regarding the impact of development at this location has not yet been provided, and at this stage the lack of education places for residents in the wider area cannot be ruled out despite the sites' relative proximity to Tanbridge House school – this would be a significant negative impact.
Leisure and Recreation	The former Novartis Site had some leisure and recreation provision for its employees. This site has already been considered as part of a separate planning application, but it was not available for use by the general public. The redevelopment of this site will however increase demands for leisure and recreation facilities in the town and there is the risk that this will put pressure on existing services. There may also be increased demands on the night time economy if the new residents have a relatively young age structure. Some Negative Impact if no	Land to the south of the town forms part of the green infrastructure network and some of the site is accessible by public rights of way with existing linkages from the town. Development on this site would increase pressure on other leisure and recreation facilities in the town, but it is likely that development of this scale could be accommodated by existing facilities. Small negative Impact due to loss of current	Any new development will increase demand for leisure and recreation opportunities. This risks increasing pressure on existing services in the surrounding area unless these are enhanced or new facilities are provided. The level of provision that would be required is not yet known but assuming mitigation is undertaken the impact would be neutral.

	Novartis	Tower Hill	Lyons Farm
	contribution to additional / improved provision	quiet rural recreation / green infrastructure belt to the south of the town	
Human Health	New development would place additional pressure on existing health care facilities and a new GP's or contributions to upgrades of existing surgeries may be required. Any development would need to ensure there was enough capacity for the additional population and if not, facilities would be provided using CIL receipts or site specific S106 contributions would be sought before development could take place. Neutral Impact	New development would place additional pressure on existing health care facilities and a new GP's surgery may be required. Any development would need to ensure there was enough capacity for the additional population and if not, facilities would be provided using CIL receipts or site specific S106 contributions would be sought. Neutral Impact.	All strategic development would need to ensure that there are sufficient GPs for the additional population. It may be that additional surgeries in the town could be expanded. Alternatively a new surgery would be necessary. In addition the strategic development at Broadbridge Heath is still ongoing and healthcare facilities are not yet available or upgraded which could result in short term pressure on existing facilities. Possible short term negative impact, long term neutral impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Concerns may be raised by some regarding a risk of antisocial behaviour arising from a changed age structure, but there is no evidence to demonstrate that this would be an issue. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage although significant adverse impacts are considered unlikely. Effects uncertain.
Equalities and Social Inclusion	The redevelopment of this site is not considered to have any direct impacts on race, gender, sexual orientation of belief. The accommodation will need to be designed to ensure that it accommodates those with disabilities. As the housing is student accommodation it may primarily house younger individuals, but the accommodation does not preclude older students. Neutral Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is also potential to provide a mix of housing types and to encourage flexible design to allow rooms to be converted if necessary. Whilst some of the site is relatively close to the centre of Horsham parts of the site are relatively distant from local shops / services and may cause some difficulties for those without access to a car, although it is recognised impacts would be lower than in more rural parts of the District. Neutral Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and encourage flexible design to accommodate a range of housing needs. The site is however sufficiently distant from the centre of Horsham that those without access may be disadvantaged. In addition the site would result in significant further expansion in the area around Broadbridge heath, which is still ongoing. This could lead to adverse impacts on community cohesion. Potential negative Impact in the short term
Biodiversity	This site is a brownfield location and would not result in the loss of further greenfield land and impacts to biodiversity from the loss of hedgerows. The site does have some greenspaces and landscaping and there is therefore some small risk of impacts to biodiversity without mitigation. This is not however considered to be significant. Overall positive impact	This site is a greenfield location and is bounded by mature trees. At this stage no biodiversity information has been provided on the site, but aerial photographs of the site indicate that the land may support unimproved pasture which may be of more biodiversity interest than other sites in the District.	This site is a greenfield location and is bounded by mature trees and hedgerows. At this stage no biodiversity information has been provided on the site but there may be areas of importance for biodiversity particularly along the river Arun corridor which passes through the site. SxBRC data has records of bat species on the site and would need to be

	Novartis	Tower Hill	Lyons Farm
		At this stage significant negative impacts cannot be ruled out and there is potential for large Negative Impact	overcome. Some Negative Impact
Landscape	This site is a brownfield location and would not result in the loss of further greenfield land and changes to the rural landscape which other options may generate. The site also contains a tree lined avenue dating back to the 1930s which is important to the setting of the site. Redevelopment could risk the loss of this historic landscape but also presents an opportunity to retained and managed this in the future. Redevelopment of this site will also help to retain the mix of housing and other forms of development that are currently within Horsham town. Uncertain, but potential for positive Impact	The proposed site has a sloping topography rising towards the south. The landscape in this area has been identified as being visually prominent and forms part of the distinctive landscape setting to the south of the town. Development would therefore be visually intrusive in a currently rural landscape and has low capacity for built development. Furthermore, development on this land would also merge with the small hamlet of Tower Hill to the south creating ad-hoc urban sprawl rather than carefully planned and landscaped development. large Negative Impact	Development in this location would result in the development of what is currently greenfield land in a landscape character area that has been identified as having low capacity for development. The majority of the site is west of the Arun, and this would result in the appearance of an elongated development within the countryside away from nearby Broadbridge Heath, particularly if it comes forward before the completion of Wickhurst Green. The development would lead to extensive urban sprawl to the west of Horsham and Broadbridge Heath and would also the settlement form and character of the District. Significant Negative Impact
Archaeology and Cultural Heritage	This site contains locally listed buildings which is important to the setting of the site. Without mitigation (which could be a policy requirement were the site to be allocated for development) there is potential that the setting of this site be adversely affected. Conversely the redevelopment of the site offers an opportunity to ensure that the setting of the locally listed buildings and the tree lined entrance to the site are retained into the future rather than falling into disrepair. Uncertain, but potential for positive Impact	The southern boundary of the site adjoins the Boar's Head public house which is a grade II listed building. There is therefore potential that development on this site could have an adverse impact on the setting of this building. Small negative impact	The eastern most edge of the site adjoins Lower Broadbridge farm which is a Grade II listed building. There is therefore potential for the development of this site to adversely impact the setting of this building. In addition, there is a designated archaeological site close to the site boundary and there may therefore be some potential impacts on local archaeology. Further detail on this would be required but at this there is a potential for some negative impacts to arise.
Environmental Quality (soil air water)	As a former medical research facility there is some potential for contamination on this site, and depending on the nature of the redevelopment the use of chemicals on the site may continue. This is however likely to be very strictly controlled and the risks from this contamination to soil and water are at this stage considered to be low. As the site is a former research establishment, this use would have had a level of traffic generation. New development may, depending on its precise nature, increase the number of individuals accessing the site over this use. If a significant proportion of this is by car, there is potential for the air quality in the area to deteriorate. Limited information is however available at this stage. Further work is necessary to understand what the cumulative impact of redevelopment of this site may be on discharge consents or the waste water	As the site is physically separated from Horsham town by the railway to the north of the site, there is the potential for development to result in increased traffic movements into the town as well as increased traffic to Christ's hospital station which is relatively close by. Cumulatively with other development this increase in traffic may contribute to a deterioration of air quality in the town, which is nearing its Air Quality Objectives in some places. Further deterioration could result in the need for an additional AQMA to be declared. Wastewater from development in this location would need to be treated at Horsham WwTW which is currently operating at BAT for phosphorous. Consent from the EA would be required to discharge further wastewater into the River Arun but available evidence indicates that the proposed scale of development could be accommodated	The vast majority of this site is physically separated from Broadbridge Heath by the river Arun. Residents on this site would access services and facilities in Broadbridge Heath or Horsham, and there is the potential for development to result in increased traffic movements into the town and to Christ's hospital station. The lack or proximity to the railway line may compound this issue. Cumulatively with other development this increase in traffic may contribute to a deterioration of air quality in the town, which is nearing its Air Quality Objectives in some places. Land at this site has not been identified as being of high agricultural value or as being affected by soil contamination. Further work is necessary to understand what the cumulative impact of redevelopment of this site may be on discharge consents or the waste water treatment works, but

	Novartis	Tower Hill	Lyons Farm
	<p>treatment works, but there is a risk that increased development on the site may increase pressure on existing facilities.</p> <p>Precise impacts not yet fully understood but at this stage there is potential to have significant impacts on air or waste water treatment works.</p>	<p>Land in this area is unlikely to be contaminated.</p> <p>Potential for Negative Impact</p>	<p>there is a risk that increased development on the site may increase pressure on existing facilities.</p> <p>Precise impacts not yet fully understood but at this stage there is potential to have significant impacts on air or waste water treatment works.</p>
Flooding and Drainage	<p>This site is an area of existing development, and is not in an area of known flood risk. The development is therefore unlikely to have significant changes on existing flooding and drainage patterns already arising from the site. Neutral Impact</p>	<p>This site has not been identified as being at specific risk from flooding. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF. Neutral impact</p>	<p>The Arun runs roughly south- north through this site and a significant proportion of the site is at risk from riverine flooding. This limits the land that is available for development and although this is recognised by the developer further flood risk assessment work is required. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Mitigation would be required in accordance with the NPPF, as part of development but at this stage no detailed modelling or mitigation measures have been provided to the Council and significant impacts cannot be ruled out, although it is recognised that mitigation would be incorporated into the scheme potential for Negative Impacts arising from this proposal at this stage</p>
Climate change and resources	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development and through subsequent operation of the site. It will also depend on the extent to which existing buildings are re-used, but if this is achieved the use of resources during construction will be lower than for many developments. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location. Some Negative Impact.</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase. The site is too small to accommodate decentralised energy such as CHP. The location of development close to existing employment may also help reduce commuting distances, having an indirect positive impact as a result of development at this location. Some Negative Impact.</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Any new development will however use resources and energy as part of the construction phase. There may be opportunities for local energy production at this location. Some Negative Impact..</p>
Waste	<p>Further work is necessary to understand what the cumulative impact of redevelopment of this site may be on discharge consents or the waste water treatment works, but there is a risk that increased development on the site may increase pressure on existing facilities.</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP).</p> <p>New development at this scale would be unlikely to require the expansion of waste water</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP).</p> <p>New development at this scale would be unlikely to require the expansion of waste water</p>

	Novartis	Tower Hill	Lyons Farm
	Precise impacts not yet fully understood but at this stage there is potential to have significant impacts on air or waste water treatment works	treatment works as a stand-alone development although cumulative impacts with other development sites is a consideration. Water does discharge into the river Arun which could raise issue in terms of water quality, but the Environment Agency have indicated that opportunities to enhance water quality are available. Impact Uncertain – possible Neutral Impact.	treatment works as a stand-alone development although cumulative impacts with other development sites is a consideration. Water does discharge into the river Arun which could raise issue in terms of water quality, but the Environment Agency have indicated that opportunities to enhance water quality are available. Impact Uncertain – possible Neutral Impact..
Economy	At the current time this site is a vacant area of land used for employment. Redevelopment for mixed use including educational facilities will help provide continued employment opportunities on the site and in addition, a small level of residential development will ensure that other aspects of the town's wider economy remain viable. Significant positive Impact	Further residential development in this location would contribute to the wider economy and Gatwick diamond, directly through the provision of new homes, and also through the creation of an increased demand for goods and services. The scale of development would not be high enough to result in new employment land on site. Some Positive Impact	Housing in this location would contribute to the Gatwick Diamond economy, both directly through providing homes where those employed locally could live, and more indirectly by creating a demand for goods and services. The site is not being proposed for any employment use, and the western portion of the site is relatively remote which may limit the attractiveness of this area for business. Some Positive Impact
Retail	This development will not result in the loss of any existing retail sites. Continued employment and some residential development on the site will have some positive impacts in maintaining the viability of existing retail in the town centre. The number of additional students living in the town may also help to widen the retail offer in the town, further increasing the long term viability of Horsham Town. Some positive Impacts	The nearest retail facilities are reasonably close at around 1km away at the closest point to the site, but the scale of the site would not be large enough to support new small scale convenience shops. , , Development would help enhance the vitality of Horsham town centre by creating an additional demand for goods and services. Some Positive Impact	Development would help enhance the vitality of Horsham town centre by creating an additional demand for goods and services .The nearest retail facilities are reasonably close to this site, but most new residents would still require a car to reach shops and other services. In addition the strategic development at Broadbridge Heath is still ongoing and some retail facilities are not yet available or upgraded. The scale of the site would not be large enough to support new small scale convenience store. Some Positive Impact
Transport	As the site is a former research establishment, this use would have had a level of traffic generation. New development may, depending on its precise nature, increase the number of individuals accessing the site over this use. If the site is primarily accessed by car this may have implications on the road network approaching and within Horsham town, particularly when considered in cumulation with other developments. Mitigation would be required to ensure that impacts arising from the development are not severe but at this stage Some Negative Impact cannot be ruled out.	The location of this site to the south of the railway line places a physical barrier which together with the busy Worthing Road may limit the attractiveness of walking into Horsham (which is a minimum of 1km to the nearest shops/ employment locations). This is therefore likely to encourage increased vehicle use, which may be required in any event depending on where new residents work. The site is close to rural roads which connect to the station at Christ's Hospital and this may therefore increase traffic and parking problems around this station. The access to the site could potentially be achieved from Tower Hill Road to the South of the road. This connects to Worthing Road. To date no information regarding the impacts of development on the road network either individually or cumulatively with other development	This site is relatively close to Horsham, but has no direct access to a railway. Pedestrian and other public transport upgrades to Broadbridge Heath and beyond would be necessary. The proposed site is close to Broadbridge Heath and Horsham. Strategic development at Broadbridge heath is still ongoing and upgrades to the road network to accommodate this development have not been completed which could lead to additional congestion particularly in the short term when other services and facilities in connection with this development have not yet been provided. The development is also likely result in additional transport generation. The site has no direct rail access which would further increase road traffic movements. There may also be impacts on the wider

	Novartis	Tower Hill	Lyons Farm
		has been provided and at this stage some negative impacts cannot be ruled out.	strategic road network, particularly in cumulation with other development. Potential for Large Negative Impact.

	South of Southwater	South of Billingshurst	Rusper Road, Crawley	New Place Farm Pulborough
Housing	Development at this location could accommodate up to 200 homes which would make some contribution towards meeting the District's identified housing needs in addition to larger scale strategic developments. The site is south of the current built form of the village and there is therefore some potential that the site could feel isolated from the rest of the village even though it is geographically within the Gatwick diamond and is close to employment and services in the town. The % of affordable housing is has the potential to be higher than on large strategic sites as other infrastructure costs are likely to be lower. Positive Impact	Development at this location could accommodate up to 200 homes which would make some contribution towards meeting the District's identified housing needs in addition to larger scale strategic developments. The site will extend the form of the village to the south and there is some potential that the development could feel isolated from the rest of the village. The site is further away from the centre of the Gatwick diamond than other settlements in the District, but the site is still relatively close to local jobs and services. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements. Positive Impact	This site was proposed to the Council during the examination up to 200 (and recently for 96 homes in DC/14 2132) homes if all the land area were developed. This would make some contribution towards meeting the District's identified housing needs in addition to larger scale strategic developments. The site is west of Crawley so would provide homes close to the centre of the Gatwick diamond. This development would not however relate well to existing or planned neighbourhoods at Crawley and could impact on the access to and delivery of further strategic neighbourhood development around Crawley if such sites are required. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements. Small Positive Impact	Development at this location could likely accommodate around 150 homes which would make some contribution towards meeting the District's identified housing needs. This site may not be sufficiently strategic in scale for development in the HDPF. The contribution to housing need is therefore smaller than other sites in the SA process, particularly as the site is further away from the centre of the Gatwick diamond than other sites in the District, although it may meet the needs of coastal authorities, although the village is relatively remote from Brighton, Worthing and Chichester. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements. Limited Positive Impact
Education and Skills	Southwater has a number of primary schools, but no secondary school, meaning children of secondary school age attend high school in Horsham. This pattern would continue with this development, which would increase some out commuting from this location. The overall distance travelled to school by pupils in the village to secondary school is shorter than pupils travelling to rural secondary schools elsewhere in the District. Some Negative Impact	Billingshurst has a primary and secondary school. The Weald is operating near capacity and has limited opportunities to expand the site. Current indications are that a development of this scale could however be accommodated in this location. Likely neutral impact.	This site would not provide sufficient scale of development to provide new primary or secondary schools on site. New residents would therefore need to travel to existing schools. This would create additional pressure on existing education facilities. Capacity issues have been identified at schools in the Crawley borough and development would therefore compound this problem without being able to provide new facilities. Some Negative Impact	Pulborough has a primary school in the village but no secondary school with many children in the village travelling outside the village to the in Billingshurst or other secondary schools further away. The Weald is operating near capacity but may be able to support this development if there is limited development elsewhere in the catchment area. Some negative impact due to travel to secondary school
Leisure and Recreation	The site is currently a greenfield site, and has limited public access. Development in this location would increase demand for leisure and recreation sites, provision of which is good, but with enhancement this will result in a Neutral Impact.	The site is currently a greenfield site, and has limited public rights of way access. Development in this location would increase demand for leisure and recreation sites, for which there is good provision within the village, but with enhancement this will result in a Neutral Impact.	The site is currently a greenfield site. Land west of Crawley is a recreational resource with direct links into the countryside, which is not present around the rest of the town. Development of this site would increase demand for recreation facilities within Crawley and will also contribute to the	The site is currently a greenfield site, and has limited public rights of way access. Development in this location would increase demand for leisure and recreation sites, but with enhancement this will result in a Neutral Impact.

	South of Southwater	South of Billingshurst	Rusper Road, Crawley	New Place Farm Pulborough
			erosion of the rural landscape which cumulatively forms an important recreation area in its own right Some Negative Impact	
Human Health	There is sufficient capacity at the existing health care centre to accommodate a development of around 200 homes at this location. Neutral Impact	Whilst the health care facilities in the village may need to expand if significant strategic development takes place, current indications are that the health care centre has sufficient capacity to accommodate a development of around 200 homes at this location in cumulation with 475 east of the village. Neutral Impact	All development would need to ensure that there are sufficient GPs for the additional population, potentially through contributions to enhance existing facilities. The development is however unrelated to existing neighbourhoods in Crawley, and would require travel which may not be within walking distance. Depending on any public transport enhancements that are provided accessibility to these centres may be limited for those without a car. Uncertain -Neutral to small negative Impact.	Pulborough has a health care centre in the village which serves a wide rural catchment. Due to the unexpected closure of a health care centre in Storrington, and a number of new developments in Pulborough over recent years, the centre has recently experienced additional pressure. Information is lacking as to the ability of the centre to accommodate additional new development. Uncertain -Neutral to small negative Impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. This development could be accommodated in the village in cumulation with 600 homes West of Southwater with no negative impact on existing facilities. (subject to mitigation). The extension of the village southwards may mean some services and facilities are not within immediate walking distance but overall it is considered there will be a Neutral Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. This development could be accommodated in the village in cumulation with 475 homes East of Billingshurst with no negative impact on existing facilities (subject to mitigation). The extension of the village southwards may mean some services and facilities are not within immediate walking distance but overall it is considered there will be a Neutral Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. The proposal as a standalone development that is not in keeping with Crawley's neighbourhood development principles would result in a piecemeal incremental development beyond the main boundary of the town, and the lack of direct access to services and facilities would generate social exclusion for these residents from lack of community, particularly for those with limited mobility or access to a car. Large Negative Impact	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. The settlement of Pulborough has more limited employment than Southwater / Billingshurst and requires further travel to some services and facilities, and may therefore be more potential for social exclusion for those with limited mobility in particular. some potential for negative impact

	South of Southwater	South of Billingshurst	Rusper Road, Crawley	New Place Farm Pulborough
Biodiversity	The proposed site is located on greenfield land. It adjoins Hog's Wood to the west which is an area of ancient woodland which could be impacted if development takes place too close to this area. The site is also bounded by trees and hedgerows, and again there is some potential risk that the loss of these features could have an adverse impact on biodiversity. The scale of any impact would be lower than some strategic development due to the smaller size of the site. Potential for small negative impact	The proposed site is located on greenfield land. Although land to the north has now been developed grass snakes and great crested newts have been recorded in this area, and the land has potential to be within barbastelle bats flightlines, which if impacted could affect the integrity of the Mens SAC. The site is also bounded by trees and hedgerows, and again there is some potential risk that the loss of these features could have an adverse impact on biodiversity. The scale of any impact would be lower than some strategic development due to the smaller size of the site. Potential for negative impact	The proposed site is located on greenfield land. Although not identified as a particular area of nature conservation in its own right, the land to the West of Crawley has a number of areas of importance for nature conservation including SSSIs and ancient woodland. There is therefore an indirect risk that development, through increased recreational pressure in this landscape could adversely impact these sites. Overall the impact of this would be low given the scale of development. Some Potential for negative impact	The proposed site is located on greenfield land and is not directly impacted by nature conservation designations. The site is relatively open and has fewer hedgerows than many in the District. This coupled with a lower scale development means that negative impacts may be lower than other development locations, but in the absence of detailed ecological information there is still some potential for negative impact
Landscape	The proposed site is located on greenfield land and development will therefore result in the loss of what is currently unspoilt landscape. The development will also pull the form of the settlement to the south elongating the settlement of Southwater further. The proposed site is surrounded by trees, hedgerows and woodland and the enclosed nature of the site will mean that the visual impact of the development would be relatively small. Some negative impact	The proposed site is located on greenfield land. Although land to the north has now been developed the development still has the potential to impact on the good landscape condition and network of trees and hedgerows in this location, resulting in an urbanisation of the landscape to the south. Some negative impact	This site is located in an area with moderate landscape capacity for development. The site itself is well contained to the east south and west and not widely visible. Development would however be more visually intrusive when viewed from the north. This would have some adverse impact on the setting of the western edge of Crawley which is currently characterised by a rural rather than urban edge. Some negative impact	This site is generally very open and the landform rises to north. Significant development on this site would therefore be visually prominent and would have an adverse impact on the surrounding landscape. Large negative impact
Archaeology and Cultural Heritage	Available data does not indicate that there are areas of significant historical and cultural importance that would be significantly harmed by development in this location. Neutral Impact.	Available data does not indicate that there are areas of significant historical and cultural importance that would be significantly harmed by development in this location. Neutral Impact.	Available data does not indicate that there are areas of significant historical and cultural importance that would be directly harmed by development in this location although some concerns have been raised on the impact on the setting of local churches. Overall. Neutral Impact	Available data does not indicate that there are areas of significant historical and cultural importance that would be significantly harmed by development in this location. Neutral Impact.
Environmental Quality (soil air water)	Limited information is available regarding air quality in Southwater. There is however a risk that development will increase traffic flows within Southwater and on the wider road network, which could contribute to deterioration in air quality. The site is also close to the A24, but effects would be no more	Limited information is available regarding air quality in Billingshurst. The location of the development at the southern edge of the village may result in increased car journeys to some services and facilities – particularly retail which are in the northern part of Billingshurst. Development of a strategic. This may result in a deterioration of air quality. Air quality	The land in this location has not been identified as being of high agricultural value, or affected by contamination. The site is however close to Gatwick airport, and the site is affected to some degree by noise from air traffic although it is within acceptable LEQ air contours. Air quality in some parts of Crawley (particularly near the airport) is poor, and any additional traffic	The land in this location has not been identified as being of high agricultural value, or affected by contamination. Some air quality monitoring has indicated that levels in Pulborough may be of concern in the future, and increased development in the village may exacerbate this problem. Development will increase car journeys to some extent as the site is located in

	South of Southwater	South of Billingshurst	Rusper Road, Crawley	New Place Farm Pulborough
	<p>significant than existing development in the village that is close to this road. Waste water will be treated at Horsham waste water treatment works. Evidence indicates water quality discharging into the Arun can be maintained.</p> <p>Some Negative impact</p>	<p>may also reduce in nearby settlements such as Pulborough with increased journeys on the A29. Evidence indicates water quality can be maintained. Some potential for negative Impact</p>	<p>associated with development may cumulatively result in worsening air quality in this area, particularly as this development would be reliant on travel to existing neighbourhoods. Capacity for waste water treatment works is limited and could lead to severe impacts if development were to take place without necessary upgrades to Crawley Waste water treatment works. Large negative Impact</p>	<p>the north east of the village and away from some of the key facilities (eg retail) which are concentrated to the west of the village. Sewage generated from this site would be treated at Pulborough Waste water treatment works. This site is thought to have some capacity for a small amount of additional development. Some potential for negative Impact</p>
<p>Flooding and Drainage</p>	<p>This site has not been identified as being at specific risk from flooding. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF. Neutral impact</p>	<p>This site has not been identified as being at specific risk from flooding. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF. Neutral impact</p>	<p>This site has not been identified as being at specific risk from flooding although standing water has been observed on some parts of the site. . Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF. Neutral impact</p>	<p>This site has not been identified as being at specific risk from flooding. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF. Neutral impact</p>
<p>Climate change and resources</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There are unlikely to be opportunities for local energy production at this location due to the scale of the development. Some Negative Impact.</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There are unlikely to be opportunities for local energy production at this location due to the scale of the development. Some Negative Impact.</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There are unlikely to be opportunities for local energy production at this location due to the scale of the development. Some Negative Impact.</p>	<p>At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There are unlikely to be opportunities for local energy production at this location due to the scale of the development. Some Negative Impact.</p>
<p>Waste</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP). New development at this scale</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP).</p>	<p>Thames Water have identified that existing waste water treatment facilities are at capacity taking into account existing and permitted / ongoing development. Although a smaller scale than many developments</p>	<p>A development of this size would be required to minimise waste through a Site Waste Management Plan (SWMP).</p>

	South of Southwater	South of Billingshurst	Rusper Road, Crawley	New Place Farm Pulborough
	would be unlikely to require the expansion of waste water treatment works as a stand-alone development although cumulative impacts with other development sites is a consideration. Water does discharge into the river Arun which could raise issue in terms of water quality, but the Environment Agency have indicated that opportunities to enhance water quality are available. Impact Uncertain – possible Neutral Impact.	Sewage generated from this site would be treated at Billingshurst Waste water treatment works. This site is reaching capacity and extension would be required as part of large scale development, but evidence indicates this could be resolved. Neutral Impact	this proposal would create unacceptable pressure on sewage treatment facilities. This would need to be upgraded, but it is not known if the scale of this development would be sufficient to fund the upgrades required. Significant Negative Impact	Sewage generated from this site would be treated at Pulborough Waste water treatment works. This site is thought to have some capacity for a small amount of additional development. Neutral Impact
Economy	Development will provide homes for the local workforce and contribute towards the local economy and Gatwick Diamond. New development will not be of a size to provide a large area of employment land. Positive impact.	Although outside the core of the Gatwick Diamond, development in this location will help to development will provide homes for the local workforce and contribute to the local economy of Billingshurst and the east of the District. New development will not be of a size to provide a large area of employment land Positive Impact	Development will provide homes for the local workforce and contribute towards the local economy and Gatwick Diamond. New development will not be of a size to provide a large area of employment land. Positive impact.	Although outside the core of the Gatwick Diamond, development in this location will help to development will provide homes for the local workforce and contribute to the local economy of Pulborough and the south-east of the District. New development will not however be of a size to provide a large area of employment land. Pulborough has fewer employment opportunities in the village than Southwater or Billingshurst and would be likely to result in outcommuting. Neutral to Small Positive Impact
Retail	A small amount of development in Southwater is likely to have a positive impact on maintaining the existing retail centre of Lintot Square as the new population will support these existing services and facilities. It is considered that this site in cumulation with 600 homes West of Southwater would not create the need for additional retail development in the village. Positive Impact	Billingshurst has a reasonable range of retail facilities some of which are within easy walking distance of the site, but Jengers Mead has been identified as being in need of upgrading. Development at this site may, in cumulation with other larger scale development in the District be able to contribute to the regeneration of this area. Positive Impact	This site would not provide sufficient scale of development to provide new retail facilities as part of a new neighbourhood. New residents would therefore be reliant on those in other neighbourhoods of Crawley which are not well related to this development and are likely to increase the use of the private car. There may be some limited positive impact on enhancing the viability of existing retail in these neighbourhoods, but due to the neighbourhood development principles this impact is likely to be small. Overall neutral impact	Pulborough has a reasonable range of retail facilities, although most of these are to the west of the village and may not be within easy walking distance. Overall however the development may help ensure the continued vitality of existing retail units. Positive Impact
Transport	Southwater is relatively well connected in transport terms with good links to the A24, and is close to Horsham. The settlement also has a	Billingshurst is relatively well connected in transport terms with good access to the A29 and is on the Arun valley railway line. Bus services	Crawley has good transport links with good bus and rail links, particularly when compared with rural services in Horsham District. The existing road network in Crawley does however	Pulborough is relatively well connected in transport terms with good access to the A29 and is on the Arun valley railway line. Bus services are less frequent than in Horsham and its

	South of Southwater	South of Billingshurst	Rusper Road, Crawley	New Place Farm Pulborough
	regular bus service with some of the most frequent services in the District. The settlement does however have more limited access to rail (either Horsham or Christ's Hospital). Development at this location will lead to increased journeys to schools, services and employment and many of these will be by car due to the location of the site at the southernmost edge of the village and the scale of the development which will not provide addition to services and facilities on site. Some Negative Impact	are less frequent than in Horsham and its immediate surroundings. Some increase in car journeys from this location would arise as the site is located on the southern edge of the village and is will not provide additional services and facilities on site. Some Negative Impact	experience congestion and development in this location with no local provision of services and facilities would result in the need to travel into the town centre / adjoining neighbourhoods. It is likely that most of these journeys would be made by car rather than rail and the fastway (bus) network does not extend into this location. There are therefore concerns that this development would have a negative impact on traffic congestion and road safety, although the scale of development would have a lower impact than strategic development. Some Negative Impact	immediate surroundings, and the village is relatively remote from Horsham to the north and the key settlements along the south coast.. Some increase in car journeys from this location would arise from development as it would be necessary to commute to work and in some cases to access services and facilities in the village. Negative Impact

- 6) Should the affordable housing target
- a. of 40% on developments of 15 houses and above, achieving a balance of with 60% as social rented be retained?
 - b. be reduced below 40% but lower the threshold for affordable housing provision below 15 homes and require the tenure of 70% affordable homes to be social rented?

	Retain 40% affordable housing target achieving a balance of with 60% as social rented	Reduce target but require affordable housing contributions for developments lower than 15 homes and require a minimum of increase 70% of affordable homes to social rented
Housing	Retaining a 40% housing target will enable the Council to enter negotiations with developers to provide affordable housing on sites up to this level. This level of affordable housing has been achieved on a number of sites since 2007, and retaining this policy will provide and opportunity for this to be continued. Significant Positive Impact	Reducing the affordable housing threshold would limit the upper level at which affordable housing could be provided. Given that higher levels have been achieved on a number of sites in the past few years this could limit the amount of affordable housing coming forward on these sites. However, reducing the size of development where contributions are required and seeking 70% social rented will help ensure the a high level of affordable housing is provided that still meets the key identified are of need. Positive Impact, provided that the overall target is not significantly reduced (e.g. lower than ~35%)

Education & Skills	Although the provision of a 40% affordable housing target would not have any direct impact on education and skills, provision of safe secure accommodation may make it easier for adults and children to maintain steady access to education and training, which will indirectly have a positive impact on education and skills, particularly into the longer term. Positive impact.	Reducing the provision of 40% affordable housing will not have any direct impact on education and skills. Uncertainty in relation to accommodation can limit access for adults and children to education and training and reducing affordable housing targets could therefore indirectly impact this issue. However, this policy approach would still provide affordable housing and reducing the size of development where contributions are required and seeking 70% social rented will help ensure a high level of affordable housing is provided thus mitigating this impact. Positive impact
Leisure and Recreation	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect

	Retain 40% affordable housing target achieving a balance of with 60% as social rented	Reduce target but require affordable housing contributions for developments lower than 15 homes and require a minimum of increase 70% of affordable homes to social rented
Human Health	Good accommodation and continuity of tenure have been shown to have positive impacts on physical and mental health. Retaining a higher target for affordable homes will ensure that more individuals have access to good quality housing, which is likely to have beneficial impacts at all stages of the plan (short to long term). Positive Impact	Good accommodation and continuity of tenure have been demonstrated to have positive impacts on physical and mental health. Lowering the target for affordable homes may limit the number of individuals with access to good quality housing, which could increase the risk of poor health outcomes due to lack of accommodation. However, this policy approach would still provide affordable housing and reducing the size of development where contributions are required and seeking 70% social rented will help ensure a high level of affordable housing is provided thus mitigating this impact. Positive impact
Community Safety and Crime	Poor quality accommodation, in poor condition and without a secure tenure has been linked to wider social problems including crime and antisocial behaviour. Seeking provision of up to 40% affordable housing (in a variety of tenures) will help to provide well managed, safe and secure accommodation which may help to limit social problems including crime and antisocial behaviour. Positive Impact	Poor quality accommodation, in poor condition and without a secure tenure has been linked to wider social problems including crime and antisocial behaviour. Lowering the target for affordable housing risks limiting availability of well managed, safe and secure accommodation, which could result in an increase in crime and antisocial behaviour over time. However, reducing the size of development where contributions are required and seeking 70% social rented will help ensure a high level of affordable housing is provided thus mitigating this impact, and this policy approach would still provide affordable housing. Positive impact
Equalities and Social Inclusion	Retaining the target of 40% affordable housing is unlikely to have any direct or indirect impacts on age, gender, sexual orientation or race. Retaining this policy will however have a positive impact in reducing social inequality, particularly given the high house prices in the District, which have risen significantly above average incomes. This policy may also assist those with disabilities, as it can be hard to find employment and suitable accommodation. This policy would have a significant positive impact across all stages of the plan period.	Lowering the affordable housing target is unlikely to have any direct impact on sexual orientation or race. Reducing the target for affordable housing may limit the amount of affordable housing for those on lower incomes, which may include pensioners, single families and those with disabilities, and this may indirectly therefore have negative consequences for these groups being able to access accommodation. However, reducing the size of development where contributions are required and seeking 70% social rented will help ensure a high level of affordable housing is provided thus mitigating this impact, and this policy approach would still provide affordable housing. Positive impact
Biodiversity	The type of housing that is provided (e.g. affordable / market) will not in itself have any impact on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect
Landscape	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	A Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect

	Retain 40% affordable housing target achieving a balance of with 60% as social rented	Reduce target but require affordable housing contributions for developments lower than 15 homes and require a minimum of increase 70% of affordable homes to social rented
Archaeology and Cultural Heritage	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect
Environmental Quality (Soil, Air and Water)	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect
Flooding and drainage	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect
Climate Change and Resources	At the current time, requirements for affordable homes are often for higher environmental standards (e.g. code 4 and 5 sustainable homes) than market housing. A greater level of affordable housing may result in higher levels of sustainability, achieving greater reductions in climate change emissions and resource use. This impact may reduce over time as market housing is also constructed to higher environmental standards. Positive Impact	At the current time, requirements for affordable homes are often for higher environmental standards (e.g. code 4 and 5 sustainable homes) than market housing. Lower affordable housing thresholds would limit the level of housing built to these standards, which may in turn reduce economies of scale that would enable market housing to be constructed to similar standards. However, reducing the size of development where contributions are required and seeking 70% social rented will help ensure a high level of affordable housing is provided thus mitigating this impact, and this policy approach would still provide affordable housing. Positive impact
Economy	For an economy to be successful, good quality accommodation needs to be available to everyone irrespective of the type of their employment. The high cost of housing in Horsham District makes it difficult for many people including teachers and health care workers to live and work in Horsham District. Provision of a 40% affordable housing target will help to assist all those who wish to live in the District to do so, which will ultimately have a beneficial impact on the economy. significant positive impact	For an economy to be successful, good quality accommodation needs to be available to everyone irrespective of the type of their employment. The high cost of housing in Horsham District makes it difficult for many people including teachers and health care workers to live and work in Horsham District. Lowering the affordable housing thresholds could restrict who is able to live in the District. However, reducing the size of development where contributions are required and seeking 70% social rented will help ensure a high level of affordable housing is provided thus mitigating this impact, and this policy approach would still provide affordable housing. Positive impact
Retail	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect
Transport	Retaining a 40% affordable housing target is not likely to have any specific impacts on this issue. No effect	Reducing the affordable housing target is not likely to have any specific impacts on this issue. No effect

- 7) Should Gypsy and Traveller sites be located
- a. adjoining existing settlements
 - b. in a semi-rural location relatively close to services and facilities

	Locate Gypsy and Traveller sites adjoining existing settlements	Locate gypsy and traveller sites in a semi rural location but close to services and facilities.
Housing	Provision of Gypsy and Traveller sites adjoining existing settlements would help to meet the housing needs of these individuals. Positive Impact	Provision of Gypsy and Traveller sites adjoining existing settlements would help to meet the housing needs of these individuals. Positive Impact
Education & Skills	Provision of Gypsy and Traveller sites adjoining existing settlements will help to provide secure long term accommodation which is likely to assist continuity of access to education. Locating sites adjoining settlements will result in sites that are generally in close proximity to schools, which may also assist with access to education. Positive Impact	Provision of Gypsy and Traveller sites adjoining existing settlements will help to provide secure long term accommodation which is likely to assist continuity of access to education. Locating sites in semi-rural locations may limit pedestrian access to educational facilities, but good access to education would still be available. Positive Impact
Leisure and Recreation	Leisure and recreation facilities are not cited by Gypsies and Travellers as a key consideration in terms of where sites are best located. Nevertheless most built settlements have some offer in this respect, and by allocating sites, sites can be selected that mean that these facilities can be easily accessed if wished. Small Positive Impact	Leisure and recreation facilities are not cited by Gypsies and Travellers as a key consideration in terms of where sites are best located. Provision of sites in semi rural locations may help to provide some rural recreation opportunities, but would be further from sites in villages or towns but this is not anticipated to be a key issue. Neutral Impact
Human Health	Provision of Gypsy and Traveller sites adjoining existing settlements will ensure that sites are can be located with good access to health care services, and provide good quality permanent accommodation which can improve health outcomes. Permanent sites are also likely to assist Gypsies and Travellers build up a rapport with health care providers, which may be missing from non permanent sites. Positive Impact.	Providing permanent gypsy and traveller sites would help to provide good quality accommodation which would help to improve health incomes from this group. Sites in a semi-rural location are likely to be further from health care centres than sites adjoining development, but they are likely to be close enough to enable access to health care services and enable rapport with health care providers and continuity of care to be developed. Positive Impact

	Locate Gypsy and Traveller sites adjoining existing settlements	Locate gypsy and traveller sites in a semi rural location but close to services and facilities.
Community Safety and Crime	Historically there have been tensions between the Gypsy and Traveller and settled communities. It is perhaps more likely that tensions are greater when unauthorised encampments suddenly 'appear'. Allocating sites enables both the settled and Gypsy and Travellers to participate in discussions about the suitability or otherwise of any potential sites. There may be a perception that providing sites adjoining settlements would increase tensions between the settled and Gypsy and Traveller community, compared with sites located slightly away from villages but there is no evidence in this respect, and it should be recognised that some Gypsies and Travellers do live in bricks and mortar accommodation in towns and villages. Overall probable Positive Impact	Historically there have been tensions between the Gypsy and Traveller and settled communities. It is perhaps more likely that tensions are greater when unauthorised encampments suddenly 'appear'. Allocating sites enables both the settled and Gypsy and Travellers to participate in discussions about the suitability or otherwise of any potential sites. There may be a perception that providing sites away from settlements would limit tensions between the settled and Gypsy and Traveller community, compared with sites located adjoining settlements but there is no evidence in this respect, and it should be recognised that some Gypsies and Travellers do live in bricks and mortar accommodation in villages. Overall probable Positive Impact
Equalities and Social Inclusion	Gypsies and travellers are known to experience difficulties in terms of equalities and social inclusion. For example, lack permanent housing can create difficulties in accessing education and health care. Uncertainties about permanency of accommodation. The allocation of gypsy sites adjoining settlements is likely to assist with the reduction of these inequalities by providing safe and secure sites which are close to areas of services and facilities. Positive Impact	Gypsies and travellers are known to experience difficulties in terms of equalities and social inclusion. For example, lack permanent housing can create difficulties in accessing education and health care. Uncertainties about permanency of accommodation. The allocation of gypsy sites close to services and facilities is likely to assist with the reduction of these inequalities by providing safe and secure accommodation, from where education, health and other services can be relatively easily accessed. Positive Impact.
Biodiversity	The precise impact on biodiversity of Gypsy and Traveller sites will depend on the exact location of the site. Any development location would need to limit damage to biodiversity in accordance with legislative requirements and other Local Plan policies. Sites which are authorised through the Development Plan process are less likely to damage biodiversity than unauthorised encampments which are unlikely to take into account nature conservation issues or undertake mitigation as part of development. Neutral Impact	The precise impact on biodiversity of Gypsy and Traveller sites will depend on the exact location of the site, although semi-rural sites may have more potential to have an adverse impact on biodiversity. Any development location would need to limit damage to biodiversity in accordance with legislative requirements and other Local Plan policies. Sites which are authorised through the Development Plan process are less likely to damage biodiversity than unauthorised encampments which are unlikely to take into account nature conservation issues or undertake mitigation as part of development. Neutral - small negative Impact
Landscape	The precise impact on the landscape arising from of Gypsy and Traveller sites will depend on the exact location of the site. Any development location would need to limit damage to the landscape in accordance with legislative requirements and other Local Plan policies. Sites which are authorised through the Development Plan process are less likely to damage the	The precise impact on the landscape arising from a Gypsy and Traveller sites will depend on the exact location of the site, although there is a risk that development in a semi rural location could have an urbanising impact on the surrounding countryside. Any development would need to limit damage to the landscape in accordance with legislative requirements and other Local Plan policies. Sites which are authorised through the Development Plan process are

	Locate Gypsy and Traveller sites adjoining existing settlements	Locate gypsy and traveller sites in a semi rural location but close to services and facilities.
	landscape than unauthorised encampments which are unlikely to take into account cultural heritage issues or undertake mitigation as part of development. Neutral Impact	less likely to damage the landscape unauthorised encampments which are unlikely to take into account cultural heritage issues or undertake mitigation as part of development. Potential negative impact
Archaeology and Cultural Heritage	The precise impact on archaeology and cultural heritage of Gypsy and Traveller sites will depend on the exact location of the site. Any development location would need to limit damage to cultural in accordance with legislative requirements and other Local Plan policies. Sites which are authorised through the Development Plan process are less likely to damage cultural heritage than unauthorised encampments which are unlikely to take into account cultural heritage issues or undertake mitigation as part of development. Neutral Impact	The precise impact on archaeology and cultural heritage of Gypsy and Traveller sites will depend on the exact location of the site. Any development location would need to limit damage to cultural in accordance with legislative requirements and other Local Plan policies. Sites which are authorised through the Development Plan process are less likely to damage cultural heritage than unauthorised encampments which are unlikely to take into account cultural heritage issues or undertake mitigation as part of development.. Neutral Impact
Environmental Quality (Soil, Air and Water)	Development of gypsy sites adjoining existing settlements are unlikely to have any significant impacts on soil or water, as the need to avoid contaminated sites and avoiding flood risk would be key aspects in determining site suitability. Sites located adjoining existing settlements are likely to generate shorter journeys to services and facilities than those in semi-rural areas, which is likely to minimise vehicle emissions and adverse impacts on air quality. Small positive Impact	Development of gypsy sites in semi rural locations is unlikely to have any significant impacts on soil or water, as the need to avoid contaminated sites and avoid flood risk would be key aspects in determining site suitability. Sites away from existing settlements are likely to generate longer journeys to services and facilities than those in adjoining built up areas, which may result in higher levels of vehicle emissions and adverse impacts on air quality. Small negative Impact
Flooding and drainage	Any sites allocated as Gypsy and Traveller sites would need to be located away from areas of current or future flood risk, and be designed to minimise adverse impact on drainage, irrespective of whether a site is located adjoining a settlement or in a semi rural location. Neutral Impact.	Any sites allocated as Gypsy and Traveller sites would need to be located away from areas of current or future flood risk and be designed to minimise adverse impact on drainage, irrespective of whether a site is located adjoining a settlement or in a semi rural location. Neutral Impact.
Climate Change and Resources	Gypsy and Traveller sites located in locations adjoining existing settlements will be closer to services and facilities than sites in semi rural locations. Overall this will result in the lower use of the private car to reach services and facilities, which will lead to lower levels of carbon emissions which would limit any adverse impact on climate change. Accommodation in the form of park homes is likely to be more energy intensive than bricks and mortar accommodation (less insulation due to the construction materials), but this issue is common to both potential locational options, and overall is a small scale impact. Neutral - Small negative Impact	Gypsy and Traveller sites located in semi-rural locations will be slightly further away from services and facilities than sites adjoining existing settlements. This will result in the greater use of the private car to reach services and facilities, which will give rise to increased levels of carbon emissions which would have an adverse impact on climate change. Accommodation in the form of park homes is likely to be more energy intensive than bricks and mortar accommodation (less insulation due to the construction materials), but this issue is common to both potential locational options, and overall is a small scale impact. Small negative Impact

	Locate Gypsy and Traveller sites adjoining existing settlements	Locate gypsy and traveller sites in a semi rural location but close to services and facilities.
Retail	The key retail issue for Gypsy and Travellers is that sites are located relatively close to shops and other related services. Sites adjoining existing settlements are likely to be closer to key retail areas than those in semi-rural locations. Small Positive Impact.	The key retail issue for Gypsy and Travellers is that sites are located relatively close to shops and other related services. Sites adjoining in semi rural locations are likely to require longer journeys to key retail areas than those adjoining settlements. Small negative Impact.
Transport	Locating Gypsy and Traveller sites adjoining existing settlements may help to reduce the need to travel by car, but it is likely that some vehicle journeys will be needed (e.g. for employment), and some settlements do not have good public transport services. The location nearer to employment and services and facilities would however lead to shorter journey distances. Cumulatively this would help to minimise impacts such as road congestion Small Positive Impact	The location of Gypsy and Traveller sites coupled with the lack of public transport in semi-rural locations will result in the reliance on private vehicles. This will result in increased traffic on rural roads, but overall the impact arising from Gypsy and Traveller sites on congestion on rural lanes and the wider road network is likely to be small. There is however a risk that cumulatively, traffic increases from Gypsy and Traveller sites together with other traffic on the road network could contribute to overall congestion problems. Negative Impact

Appendix 5: Assessment of HDPF Policies

Policy 1.NPPF Model Policy

Policy 2. Strategic Development

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy outlines the support for housing development including strategic development at North Horsham and around other settlements in the District. It also outlines the need to provide housing for a wide range of communities and incomes.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Education and Skills	This policy recognises the need to provide education opportunities over the plan period	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy recognises the need to provide new recreational opportunities and the need to guide development to ensure that this is provided strategically through all towns and villages.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Human Health	At this stage the policy will have indirect health benefits by maintaining the high quality of the District, providing secure accommodation and leisure and recreation opportunities. It does not refer to health care provision under b) and the need to address the ageing population and their needs including health has perhaps been omitted	Neutral Impact	Neutral Impact	Neutral Impact
Community Safety and Crime	It is difficult to predict the impact of a high level strategic policy on crime and community safety – it does require that all development is safe and well designed.	Positive Impact	Positive Impact	Positive Impact
Equalities and Social Inclusion	This policy will not have any specific impacts on, gender or sexual orientation. The policy does however have a positive impact on race by providing for Gypsy and Traveller communities. It is also positive in seeking to reduce inequalities by providing affordable housing, and attempting to maintain services in rural areas. Could make more of rural broadband or age perhaps? It does not make any specific mention of disability although this would be covered under h	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Biodiversity	This policy requires that the GI assets of the District including biodiversity is maintained and enhanced.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Landscape	This policy will have a positive impact on the landscape of the District by focusing development in and around settlements, and maintaining the rural character and settlement pattern of the District. No specific mention of landscapes so potential to strengthen this policy in this respect.	Positive Impact	Positive Impact	Positive Impact
Archaeology and Cultural Heritage	This policy seeks to protect the built heritage of the District and to promote the historic function of Horsham town. It does not cover other historic assets or the historic character of the landscape or other villages, so there could be potential to improve the wording of the policy	Positive Impact	Positive Impact	Positive Impact

Environmental Quality (Soil, Air and Water and waste)	Whilst the policy has some positive impacts such as potentially bringing about the remediation of contaminated land through redevelopment of previously developed land, it does not really cover wider environmental quality - air quality is a particular issue, and water use / sustainability issues could be strengthened.	Neutral Impact	Neutral Impact	Neutral Impact
Flooding and drainage	This policy requires that the GI assets of the District including flood mitigation is maintained and enhanced. Could also be addressed / strengthened under flood risk	Positive Impact	Positive Impact	Positive Impact
Climate Change and Resources	This policy requires that development is designed to adapt to climate change and minimises carbon emissions	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Economy	This policy will have a positive impact on the economy by providing land for a new business park, and also by ensuring that existing employment land is protected and enhanced. It does not give much indication regarding the more rural economy and this could perhaps be strengthened	Positive Impact	Positive Impact	Positive Impact
Retail	This policy does not specifically address this issue but the focus on development in Horsham and enabling growth of other settlements will have an indirect benefit on this issue.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy does not address transport issues (except indirectly through carbon reduction) – this includes general accessibility, particularly in rural areas, and there is no coverage of mechanisms to reduce reliance on cars – e.g. home working , rural broadband, public transport	Negative Impact	Negative Impact	Negative Impact
Assessment of significance and recommendations	<p>This is a very high level policy which sets out the general strategic policy aims, which are then fleshed out in the remaining policies. The assessment of this policy therefore sought to examine whether the key sustainability issues had been covered, rather than to query the details which are a matter for subsequent policies.</p> <p>This is a very high level policy which sets out the general strategic policy aims, which are then fleshed out in the remaining policies. The assessment of this policy therefore sought to examine whether the key sustainability issues had been covered, rather than to query the details which are a matter for subsequent policies.</p> <p>This policy covers most of the sustainability issues that have been identified in the District and these have been updated and amended to take into account recommendations made at the Preferred Strategy stage. ().</p>			

3. Development Hierarchy

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	Identification of built-up area boundaries will not have any direct impact on the number of houses that are delivered, but will instead impact on where development is located (i.e. within existing settlements, rather than in more isolated locations). This policy will however focus delivery in areas which have the greatest demand for housing, (and as such are likely to have a positive impact	Positive Impact	Positive Impact	Positive Impact
Education and Skills	Identification of built-up area boundaries will not have any direct impact on the delivery of education / skill facilities, but will instead impact on where development is located (i.e within existing settlements, rather than in more isolated locations). This policy will however focus delivery in areas which have the greatest need for such facilities as such is likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	Identification of built-up area boundaries will not have any direct impact on the delivery of education / skill facilities, but will instead impact on where development is located (ie. within or adjoining existing settlements, rather than in more rural locations). This policy will however focus delivery in areas which have the greatest need for such facilities as such is likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Human Health	Identification of built-up area boundaries will not have any direct impact on the delivery of education / skill facilities, but will instead impact on where development is located (i.e within existing settlements, rather than in more isolated rural locations). This policy will however focus delivery in areas which have the greatest need for such facilities as such is likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Community Safety & Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	This policy is not likely to have any direct or indirect impacts on age, race, gender or disabilities. It may however help to reduce social inequalities by helping to focus development in the area of greatest need, enabling better access to facilities rather than generating inequalities through lack of access to facilities that may arise from more rural development.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	In overall strategic terms, focussing development within the built-up area of towns and villages in the District will minimise the amount of development that takes place in rural parts of the District, and this will have a positive impact for biodiversity. There is however the potential that focussing development within existing towns will place pressure on greenspaces and urban biodiversity. On balance however the impact of this policy is likely to be positive.	Positive Impact	Positive Impact	Positive Impact
Landscape	In overall strategic terms, focussing development within the built-up areas of towns and villages and limiting growth around smaller settlements will protect the historical settlement pattern of the District and minimise the level of development that takes place in rural areas. Overall this policy will therefore have a positive impact on this issue.	Positive Impact	Positive Impact	Positive Impact

Archaeology and Cultural Heritage	In strategic terms, the focus of development within built-up areas will protect the historic settlement pattern of the District. There is the potential for development within the town to adversely affect its character and heritage. Overall the impact is likely to be neutral in the short term, but could have some longer term negative impacts as the level of development increases. Mitigation through heritage and design policies would help to remedy this issue.	Neutral Impact	Small negative impact	Negative Impact
Environmental Quality (Soil, Air and Water and waste)	The designation of built-up area boundaries is not likely to have a direct impact on climate change and resources, but more indirectly there may be some positive consequences. This may arise by enabling a sufficient quantum of development to bring forward community heat and power schemes, and enable viable public transport schemes. This may help to reduce air pollution problems.	Positive Impact	Positive Impact	Positive Impact
Flooding and drainage	The designation and focus for development within Built-up area boundaries is unlikely to have any direct impact on this issue, as all development will be required to take flooding and drainage issues into account irrespective of its location.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	The designation of built-up area boundaries is not likely to have a direct impact on climate change and resources, but more indirectly there may be some positive consequences. This may arise by enabling a sufficient quantum of development to bring forward community heat and power schemes, and enable viable public transport schemes. More centralised development will also minimise the need to travel long distances to reach services and facilities, limiting car journeys which result in carbon emissions.	Positive Impact	Positive Impact	Positive Impact
Economy	Focussing development within built-up areas will help assist economic development as it will enable development to take place in areas where there are greatest access to employment and where there is the most demand for housing and other facilities. There is some risk that this policy could have an adverse impact on rural development – e.g. need to protect rural buildings and enable industries to change and grow, and this would need to be mitigated through other policies. Overall the impact is likely to be positive.	Positive Impact	Positive Impact	Positive Impact
Retail	Focusing development within built-up area boundaries may help to ensure that town and village centres remain viable into the future. Development of retail opportunities outside town centres – e.g. farm shops would need to be addressed through other policies however.	Positive Impact	Positive Impact	Positive Impact
Transport	Focussing development within the built-up areas will help to minimise the need to travel long distances to other centres to reach services and facilities. The larger settlements in the District generally have better bus (and some rail) links than much of the rest of the District. Development is therefore less likely to increase rural traffic congestion and will generate shorter trips with greater potential for public transport use. There is a need however to ensure that development does not exceed the capacity of these existing services.	Positive Impact	Positive Impact	Positive Impact

Assessment of Significance and Recommendations	<p>This policy was found to have a number of positive impacts. It will help to protect the settlement character of the District, and consequently protect the rural environment by limiting development of greenfield land. It will also limit pollution and resource consumption by focusing development in areas close to existing services and facilities. Development within built-up area boundaries will help to provide homes and jobs in the areas of key demand which will have a beneficial impact for the economy and town centres. There is a concern that the policy could prevent economic development in more rural parts of the District if development can take place in built-up area boundaries only</p> <p>Other policies are required to set out when development in rural areas outside built-up area boundaries is acceptable in order to ensure that the rural economy and residents in rural parts of the District can continue to meet their requirements. The need for neighbourhood plans to reflect this scale of development in any plan should also be addressed, potentially in the supporting text. This has now been addressed through the drafting of the settlement expansion policy.</p>
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Policy 4 - Settlement Expansion

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will help to deliver new housing and enable settlements to expand where needs are identified by local communities in particular.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	Delivery of housing around settlements where a need has been identified may help ensure that local schools remain viable in the longer term, and keep communities vibrant into the future.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	Delivery of housing around settlements where a need has been identified may help ensure that leisure and recreation facilities remain viable in the longer term, and keep communities vibrant into the future.	Positive Impact	Positive Impact	Positive Impact
Human Health	Delivery of housing around settlements where a need has been identified may help ensure that health care centres remain viable in the longer term, and keep communities vibrant into the future.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	This policy is not likely to have any direct or indirect impacts on age, race, gender or disabilities. It may however help to reduce social inequalities by helping to focus development in the area of greatest need, retaining continued access to facilities rather than generating inequalities through lack of access to facilities that may close through a lack of local development.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	This policy allows for greenfield development on the edge of settlements. As a consequence there may be negative impacts for biodiversity. The impacts of this developments will be addressed through the Council's biodiversity policies or through SEAs which are undertaken for the Neighbourhood plans. Impacts may increase over the plan period.	Negative Impact	Negative Impact	Negative Impact

Landscape	This policy allows for greenfield development on the edge of settlements. As a consequence there may be negative impacts for landscape. The impacts of this developments will be addressed through the Council's landscape policies or through SEAs which are undertaken for the Neighbourhood plans. The policy wording also covers the landscape impacts that may need to be considered. Impacts may increase over the plan period.	Some Negative Impact	Some Negative Impact	Negative Impact
Archaeology and Cultural Heritage	This policy allows for greenfield development on the edge of settlements. As a consequence there may be negative impacts for archaeology and cultural heritage. The policy will however help to protect the broad settlement pattern of the District. The impacts of this developments will be addressed through the Council's heritage policies or through SEAs which are undertaken for the Neighbourhood plans. Impacts may increase over the plan period.	Neutral Impact	Neutral Impact	Some Negative Impact
Environmental Quality (Soil, Air and Water and waste)	This policy allows for greenfield development on the edge of settlements. As a consequence there may be negative impacts for landscape. The impacts of this developments will be addressed through the Council's environmental quality policies or through SEAs which are undertaken for the Neighbourhood plans. Impacts may increase over the plan period.	Some Negative Impact	Some Negative Impact	Negative Impact
Flooding and drainage	The designation and focus for development within Built-up area boundaries is unlikely to have any direct impact on this issue, as all development will be required to take flooding and drainage issues into account irrespective of its location.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	This policy allows for greenfield development on the edge of settlements. As a consequence there may be negative impacts for climate change and resources. The impacts of this developments will be addressed through the Council's climate change policies or through SEAs which are undertaken for the Neighbourhood plans. Impacts may increase over the plan period.	Some Negative Impact	Some Negative Impact	Negative Impact
Economy	This policy will enable development to take place in areas where communities wish to plan for housing to support local employment. There is some risk that this policy could have an adverse impact on rural development – e.g. need to protect rural buildings and enable industries to change and grow, and this would need to be mitigated through other policies. Overall the impact is likely to be positive.	Positive Impact	Positive Impact	Positive Impact
Retail	Focusing development around existing settlements may help to ensure that town and village centres remain viable into the future. Development of retail opportunities outside town centres – e.g. farm shops would need to be addressed through other policies.	Positive Impact	Positive Impact	Positive Impact
Transport	Focussing development close to existing settlements will help to minimise the need to travel long distances to other centres to reach services and facilities. The larger settlements in the District generally have better bus (and some rail) links than much of the rest of the District. Development is therefore less likely to increase rural traffic congestion and will generate shorter trips with greater potential for public transport use. There is a need however to ensure that development does not exceed the capacity of these existing services.	Positive Impact	Positive Impact	Positive Impact

Assessment of significance and recommendations	This policy was found to have a number of positive impacts. It will help to protect the settlement character of the District. It will however result in the development of greenfield land. This is recognised in the policy wording itself, and it seeks to ensure that developments minimise landscape impacts. Further mitigation will be delivered through other policies in the HDPF, or through the requirements for Parishes and Neighbourhoods preparing neighbourhood plans to undertake their own sustainability appraisals / SEAs. The policy will however help to ensure the long term health of more rural communities and the retention of services and facilities.
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Policy 5: Horsham Town

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not have any direct impact on the number of houses that are delivered, but will instead impact on where development is located . This policy will however focus delivery in areas which have the greatest demand for housing, (particularly Horsham town which is the main settlement in the District) and as such are likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy will not have any direct impact on the delivery of education / skill facilities, but will instead impact on where development is located. This policy will however focus delivery in areas which have the greatest need for such facilities as such is likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy will not have any direct impact on the delivery of leisure and recreation facilities, but will instead impact on where development is located . This policy will however focus delivery in areas which have the greatest need in the towns for such facilities as such is likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Human Health	This policy will not have any direct impact on the of health care facilities, but will instead impact on where development is located . This policy will however focus delivery in areas of the town which have the greatest need for such facilities as such is likely to have a positive impact.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	This policy is not likely to have any direct or indirect impacts on age, race, gender or disabilities. It may however help to reduce social inequalities by helping to focus development in the area of greatest need, enabling better access to facilities rather than generating inequalities through lack of access to facilities that may arise if development took place more generally across the District..	Positive Impact	Positive Impact	Positive Impact
Biodiversity	In overall strategic terms, focussing development within the built-up area of Horsham will minimise the amount of development that takes place in rural parts of the District, and this will have a positive impact for biodiversity. There is however the potential that focussing development within existing towns will place pressure on greenspaces and urban biodiversity. On balance however the impact of this policy is likely to be positive	Positive Impact	Positive Impact	Positive Impact

Landscape	In overall strategic terms, focussing development within the built-up area of Horsham will protect the historical settlement pattern of the District and minimise the level of development that takes place in rural areas. Overall this policy will therefore have a positive impact on this issue.	Positive Impact	Positive Impact	Positive Impact
Archaeology and Cultural Heritage	In strategic terms, the focus of development within built-up areas will protect the overall historic settlement pattern of the District. There is however the potential for development within the town to adversely affect its character and heritage. Overall the impact is likely to be neutral in the short term and could have some negative impacts in the long term as the level of development within the town increases. Mitigation through heritage and design policies would help to remedy this potential problem.	Neutral Impact	Small negative impact	Negative Impact
Environmental Quality (Soil, Air and Water and waste)	The designation of built-up area boundaries is not likely to have a direct impact on climate change and resources, but more indirectly there may be some positive consequences. This may arise by enabling a sufficient quantum of development to bring forward community heat and power schemes, and enable viable public transport schemes. This may help to reduce air pollution problems.	Positive Impact	Positive Impact	Positive Impact
Flooding and drainage	The focus for development within Horsham is unlikely to have any direct impact on this issue, as all development will be required to take flooding and drainage issues into account irrespective of its location.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	The focus for development within Horsham may have some positive consequences. This may arise by enabling a sufficient quantum of development to bring forward community heat and power schemes, and enable viable public transport schemes. More centralised development will also minimise the need to travel long distances to reach services and facilities, limiting car journeys which result in carbon emissions.	Positive Impact	Positive Impact	Positive Impact
Economy	Focussing development within built-up areas will help assist economic development as it will enable development to take place in areas where there are greatest access to employment and where there is the most demand for housing and other facilities. There is some risk that this policy could have an adverse impact on rural development – e.g. need to protect rural buildings and enable industries to change and grow, and this would need to be mitigated through other policies. Overall the impact is likely to be positive.	Positive Impact	Positive Impact	Positive Impact
Retail	Focusing development within a built-up area for Horsham will help to ensure that town remain viable into the future. Development of retail opportunities outside town centres – e.g. farm shops and other settlements would need to be addressed through other policies however.	Positive Impact	Positive Impact	Positive Impact
Transport	Focussing development within the built-up area of Horsham will help to minimise the need to travel long distances to other centres to reach services and facilities. Horsham is also close to rail and has better bus links than much of the rest of the District. Development is therefore less likely to increase rural traffic congestion and will generate shorter trips with greater potential for public transport use. There is a need however to ensure that development does not exceed the capacity of these existing services.	Positive Impact	Positive Impact	Positive Impact

Assessment of significance and recommendations	<p>Generally this policy will have a number of positive social, economic and environmental impacts. Focussing most growth around Horsham will help to protect the settlement pattern of the District and maintain Horsham's status as the key town. Development in and around Horsham will also ensure that most development that takes place is close to existing services and facilities. This will also help to protect the environment, both by minimising the need to travel, and also by locating development in an area with the greatest potential for energy supplies from low carbon sources. This policy will ensure that the unique characteristics of the town are maintained and enhanced: not only protecting its historic character, but also retaining its economic draw as a place to do business. There is a possibility that too great a focus on Horsham could prevent economic or local needs development in other parts of the District.</p> <p>In general this policy does not require significant amendment. There is however a need to ensure that other policies in the document enable growth at other settlements to take place e.g. to meet local needs, or in rural parts of the District outside built-up area boundaries. This is addressed in other parts of the plan.</p>
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Policy 6 – Broadbridge Heath

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy may provide for a small amount of residential development.	Small positive impact	Small positive impact	Small positive impact
Education and Skills	This policy is unlikely to have any specific impact on the delivery of education facilities.	No impact	No impact	No impact
Leisure and Recreation	This policy will help to ensure that leisure and recreational facilities continue to be provided in this location.	positive impact	positive impact	positive impact
Human Health	This policy is unlikely to have any specific impact on human health	Neutral Impact	Neutral Impact	Neutral Impact
Community Safety and Crime	The impacts on this issue are uncertain, but no specific adverse impacts are envisaged at this stage.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	This policy will not have any direct or indirect impacts on age, race, gender, disabilities, sexual orientation and social inequalities.	Neutral Impact	Neutral Impact	Neutral Impact
Biodiversity	This site is previously developed land with limited biodiversity present. There may be some potential to enhance biodiversity as part of any redevelopment – reference to GI is made in the policy.	Small positive impact	Small positive impact	Small positive impact
Landscape	This site has already been developed, and is surrounded by the west of Horsham Strategic Development. There may be some GI enhancements that help to improve the townscape of the site, but there is unlikely to be any significant adverse impact.	Neutral Impact	Neutral Impact	Neutral Impact
Archaeology and Cultural Heritage	This site has already been developed, and redevelopment on the site is not likely to have any additional impacts on archaeology or cultural heritage	Neutral Impact	Neutral Impact	Neutral Impact
Environmental Quality (air, soil, water)	This site has already been developed and significant additional impacts on environmental quality are unlikely. Improved access to the site by public transport may help to reduce the emission of pollutants from vehicles and help minimise air quality, although increases in the overall number of vehicles accessing the site could counteract this. Impacts such as noise and lighting on	Small positive impact	Small positive impact	Small positive impact

	surrounding residents will need to be considered.			
Flooding and Drainage	This site has already been developed and significant additional impacts are unlikely. The requirement to incorporate GI may help to further reduce the risk from flooding.	Small positive impact	Small positive impact	Small positive impact
Climate change and Resources (including waste)	This policy requires that any development on this site be constructed to the highest sustainability standards. This will help to ensure that there are limited carbon emissions, and resource use is also minimised. It is however likely that there will still be some 'residual' resource demands at all stages of the development (construction onwards). This site is however already developed and there is potential for any new development to be less resource intensive than that which is already on the site.	Significant positive impact	Significant positive impact	Significant positive impact
Economy	This policy will help ensure that the wider economy of the area is maintained and enhanced, by enabling the redevelopment of the site for continued retail uses to meet modern requirements.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy will have significant positive impacts on retail by enabling the redevelopment of the site for continued retail uses to meet modern requirements. There is a risk that the redevelopment of the out of town site could have an adverse impact on the town centre, but the prospect of this is minimised by the policy wording which prevents the delivery of units which would have an adverse impact on the town centre.	Significant positive impact	Significant positive impact	Significant positive impact
Transport	This site is located on the edge of Horsham and Broadbridge Heath, and is accessible primarily by car. It is recognised that this use should be continued but there is also a requirement to maximise alternative means to the site. This will help to reduce reliance on the private car	Positive Impact	Positive Impact	Positive Impact
Assessment of significance and recommendations	<p>This policy would generally have positive economic impacts, by enabling the continued use of this site for retail purposes. The main risk that this type of development could adversely impact on Horsham town centre. This has been addressed in the policy and it is therefore not anticipated there will be significant adverse impacts in this respect. This area is already in use for retail purposes, and the assessment of this policy did not identify that there would be significant environmental impacts, compared with a new retail development on greenfield land. Redevelopment of the site does however provide the potential to bring about environmental enhancements, including carbon reduction and 'landscape' enhancements. The site adjoins an area that is now being developed for housing as part of the West of Horsham strategic allocation. There is therefore a risk that construction noise, deliveries and lighting could impact on these residents</p> <p>An SPD setting out more detail as to the type of uses that would be appropriate on this site, together with more detail on the nature of environmental enhancements to be delivered has been drafted. The need to minimise conflict between this site and new residents in the area should also be addressed, either in the SPD or supporting text of the policy</p>			

Policy 7 – Economic Growth

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	There is the potential for increased employment opportunities to increase the demand for housing, particularly in/ around key employment locations. Demand may increase across the plan period without any housing provision, but this issue is however addressed through other policies resulting overall in no direct or indirect impacts on the delivery of housing.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	There is the potential for increased employment opportunities to increase the demand for a well educated and skilled workforce. This issue is however addressed through other policies resulting overall in no direct or indirect impacts on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy may help the delivery of some leisure and recreation facilities as certain uses (e.g. leisure centres / golf courses) have a direct contribution to the economy as a whole. Other leisure and recreational facilities are likely to be delivered by other policy mechanisms and this policy will not have a direct impact on this issue.	Small positive impact	Small positive impact	Small positive impact
Human Health	This policy is unlikely to have direct impacts on health, but indirectly may have a positive effect by maintaining high levels of employment, which are generally associated with more positive health outcomes than high unemployment.	Small positive impact	Small positive impact	Small positive impact
Community Safety and Crime	This policy is unlikely to have direct impacts on community safety and crime, but indirectly by ensuring that the economy grows and performs well into the future, impacts such as antisocial behaviour and crime which can be associated with high unemployment will be reduced.	Small positive impact	Small positive impact	Small positive impact
Equalities and Social Inclusion	This policy will not have any direct or indirect impacts on race, age, disability, or gender or sexual orientation. There is some potential that the policy may assist in the reduction of social inequalities by helping to ensure that the economy is thriving in all parts of the district (villages, towns and rural areas)	Small positive impact	Small positive impact	Small positive impact
Biodiversity	A policy which enables economic growth e.g. through the allocation of sites on greenfield land will have some direct impacts on biodiversity by direct loss of land, but also indirectly by reduced environmental quality, severance from busier roads etc. Adverse impacts would increase over time as a result of increased levels of development.	Negative Impact	Negative impact	Large negative impact
Landscape	A policy which enables economic growth e.g. through the allocation of sites on greenfield land will have some direct impacts on landscape by changing the form of the landscape in a particular area. Increased development can also have indirect impacts by increasing traffic on rural lanes which can adversely affect the unspoilt nature of a rural landscape. Adverse impacts would increase over time as a result of increased levels of development.	Negative Impact	Negative impact	Large negative impact

<p>Archaeology and Cultural Heritage</p>	<p>A policy which enables economic growth e.g. through the allocation of sites on greenfield land will have some direct impacts on archaeology and cultural heritage by altering the settlement pattern of the District. Intensification of uses within towns may also have the potential to have an adverse impact on the historical qualities of the towns and villages in the District, which could ultimately limit the attractiveness of the area as a place to do business. Conversely well designed and implemented economic development could enhance the cultural heritage of the District – e.g. restoration of buildings for use as tourism / rural businesses.</p>	<p>Neutral Impact</p>	<p>Neutral Impact</p>	<p>Neutral Impact</p>
<p>Environmental Quality (Soil, Air and Water and waste)</p>	<p>By enabling development, this policy will increase the demand for resources during construction, operation and any decommissioning that is required. The increase in transport, built form and demand for resources will all potentially have an adverse impact on the environmental quality – polluted runoff, increased NO2 etc. By protecting development in existing employment locations, and focussing key growth in strategic locations, and supporting rural connections such as broadband this policy may help to mitigate this demand for resources to some extent, by creating opportunities for CHP in large developments, and minimising the need to travel elsewhere. Overall however, this policy will have adverse impacts on this issue without significant mitigation / restrictions on how employment sites and growth can be delivered. Impacts may worsen over time as the level of development increases.</p>	<p>Small negative impact</p>	<p>Small negative impact</p>	<p>Negative impact</p>
<p>Flooding and drainage</p>	<p>In common with all types of development, there is potential that development of new land for employment purposes will have an impact on flooding and drainage. The impact of this will however be controlled through other policies in this document and the impact of this policy on this issue is therefore not likely to be significant.</p>	<p>Neutral Impact</p>	<p>Neutral Impact</p>	<p>Neutral Impact</p>
<p>Climate Change and Resources</p>	<p>By enabling development, this policy will increase the demand for resources during construction, operation and any decommissioning that is required. This is through the requirement for raw materials, energy and transport connected with all phases of development. By protecting development in existing employment locations, and focussing key growth in strategic locations, and supporting rural connections such as broadband this policy may help to mitigate this demand for resources to some extent, by creating opportunities for CHP in large developments, and minimising the need to travel elsewhere. Overall however, this policy will have adverse impacts on this issue without significant mitigation / restrictions on how employment sites and growth can be delivered. Impacts may worsen over time as the level of development increases.</p>	<p>Small negative impact</p>	<p>Small negative impact</p>	<p>Negative impact</p>
<p>Economy</p>	<p>This policy will help to enable the economy to grow at all stages of the plan period, through the allocation of land and also by supporting smaller businesses which are a key part of the economy of Horsham District. Enabling the district to keep pace with technological changes (e.g. in IT) will also have a beneficial effect on the economy. There is a risk however that over development will damage the rural character which makes this area an attractive one to do business – this could increase over time</p>	<p>Significant positive effect</p>	<p>positive effect</p>	<p>Neutral Impact</p>

Retail	Enabling general economic growth will also have a beneficial impact on the retail economy. This may be through indirect means, such as attracting a workforce to the area who will then spend in local and larger retail centres. The policy will where necessary also help to support retail centres and other more rural retail outlets such as farm shops.	Significant positive effect	Significant positive effect	Significant positive effect
Transport	By enabling development, this policy will increase levels of traffic. This includes the construction, operational and any decommissioning stages. This has the potential to increase demand for public transport (e.g. commuting), but also is likely to put pressure on the road network from delivery vehicles and commuting traffic, meetings etc. Protecting existing employment sites and focussing development in strategic developments will provide opportunities for transport network upgrades to be made, but there is potential that home based businesses and home based businesses in rural areas will cumulatively increase impacts on the more rural transport network, although broadband enhancements can offset this to some extent. – adverse impacts may increase over time as the level of development increases. The pressure on the transport network needs careful consideration and mitigation	Small negative impact	Negative Impact	Negative Impact
Assessment of significance and recommendations	<p>This policy has a number of positive effects on the economy, particularly in the short term, as it enables small and large businesses in towns and in more rural areas to expand and meet their needs. The potential adverse impacts on this policy are those primarily connected with the environment, with the risk that new development could increase pollution, damage the landscape and biodiversity, and increase traffic and congestion. The rural character of the District is one of the key factors that makes the area an attractive one to locate businesses, and there is therefore a risk that in the longer term this policy could have an adverse impact if the level of development is too high, thus damaging the environment and character to the extent that it is not seen as such a good place in which to invest.</p> <p>There is a need to ensure that other policies in this document do not result in over development that would damage the economic vitality of the District in the longer term. This includes identifying key areas for employment growth and ensuring that existing employment sites are protected. The need for neighbourhood plans to reflect this scale of development should also be covered, as additional development as part of neighbourhood plans could lead to ‘over development’.</p>			

New Policy Former Novartis site, Land south of Parsonage Road Horsham

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	The redevelopment of this site for mixed uses including education will allow for the provision of some specialist residential accommodation to meet the needs of students who study at any education facility on this site. A need for university expansion and student accommodation has been identified in the wider sub region and this proposal will therefore help to meet wider accommodation needs as part of the duty to co-operate. This site may also help to ensure that accommodation is provided for students who are often younger in age, where a need has been identified in the District.	Neutral Impact	Positive Impact	Positive Impact
Education and Skills	The Novartis site was a research and development establishment. Redevelopment as a tertiary education facility would help improve the education offer within the town but also help retain the high level of skills within the town that a research establishment will provide.	Neutral Impact	Positive Impact	Significant Positive Impact
Leisure and Recreation	The former Novartis Site had some leisure and recreation provision for its employees. This site has already been considered as part of a separate planning application, but it was not available for use by the general public. The redevelopment of this site will however increase demands for leisure and recreation facilities in the town and there is the risk that this will put pressure on existing services. There may also be increased demands on the night time economy if the new residents have a relatively young age structure. The policy contains wording to ensure that proposals demonstrate how they will complement and enhance existing facilities.	Neutral Impact	Neutral Impact	Neutral Impact
Human Health	New development would place additional pressure on existing health care facilities and a new GP's or contributions to upgrades of existing surgeries may be required. Any development would need to ensure there was enough capacity for the additional population and if not, facilities would be provided using CIL receipts or site specific S106 contributions would be sought before development could take place. The policy contains wording to ensure that proposals demonstrate how they will complement and enhance existing facilities.	Neutral Impact	Neutral Impact	Neutral Impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Concerns may be raised by some regarding a risk of antisocial behaviour arising from a changed age structure, but there is no evidence to demonstrate that this would be an issue.	Effects uncertain	Effects uncertain	Effects uncertain
Equalities and Social Inclusion	The redevelopment of this site is not considered to have any direct impacts on race, gender, sexual orientation of belief. The accommodation will need to be designed to ensure that it accommodates those with disabilities. As the housing is student accommodation it may primarily house younger individuals, but the accommodation does not preclude older students.	Neutral Impact	Neutral Impact	Neutral Impact

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Biodiversity	This site is a brownfield location and would not result in the loss of further greenfield land and impacts to biodiversity from the loss of hedgerows. The site does have some greenspaces and landscaping and the policy seeks to ensure that this is retained. Without this there is a risk that these features could be lost. This is not however considered to be significant.	Neutral Impact	Positive Impact	Positive Impact
Landscape	This site is a brownfield location and would not result in the loss of further greenfield land and changes to the rural landscape which other options may generate. The site also contains a tree lined avenue dating back to the 1930s which is important to the setting of the site. The policy seeks to ensure that this is retained. Redevelopment of this site will also help to retain the mix of housing and other forms of development that are currently within Horsham town.	Neutral Impact	Significant Positive Impact	Significant Positive Impact
Archaeology and Cultural Heritage	This site contains locally listed buildings which is important to the setting of the site. Without mitigation (which could be a policy requirement were the site to be allocated for development) there is potential that the setting of this site be adversely affected. The policy seeks to ensure that this is retained and will ensure that the setting of the locally listed buildings and the tree lined entrance to the site are retained into the future rather than falling into disrepair.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Environmental Quality (Soil, Air and Water and waste)	<p>As a former medical research facility there is some potential for contamination on this site, and depending on the nature of the redevelopment the use of chemicals on the site may continue. This is however likely to be very strictly controlled and the risks from this contamination to soil and water are at this stage considered to be low.</p> <p>As the site is a former research establishment, this use would have had a level of traffic generation. New development may, depending on its precise nature, increase the number of individuals accessing the site over this use. If a significant proportion of this is by car, there is potential for the air quality in the area to deteriorate. Limited information is however available at this stage.</p> <p>Further work is necessary to understand what the cumulative impact of redevelopment of this site may be on discharge consents or the waste water treatment works, but there is a risk that increased development on the site may increase pressure on existing facilities.</p> <p>The policy identifies the need to seek to re-use existing buildings and labs which will minimise any adverse impacts and to ensure good public transport connections.</p>	Some negative impact	Some negative impact	Some negative impact
Flooding and drainage	This site is an area of existing development, and is not in an area of known flood risk. The development is therefore unlikely to have significant changes on existing flooding and drainage patterns already arising from the site.	Neutral Impact	Neutral Impact	Neutral Impact

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Climate Change and Resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development and through subsequent operation of the site. This policy seeks to ensure the re-use of existing buildings which will limit the amount of resource use compared with many developments. Development will also generate some increase in traffic levels which may contribute to climate change.	Neutral Impact	Neutral Impact	Some negative impact
Economy	At the current time this site is a vacant area of land used for employment. Redevelopment for mixed use including educational facilities will help provide continued employment opportunities on the site and in addition, a small level of residential development will ensure that other aspects of the town's wider economy remain viable. The policy also sets out a contingency as to how the site should be redeveloped if the	Positive Impact	Significant Positive Impact	Significant Positive Impact
Retail	This development will not result in the loss of any existing retail sites. Continued employment and some residential development on the site will potentially have some positive impacts in maintaining the viability of existing retail in the town centre but it needs to be ensured that any new retail provided on the site does not have an adverse impact on the viability of Horsham town centre. This policy has incorporated this requirement into the policy wording. .	Neutral Impact	Positive Impact	Positive Impact
Transport	Overall Horsham is well connected in terms of transport, with good public transport and access to the wider strategic road network, the south coast and London. The new use of this site may when compared with the Novartis site increase the number of individuals accessing the site over this use. If the site is primarily accessed by car this may have implications on the road network approaching and within Horsham town, particularly when considered in cumulation with other developments. Mitigation would be required to ensure that impacts arising from the development are not severe and the policy wording requires transport mitigation has been put in place.	Neutral Impact	Some negative impact	Some negative impact
Assessment of Significance and Recommendations	This site is located within Horsham town and is being proposed as for redevelopment for higher education with student accommodation. There is an identified need for such a facility within the Gatwick diamond / south coast area, and the student accommodation on this site will accommodate needs generated within this wider sub-region. Redevelopment of this site will also mean that most of the site is retained as employment. The site has some important art deco buildings and on site landscaping which depending on the nature of the redevelopment could be lost, but impacts on biodiversity / landscaping are likely to be lower than development of large scale greenfield development. The impacts on additional students or research staff accessing the site may have some transport implications which would need to be addressed. The policy has been drafted to address some of the key risks identified in the initial consideration of this option resulting in a sustainable policy..			

Policy 8 – Employment Development

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy does not specifically address the delivery of housing. The control of sites to ensure that they remain in an economic use may however limit the delivery of housing in certain areas. Other policies in this document identify land for housing development, and this policy is not therefore likely to have a significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	Retaining the net area of employment floorspace and protecting employment uses will help to ensure that a skilled workforce remains in the District.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy seeks to ensure that employment sites are retained and that the growth of key sites is enabled where a need can be demonstrated. This is unlikely to have any specific impacts on leisure and recreation.	Neutral Impact	Neutral Impact	Neutral Impact
Human Health	This policy is unlikely to have direct impacts on health, but indirectly may have a positive effect by maintaining high levels of employment, which are generally associated with more positive health outcomes than high unemployment.	Small positive impact	Small positive impact	Small positive impact
Community Safety and Crime	This policy is unlikely to have direct impacts on community safety and crime, but indirectly by ensuring that the economy grows and performs well into the future, impacts such as antisocial behaviour and crime which can be associated with high unemployment will be reduced.	Small positive impact	Small positive impact	Small positive impact
Equalities and Social Inclusion	This policy will not have any direct or indirect impacts on race, age, disability, or gender or sexual orientation. There is some potential that the policy may assist in the reduction of social inequalities by helping to ensure that by retaining key employment sites the economy is thriving in all parts of the district (villages, towns and rural areas)	Small positive impact	Small positive impact	Small positive impact
Biodiversity	This policy seeks to ensure that existing employment sites are retained, and relocation or new development is primarily within built-up area boundaries. These sites are therefore already in use which would minimise impacts to biodiversity. Some sites may however be located outside the built-up area development (e.g. start-ups), and there is some potential for adverse impact. Other policies would however help mitigate this impact to some extent, but cumulative impacts such as deliveries may also have an impact. Adverse impacts would increase over time as a result of increased levels of development.	Neutral Impact	Some Negative impact	Some Negative impact
Landscape	This policy seeks to ensure that existing employment sites are retained, and relocation or new development is primarily within built-up area boundaries. These sites are therefore already in use which would minimise impacts to landscape. Some sites may however be located outside the built-up area development (e.g. start-ups), and there is some potential for adverse impact. Other policies would however help mitigate this impact to some extent, but cumulative impacts such as deliveries may also have an impact. Adverse impacts would increase over time as a result of increased levels of development.	Neutral Impact	Some Negative impact	Some Negative impact

<p>Archaeology and Cultural Heritage</p>	<p>This policy seeks to ensure that existing employment sites are retained, and relocation or new development is primarily within built-up area boundaries. These sites are therefore already in use which would minimise impacts to Archaeology and Cultural Heritage. Some sites may however be located outside the built-up area development (e.g. start-ups), and there is some potential for adverse impact. Other policies would however help mitigate this impact to some extent, but cumulative impacts such as deliveries may also have an impact. Adverse impacts would increase over time as a result of increased levels of development.</p>	<p>Neutral Impact</p>	<p>Some Negative impact</p>	<p>Some Negative impact</p>
<p>Environmental Quality (Soil, Air and Water and waste)</p>	<p>By protecting development in existing employment locations, this policy may help to mitigate this demand for resources to some extent. The policy does however enable intensification of uses which will increase the demand for resources during construction, operation and any decommissioning that is required – particularly if sites come forward for redevelopment. The increase in transport, built form and demand for resources will all potentially have an adverse impact on the environmental quality – polluted runoff, increased NO2 by creating opportunities for CHP in large developments, and minimising the need to travel elsewhere. Overall however, this policy will have adverse impacts on this issue although other policies in this document will help to mitigate this issue, on how employment sites and growth can be delivered. Impacts may worsen over time as the level of development increases.</p>	<p>Small negative impact</p>	<p>Small negative impact</p>	<p>Negative impact</p>
<p>Flooding and drainage</p>	<p>In common with all types of development, there is potential that development of new land for employment purposes will have an impact on flooding and drainage. The impact of this will however be controlled through other policies in this document and the NPPF, and the impact of this policy on this issue is therefore not likely to be significant.</p>	<p>Neutral Impact</p>	<p>Neutral Impact</p>	<p>Neutral Impact</p>
<p>Climate Change and Resources</p>	<p>By protecting development in existing employment locations, this policy may help to mitigate this demand for resources to some extent. The policy does however enable intensification of uses which will increase the demand for resources during construction, operation and any decommissioning that is required – particularly if sites come forward for redevelopment. The increase in transport, built form and demand for resources will all potentially have an adverse impact on the environmental quality – polluted runoff, increased NO2 etc., by creating opportunities for CHP in large developments, and minimising the need to travel elsewhere. Overall however, this policy will have adverse impacts on this issue although other policies in this document will help to mitigate this issue, on how employment sites and growth can be delivered. Impacts may worsen over time as the level of development increases.</p>	<p>Small negative impact</p>	<p>Small negative impact</p>	<p>Negative impact</p>
<p>Economy</p>	<p>This policy will help to enable the economy to grow at all stages of the plan period, by supporting businesses to expand, enabling start ups etc. Seeking to ensure that existing sites are protected will help to ensure that significant growth at the expense of land in built-up areas is minimised which will help to protect the character of the District, which makes this area an attractive one to do business and therefore maintain the attractiveness of the District as a place to do business.</p>	<p>Significant positive effect</p>	<p>Significant positive effect</p>	<p>Significant positive effect</p>

Retail	This policy addresses employment sites rather than retail and is therefore unlikely to have a specific impact on this issue.	Significant positive effect	Significant positive effect	Significant positive effect
Transport	By enabling development, this policy will increase levels of traffic. This includes the construction, operational and any decommissioning stages. This has the potential to in put pressure on the road network from delivery vehicles and commuting traffic, meetings etc. Protecting existing employment sites may not generate such significant increases as traffic as new businesses, but intensification of uses could increase the level of traffic entering villages. Adverse impacts may increase over time as the level of development increases. The pressure on the transport network needs careful consideration and mitigation	Small negative impact	Negative Impact	Negative Impact
Assessment of significance and recommendations	This policy has a number of positive effects on the economy, particularly by ensuring that existing employment sites are retained, keeping jobs in the District. Protecting existing sites will help minimise the loss of greenfield sites and minimise adverse landscape and biodiversity impacts. The potential adverse impacts on this policy are those primarily connected with the intensification of uses, including increased congestion through settlements and the need for resources and on environmental quality. This is a particular concern at this stage as the impact of development on air quality is (at the time of this assessment) not covered in other policies. Other policies will need to ensure that development does not increase local congestion, or have additional resource or environmental quality implications. A policy on air quality is recommended and has been incorporated into the plan.			

Policy 9 - Rural Economic Development

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy may help the delivery of housing in more rural parts of the District, particularly where it delivers other social and economic benefits. Most housing will be delivered through other policy mechanisms. Some positive impacts may therefore arise from this policy.	Small positive impact	Small positive impact	Small positive impact
Education and Skills	This policy would enable the delivery of improvements to rural education facilities and skills (e.g. sites such as Brinsbury Campus). This policy would therefore have a positive impact, although overall the number of this type of development may be fairly small.	positive impact	positive impact	positive impact
Leisure and Recreation	This policy specifically supports development that contributes to rural economy and promotes countryside recreation. It is therefore likely that this policy will have a positive impact in increasing leisure and recreation opportunities within rural parts of the District.	Significant positive impact	Significant positive impact	Significant positive impact
Human Health	It is unlikely that this policy would have a direct impact on human health (such developments would be addressed through other mechanisms), but ensuring that the rural economy is thriving and has employment opportunities, facilities and housing for those who live there is likely to help to maintain or increase health in this part of the District.	Small positive impact	Small positive impact	Small positive impact

Community Safety and Crime	It is unlikely that this policy would have a direct impact on community safety and crime (as it will be addressed through other policies), but ensuring that the rural economy is thriving and has employment opportunities, facilities and housing for those who live there is likely to help provide safe and secure and low crime communities.	Small positive impact	Small positive impact	Small positive impact
Equalities and Social Inclusion	This policy will not have a direct impact on race, gender, age, disability, sexual orientation. The policy may however ensure that all sections of the community in rural areas have access to employment services and facilities, and this will directly help reduce social inequalities and may also indirectly assist those with disabilities who may find it harder to reach services that are further away.	Small positive impact	Small positive impact	Small positive impact
Biodiversity	Development has the potential to harm biodiversity, although some rural schemes may be to promote nature conservation. Particular risks from this policy may include impacts to bats or barn owls as a result of building conversions, loss of hedgerows and increased lighting. Impacts may increase over the plan period. These issues will need to be mitigated and the wording of c) may assist with this to some extent.	Some negative impacts	Some negative impacts	Negative Impact
Landscape	Development has the potential to adversely impact the landscape, both directly through land take, and also through smaller cumulative changes such as increased traffic, lighting and so forth. These issues need to be mitigated where necessary, although this policy already seeks to minimise traffic and bring about environmental enhancements and protect rural character. Adverse impacts should be minimised as a result, but those that do occur risk cumulatively having a greater impact as the plan period progresses.	Neutral impact	Neutral impact	Some negative impacts
Archaeology and Cultural Heritage	Development has the potential to adversely impact the archaeology and cultural heritage directly through land take, and also through smaller cumulative changes such as increased traffic, lighting and so forth. This policy may also have a positive impact by helping to maintain historic buildings in rural areas, that without change of use or investment could fall into disrepair. Adverse impacts may need to be mitigated (e.g. through other policies), but the potential positive impacts of this policy result in an overall neutral assessment.	Neutral impact	Neutral impact	Neutral impact
Environmental Quality (Soil, Air and Water and waste)	Development has the potential to be affected by flooding or alter drainage patterns. This issue is addressed through other policies and higher level NPPF requirements, and this policy is therefore unlikely to have a significant impact on this matter.	Neutral impact	Neutral impact	Neutral impact
Flooding and drainage	This policy will result in some development. Depending on the overall scale and location of the development there will be some requirement for resources (and therefore CO2 emissions) at all stages of development from construction to decommissioning. This will have some impact on climate change, unless there is some mitigation of the impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Negative impact

Climate Change and Resources	This policy will result in some development. This will have some impact on environmental quality of the district, depending on the overall scale and location of the development. For example increased traffic on rural roads may contribute to decreased air quality, or cause polluted runoff. It is likely that without some mitigation there is potential for adverse impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Negative impact
Economy	Development has the potential to be affected by flooding or alter drainage patterns. This issue is addressed through other policies and higher level NPPF requirements, and this policy is therefore unlikely to have a significant impact on this matter.	Neutral impact	Neutral impact	Neutral impact
Retail	This policy will result in some development. Depending on the overall scale and location of the development there will be some requirement for resources (and therefore CO2 emissions) at all stages of development from construction to decommissioning. This will have some impact on climate change, unless there is some mitigation of the impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Negative impact
Transport	This policy seeks to enable development of the economy in more rural parts of the District. A range of measures including diversification is supported. This policy will therefore have a positive impact on the economy at all stages of the plan period. There is however a risk that in the latter stages of the plan positive impacts on the economy are reduced if the development has cumulatively eroded the rural character of the District and it therefore ceases to be an attractive place to live and work.. This is useful, but there is still a risk that rural travel and traffic issues could be problematic and mitigation of these issues will need to be considered. Impacts will increase over the plan period	Significant positive impact	Significant positive impact	positive impact
Assessment of significance and recommendations	<p>This policy will have a number of benefits, particularly by enabling the rural economy of smaller settlements and countryside to grow and develop in the future. It will also help to reduce rural inequalities by maintaining jobs and skills in these areas. Rural economic development may however have some adverse environmental impacts. One key issue is the potential for development to increase traffic which individually or cumulative can damage biodiversity, landscape and air quality in particular</p> <p>Other policies will need to ensure that development does not increase congestion, or have additional resource or environmental quality implications. A policy on air quality is recommended and has been included in the plan. The need to highlight that all policies in the strategy are read in conjunction with each other is also recommended and this is also now included in the introduction to the plan</p>			

Policy 10- Tourism and Cultural Facilities

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not have any specific impact on this issue	No impact	No impact	No impact
Education and Skills	This policy is unlikely to have any direct impact on this issue, although there may be some indirect benefits as farm tours etc can have educational benefits	Small positive impact	Small positive impact	Small positive impact
Leisure and Recreation	This policy will enable recreational based rural diversification (e.g. fishing ponds, farm tours) which will increase rural based leisure and recreation facilities.	Positive impact	Positive impact	Positive impact
Human Health	This policy is unlikely to have any direct impact on this issue, although there may be some indirect benefits as some recreational routes may encourage walking and cycling which can have health benefits.	Small positive impact	Small positive impact	Small positive impact
Community Safety and Crime	The effects of this policy on community safety and crime are uncertain at this stage – it depends on the precise nature and location of any facilities that are provided.	Impact uncertain	Impact uncertain	Impact uncertain
Equalities and Social Inclusion	This policy will not have any direct or indirect impact on Race, Gender, age, disability or sexual orientation. Tourism based rural diversification may help retain rural communities and minimise social exclusion in this area.	Small positive impact	Small positive impact	Small positive impact
Biodiversity	This policy has the potential to have positive or negative impacts on biodiversity depending on its nature or scale. Built development, particularly on greenfield land would potentially have an adverse impact, but conversely other more recreation based facilities such as nature trails or cycle routes may have positive impacts. The balance on positive or negative impacts will depend on the type of development which is proposed.	Impact uncertain	Impact uncertain	Impact uncertain
Landscape	This policy has the potential to have positive or negative impacts on landscape depending on its nature or scale. Built development, particularly on greenfield land would potentially have an adverse impact, but conversely other more facilities such as nature trails those which protect the cultural landscape may have positive impacts. The balance on positive or negative impacts will depend on the type of development which is proposed.	Impact uncertain	Impact uncertain	Impact uncertain
Archaeology and Cultural Heritage	This policy is likely to have a positive impact on archaeology and cultural heritage. Tourism development would help to maintain the historic settlements across the District as a 'destination', and would also help to protect rural buildings. The policy also seeks to protect cultural resources.	Significant positive impact	Significant positive impact	Significant positive impact
Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development taking place within the District, including in rural locations. Depending on the scale and location of the development there may be some potential for adverse impacts on environmental quality including air quality which will arise from increased traffic in rural areas. There is potential for cumulative impacts. CP2 may help to offset adverse effects, but some adverse impacts are still likely particularly later in the plan period as the level of development increases.	Small negative impact.	Small negative impact	Negative impact
Flooding and drainage	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on flooding and drainage, depending on its scale and location. The NPPF and other policies are	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.

	likely to mitigate this. Any adverse impacts would increase over time as the scale of development increases.			
Climate Change and Resources	This policy will result in some development taking place within the District. This will increase the use of resources, including in the need for energy, particularly from increased traffic in rural areas and also running hotels, deliveries. There is also potential for cumulative impacts. Policy 24 may help to offset adverse effects, but some adverse impacts are still likely particularly later in the plan period as the level of development increases.	Small negative impact.	Small negative impact	Negative impact
Economy	Overall, this policy is likely to have a beneficial impact on the economy by enabling businesses to grow and for rural enterprises to diversify.	Small positive impact	Small positive impact	Small positive impact
Retail	This policy may have some indirect impacts on retail, as tourist attractions in villages and towns will help draw in visitors who will then support local retail outlets. More rural enterprises may also benefit, with farm diversification bringing in visitors who can then buy farm produce or other goods.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy will result in some development taking place within the District, including in rural locations. Tourism facilities by their very nature bring in visitors, and this is likely to increase traffic levels to village and towns and rural areas, particularly where there is limited public transport. Adverse impacts will increase over the plan period. There is a need to mitigate this problem either through this or other policies.	Small negative impact.	negative impact	Negative impact
Assessment of significance and recommendations	<p>This policy may have a mix of impacts depending on the level type and location of any tourism facility that is proposed. For example, some tourist attractions may protect biodiversity, whereas others may lead to it being lost. The policy does however seek to ensure that development is of an appropriate nature and scale, and contributes to protecting the cultural resource in the District which includes factors such as the landscape. Overall, the policy is considered to be beneficial in helping to retaining the historic and cultural fabric of the District.</p> <p>At this stage, no specific amendments to the policy are recommended, but there will be a need to assess the environmental impact of each application that comes forward very carefully to ensure that adverse impacts that do occur are identified and mitigated. Other policies in this document will also need to be considered in relation to tourism proposals.</p>			

Policy 11- Vitality and Viability of Existing Retail Centres

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy does not have any direct impact on this issue. There is however the potential for demand for retail sites to conflict with the delivery of housing sites but the overall impact of this is considered to be minimal	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	This policy does not have any direct impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy allows for the delivery of allowing leisure entertainment sport and recreation facilities within town and village centres.	Significant positive impact	Significant positive impact	Significant positive impact
Human Health	This policy does not have any direct impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Community Safety and Crime	There is potential that increased retail development in town centres could result in greater levels of crime (e.g. shoplifting), but the impact of this is difficult to quantify at this stage.	Effects uncertain	Effects uncertain	Effects uncertain
Equalities and Social Inclusion	This policy will not have any direct or indirect impacts on age, race, gender, sexual orientation or disabilities. The policy may however have a small positive impact by enabling appropriate retail and other development in the main villages, ensuring all communities in the District are located relatively close to a range of retail and other town centre services in order to meet their needs.	Small positive impact	Small positive impact	Small positive impact
Biodiversity	All development has the potential to adversely affect biodiversity – this can be on brownfield sites within built-up area boundaries, or through the loss of habitats in existing buildings – e.g. nest sites etc. Overall impacts are likely to be relatively small, but without mitigation the potential for negative impacts remains –Other policies (eg 30) may address this to some extent.	Some Negative Impact	Some Negative Impact	Some Negative Impact
Landscape	This policy seeks to ensure that appropriate retail and other facilities are provided in town and village centres. Many if these areas have historic townscapes which could be harmed e.g. by increasing floorplate size. Other policies (such as Horsham town) seek to minimise this to some extent but at this stage there is still the risk that the character of these town centres could be adversely impacted	Large negative impact	Large negative impact	Large negative impact
Archaeology and Cultural Heritage	This policy seeks to ensure that appropriate retail and other facilities are provided in town and village centres. Many if these areas have historic cores which could be harmed e.g. by increasing floorplate size. Other policies (such as Horsham town) and policy 10 seek to minimise this to some extent but at this stage there is still the risk that the character of these town centres could be adversely impacted.	Large negative impact	Large negative impact	Large negative impact

Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development. Depending on the overall scale and location of the development there will be some requirement for resources (and therefore CO2 emissions) at all stages of development from construction to decommissioning. This will have some impact on climate change, unless there is some mitigation of the impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Negative impact
Flooding and drainage	In common with all types of development, there is potential that development of new land for employment purposes will have an impact on flooding and drainage. The impact of this will however be controlled through other policies in this document eg policy 37, and the impact of this policy on this issue is therefore not likely to be significant.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	This policy will result in some development. Depending on the overall scale and location of the development there will be some requirement for resources (and therefore CO2 emissions) at all stages of development from construction to decommissioning. This will have some impact on climate change, unless there is some mitigation of the impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Negative impact
Economy	This policy will help to enable the economy to grow at all stages of the plan period, through the by supporting retail businesses which are a key part of the economy of Horsham District. There is a risk however that over development will damage the rural character which makes this area an attractive one to do business – this could increase over time – impacts to mitigate this should therefore be considered.	Significant positive effect	positive effect	Neutral Impact
Retail	This policy will enable the continued growth of retail facilities within Horsham town and the other larger villages around the District. The policy will therefore have a positive impact on retail across all stages of the plan period.	Significant positive effect	Significant positive effect	Significant positive effect
Transport	By enabling retail development, this policy will increase levels of traffic. This includes the construction, operational (e.g. deliveries) and any decommissioning stages. This has the potential to put pressure on the road network from delivery vehicles and commuting traffic. Adverse impacts may increase over time as the level of development increases. The pressure on the transport network needs careful consideration and mitigation	Small negative impact	Negative Impact	Negative Impact
Assessment of significance and recommendations	<p>This policy will have a number of positive economic impacts. The development will help to ensure that retail opportunities are provided in town and village centres across the District. It will also help to ensure that rural populations can access day to day needs and help to minimise exclusion and social deprivation in rural areas, where public transport to larger centres is often infrequent. There is however the potential for retail development to adversely impact the character of towns and villages, depending on the scale and nature of any particular proposal. Retail development may increase the demand for resources including energy although other policies help to mitigate this. There may also be opportunities for retail areas to contribute to sustainable energy initiatives. This policy may result in conflict between residential uses, existing and those which may come forward under part i) of the policy and other uses, e.g. noise from deliveries or the evening economy, street lighting.</p> <p>Other policies in this document may help to mitigate some of the adverse impacts, including sustainable energy / climate change. Further detail on the nature of residential uses in existing retail areas could be provided, potentially in the supporting text, to identify how potential conflict between uses should be minimised.</p>			

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to have significant impact on the delivery of housing. It may limit the delivery of housing in these areas but this is catered for in other policies.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	This policy is unlikely to have significant impact on the delivery of education and skills. It may limit the delivery of housing in these areas but this is catered for in other policies.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy seeks to ensure that town centre uses including leisure and recreation are not placed at out of town locations unless a sequential approach is applied. This will not limit the delivery of these services, and may help to ensure the provision of a wide range of facilities.	Positive Impact	Positive Impact	Positive Impact
Human Health	This policy is unlikely to have any direct impact on this issue, although there may be some indirect benefits by retaining a mix of town centre uses, contributing to the attractiveness of the District and High quality of life, all of which is known to have positive health outcomes.	Small positive impact	Small positive impact	Small positive impact
Community Safety and Crime	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	A town centre first policy is unlikely to have any significant direct or indirect impacts on age, race, gender, disabilities. It is however likely to ensure that a mix of retail uses is provided in town and village centres, which are accessible to a wide range of the population including those without access to a car. This is therefore likely to help minimise social exclusion by ensuring a wide range of individuals can access a wide range of services.	Significant positive impact	Significant positive impact	Significant positive impact
Biodiversity	This policy focuses on retaining the retail uses in town and village centres – these areas are already developed and maintaining their characteristics is unlikely to have any significant impacts on biodiversity. There may be indirect positive impacts by limited development in out of centre locations which is more likely to be in greenfield locations.	Small positive impact	Small positive impact	Small positive impact
Landscape	This policy focuses on retaining the retail uses in town and village centres – these areas are already developed and maintaining their characteristics is likely to help retain the historic townscape and there may be indirect positive impacts by limited development in out of centre locations which is more likely to be in greenfield locations.	Small positive impact	Small positive impact	Small positive impact
Archaeology and Cultural Heritage	This policy focuses on retaining the retail uses in town and village centres – these areas are already developed and maintaining their characteristics is likely to help retain the historic townscape, and therefore maintain the cultural heritage of villages and towns in the District.	Significant positive impact	Significant positive impact	Significant positive impact
Environmental	This policy focuses on retaining the retail uses in town and village centres –	Neutral	Neutral	Neutral

Quality (Soil, Air and Water and waste)	these areas are already developed and maintain their overall function as retail centres is unlikely to have significant impacts on environmental quality.	Impact	Impact	Impact
Flooding and drainage	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	This policy focuses on retaining the retail uses in town and village centres – these areas are already developed and maintain their overall function as retail centres is unlikely to have significant impacts on climate change.	Neutral Impact	Neutral Impact	Neutral Impact
Economy	This policy will help to enable the economy to grow at all stages of the plan period, through the by supporting retail businesses which are a key part of the economy of Horsham District.	Significant positive effect	Significant positive effect	Significant positive effect
Retail	This policy will enable the continued growth of retail facilities within Horsham town and the other larger villages around the District. The policy will therefore have a positive impact on retail across all stages of the plan period.	Significant positive effect	Significant positive effect	Significant positive effect
Transport	By enabling retail development, this policy will increase levels of traffic. This includes the construction, operational (e.g. deliveries) and any decommissioning stages. This has the potential to put pressure on the road network from delivery vehicles and commuting traffic. adverse impacts may increase over time as the level of development increases. The pressure on the transport network needs careful consideration and mitigation	Small negative impact	Negative Impact	Negative Impact
Assessment of significance and recommendations	<p>This policy will have a number of positive economic impacts. The development will help to ensure that retail opportunities are provided in town and village centres across the District benefiting this particular sector of the economy. It also helps to ensure that rural populations can access day to day needs and minimising social exclusion for those without access to a car. The policy also helps to minimise greenfield development by retaining a town centre focus and will indirectly have positive environmental benefits. Increased retail development will however have transport implications in terms of construction, deliveries, and attracting shoppers into the town. This could increase congestion and may generate other adverse impacts such as cumulative impacts on air quality.</p> <p>Other policies (in particular transport and parking policies) will need to ensure that development limits congestion, and additional resource or environmental quality implications. A policy on air quality is recommended. These are provided elsewhere in the strategy</p>			

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to have any significant impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	This policy is unlikely to have any significant impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy is unlikely to have any significant impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Human Health	Ensuring that signs and hoardings are in keeping with highway safety and issues will help to minimise the risk of accidents and therefore limit have a positive impact on human health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Biodiversity	This policy is unlikely to have any significant impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Landscape	This policy seeks to ensure that shop fronts and hoardings are in keeping with the surrounding architecture and surroundings. This will help to retain the appearance of townscapes in particular, but may also have a positive impact on the countryside by ensuring that any signs on the edge of settlements or in more rural areas limit the appearance of urbanisation, and help retain the landscape character.	Positive Impact	Positive Impact	Positive Impact
Archaeology and Cultural Heritage	This policy seeks to ensure that shop fronts and hoardings are in keeping with the surrounding architecture and surroundings. This includes ensuring that signs on listed buildings are in keeping with the historic environment for example through the use of traditional materials. This will help to retain the character and appearance of cultural heritage and there will therefore be a positive impact on this issue.	Significant positive impact	Significant positive impact	Significant positive impact
Environmental Quality (Soil, Air and Water and waste)	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Flooding and drainage	Flooding and Drainage This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact

and Resources				
Economy	Ensuring that adverts, signs and hoardings are in keeping with their surroundings, respect the historic environment and are safe will help maintain the attractive characteristics of the district. This will have an indirect beneficial impact on the economy by ensuring that the District remains and attractive place to live and work.	Positive Impact	Positive Impact	Positive Impact
Retail	Ensuring that adverts, signs and hoardings are in keeping with their surroundings, respect the historic environment and are safe will help maintain the attractive characteristics of the district, including in town and village centres. This will help to ensure that the settlements remain attractive places to visit to meet retail needs, and indirectly maintain their vitality and viability.	Significant positive impact	Significant positive impact	Significant positive impact
Transport	This policy is unlikely to have many direct transport impacts, but by ensuring that signs do not impair pedestrian or highway safety, the risk of road accidents and pedestrian s will be reduced.	Small positive impact	Small positive impact	Small positive impact
Assessment of significance and recommendations	<p>This policy will not have many impacts on most sustainability issues. It will however help to ensure that the landscape, townscape and historic characteristics of towns and the countryside are retained. This will indirectly assist the economy by contributing to the overall attractiveness of the environment and drawing in businesses and visitors to retail centres. It is however noted that whilst the policy seeks to maintain the status quo, it will not necessarily provide enhancements where this may be necessary.</p> <p>It is suggested that further guidance as to what may or may not be acceptable should be provided in due course to help with the delivery of this policy</p>			

Policy 14 - Housing Provision

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will enable the delivery of a significant level of housing in the District. Some of these houses are already coming forward, e.g. West of Horsham, and applications for other sites e.g. east of Billingshurst have been permitted or are pending consideration, and the delivery of these homes is therefore likely. Land to the North Horsham is also considered to be deliverable site and development in this location would also help meet the identified housing need. A number of neighbourhood plans are now under preparation, although no sites have yet been identified. There is therefore a need to monitor the delivery of these sites and if necessary the Council would need to prepare an allocations document to ensure that housing development in neighbourhoods that meets local needs is provided. Positive impacts will increase over time.	Positive impact	Large Positive Impact	Large Positive Impact
Education and Skills	This policy requires that associated infrastructure is provided as part of development, but this is addressed & assessed fully under Policy 38 and other relevant policies.	Positive impact	Positive impact	Positive impact
Leisure and Recreation	The impact of this policy on community safety and crime is uncertain – houses can provide security for many, but poor design and greater population in the area may increase the number of crime incidents, although there is no reason to consider that it would rise over existing levels.	Uncertain	Uncertain	Uncertain
Human Health	The provision of housing will not impact race, gender or sexual orientation. There is potential for housing to meet the needs of specific sections of the community – e.g. elderly, disabled or those on lower incomes, depending on the type of housing that are delivered. Other policies address these issues and are assessed separately.	Positive impact	Positive impact	Positive impact
Community Safety and Crime	The impact of this policy on community safety and crime is uncertain – houses can provide security for many, but poor design and greater population in the area may increase the number of crime incidents, although there is no reason to consider that it would rise over existing levels.	Uncertain	Uncertain	Uncertain
Equalities and Social Inclusion	The provision of housing will not impact race, gender or sexual orientation. There is potential for housing to meet the needs of specific sections of the community – e.g. elderly, disabled or those on lower incomes, depending on the type of housing that are delivered. Other policies address these issues and are assessed separately.	Positive impact	Positive impact	Positive impact
Biodiversity	Housing development has the potential to adversely impact biodiversity through the loss of undeveloped land and increased severance, pollution etc. The development of strategic allocations may impact biodiversity, but impacts here may be more limited due to careful selection of the land, surveys and mitigation measures including the incorporation of green infrastructure without impacting on the viability of the scheme. Sites have also been selected to have as minimal impact as possible and an HRA has been undertaken which demonstrates there are no significant impacts on these sites. There is a risk with that sites in neighbourhood plans may not be in the best locations for biodiversity	Some Negative Impact	Some Negative Impact	Negative Impact

	(e.g. near sensitive hedgerow / SPA etc). Mitigation will therefore be required - neighbourhood plans will need to undertake their own SEA and HRA assessments. Negative impacts may increase over time.			
Landscape	Housing development has the potential to adversely impact landscape through the loss of undeveloped land and increased traffic. This particular approach poses this risk through strategic allocations, but impacts here tend to be more limited due to careful selection of the land, surveys and mitigation measures. There is a particular risk with this approach that identified sites in neighbourhood plans may not be in the best locations for landscape and may also have cumulative impacts that cannot be predicted due to the uncertainty of development locations. problems. Mitigation of these measures will therefore be required and separate SEA of neighbourhood plans will be necessary. Negative impacts may increase over time.	Some Negative Impact	Some Negative Impact	Negative Impact
Archaeology and Cultural Heritage	Housing development has the potential to adversely impact archaeology, through the loss of undeveloped land, changes to the setting of historic buildings and changes settlement patterns, pollution etc. This particular approach poses this risk through strategic allocations, but impacts here tend to be more limited due to careful selection of the land, surveys and mitigation measures. There is a particular risk with this approach that neighbourhood plans may identify sites may not be in the best locations for cultural heritage, cumulatively changing the historic character of villages or located close to sensitive historic sites. Mitigation will therefore be required including through their own SEAs. Negative impacts may increase over time.	Some Negative Impact	Some Negative Impact	Negative Impact
Environmental Quality (Soil, Air and Water and waste)	Housing development has the potential to adversely impact environmental quality through the loss of undeveloped land and increased traffic, generating air pollution. Development can also increase pressure on sewerage and damage water quality. This particular approach poses this risk through strategic allocations, but impacts here tend to be more limited due to careful selection of the land, surveys and mitigation measures. At this stage uncertainties with neighbourhood plans and non allocated sites risk a cumulation of impacts that individually may not be problematic, but are together. Assessing these impacts may not be straightforward as it is difficult to determine when a threshold has been crossed. Mitigation will therefore be required including through their own SEAs. Negative impacts may increase over time.	Some Negative Impact	Some Negative Impact	Negative Impact
Flooding and drainage	Housing development has the potential to adversely impact flooding and drainage through the loss of undeveloped land and increased severance, pollution etc. This issue is however addressed nationally in the NPPF –housing in areas of severe flood risk is unlikely to be permitted in- and through other policies and the requirements for flood risk assessments and consultation with the EA. Impacts of this policy on this issue are therefore not likely to be significant providing this assessment is undertaken	Neutral impact	Neutral impact	Neutral impact

Climate Change and Resources	Housing development has the potential to adversely impact climate change and resources through increased resource use at construction and operational phases. Strategic allocations may be able to minimise problems through CHP schemes or large scale water reduction measures. At this stage, neighbourhood plans and non allocated sites may have less opportunity to provide mitigation measures, and are also more likely to be located in rural areas with poor public transport which will increase vehicular use and the associated resource and climatic consequences. Mitigation of these measures will therefore be required.	Negative Impact	Negative Impact	Negative Impact
Economy	The provision of houses will help contribute to the economy for example by enabling younger individuals to remain in the district and seek employment locally. There are also sub-regional benefits, as some of the housing will be located in the Gatwick diamond. Housing also provides employment through construction, and through service industries to provide for these new communities. Neighbourhood planning may help provide communities with growth to assist very local economies, where particular local needs are identified. This policy helps balance the need to provide housing to assist the economy with overprovision against which the attractive qualities which make the District attractive are lost.	Significant Positive impact	Significant Positive impact	Significant Positive impact
Retail	Housing provision will enable the vitality and viability of retail centres throughout the district to be maintained and enhanced.	Significant Positive impact	Significant Positive impact	Significant Positive impact
Transport	This policy requires that associated infrastructure is provided as part of development, but this is addressed & assessed fully under other relevant policies.	Positive impact	Positive impact	Positive impact
Assessment of significance and recommendations	<p>This policy will bring forward housing development within the District and will therefore help to meet the identified housing needs of the District, including affordable housing. There are however risks with the approach. The strategy as yet does not provide certainty as to where all the housing will go, although neighbourhood plans are now being progressed.</p> <p>This policy also has a number of environmental impacts, such as the loss of ecology and landscape changes, together with an increased demand for resources. The strategic allocations identified sites though have been selected through this sustainability appraisal process and associated work, which ensures that most development will be located in the least damaging locations and has the greatest ability to incorporate mitigation measures. There is however uncertainty as to the impact that neighbourhood planning sites could have on the environment as their size and location is not yet known. There is also a risk that increased numbers of housing sites coming forward through neighbourhood plans cumulatively add to the impact on SPAs and SACs that has been documented in the Appropriate Assessment /HRA. A number of small neighbourhood development sites may also combine to result in larger cumulative impacts on transport, services and air quality than is individually the case and without assessment of that impact mitigation measures may not be put in place.</p> <p>Whilst it is recognised that it is not possible to identify the location that will come forward through neighbourhood planning, and the exact start date of strategic developments, the uncertainties and adverse impacts can be mitigated by</p> <ul style="list-style-type: none"> ·1. Preparation of a site allocations document should sites not come forward through the neighbourhood planning process. ·2. Neighbourhood plans to consider environmental impacts of any allocations potentially through further SA or SEA process and Habitat Regulations Assessments. ·3. Neighbourhood plans or any additional sites document will need to consider cumulative impacts of on landscape, biodiversity, air quality, traffic etc. It may be this is required through a formal EIA or as general supporting information submitted as part of planning applications for large strategic scale developments. 			

Policy 15: Meeting Housing Need

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will have a significant impact on allowing the delivery of affordable housing in the District throughout the plan period, as identified in needs assessments.	Significant positive impact	Significant positive impact	Significant positive impact
Education and Skills	This policy is unlikely to have any significant impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy is unlikely to have any significant impact on this issue	Neutral Impact	Neutral Impact	Neutral Impact
Human Health	This policy will not have any direct impacts on human health, but there is evidence which demonstrates that health can be adversely affected if housing is difficult to access. By ensuring that all sections of society have access to a home, it is likely that health outcomes will be enhanced.	Small positive impact	Small positive impact	Small positive impact
Community Safety and Crime	Whilst this policy is unlikely to have any direct impacts on community safety and crime, there is potential that antisocial safety and crime could increase if people do not have access to safe affordable housing. It is therefore possible that this policy will have an indirect benefit in reducing the risk of crime and antisocial behaviour	Small positive impact	Small positive impact	Small positive impact
Equalities and Social Inclusion	This policy will not have any direct or indirect impact on issues such as race, age, gender, sexuality or disabilities. It will however have positive impact on minimising social exclusion and inequalities by ensuring that people of all incomes have access to a safe home that is affordable, particularly given the overall very high cost of housing within this district.	Significant positive impact	Significant positive impact	Significant positive impact
Biodiversity	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Landscape	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Archaeology and Cultural Heritage	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Environmental Quality (Soil, Air and Water and waste)	Affordable homes built by housing associations have historically been built to higher environmental standards than market homes. As a consequence these homes are more likely to be environmentally efficient reducing the need for resources, such as water and heat. This may help to reduce adverse environmental impacts of development.	Small positive impact	Small positive impact	Small positive impact
Flooding and drainage	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Climate Change and Resources	Affordable homes built by housing associations have historically been built to higher environmental standards than market homes. As a consequence these homes are more likely to be environmentally efficient reducing the use of energy and consequently have lower carbon emissions. This may help to reduce adverse environmental impacts of development.	Small positive impact	Small positive impact	Small positive impact

Economy	House prices within Horsham District are very high, and this can make it difficult for those on low and middle incomes to access homes. Ultimately this may have an adverse impact on the economy. If an areas cannot house those at all incomes, vital but lower waged aspects of the economy may be hard to attract, which ultimately will have an adverse economic impact. This policy will help to ensure that all families have a chance of living and working in the district and contributing to the local economy.	Significant positive impact	Significant positive impact	Significant positive impact
Retail	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Transport	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Assessment of significance and recommendations	Overall this policy has a number of positive impacts as it aims to ensure that all sectors of the population irrespective of income has access to a home. This will also have benefit to the wider economy by ensuring that skills can be retained within the District across all sectors of the economy. Environmental issues stemming from this policy are limited as this policy does not directly bring about development, and is intended to improve its overall quality.			

Policy 16: Exceptions Housing Schemes

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy may help to assist with the delivery of affordable housing to meet the identified needs of local residents within specific parishes in the District, although this may be superseded by neighbourhood planning in some areas.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy will not have any significant impact on education, but it may help retain key employment skills within the district where their work provides an important service.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy is unlikely to have any direct or indirect impact on overall leisure and recreation provision.	Neutral impact	Neutral impact	Neutral impact
Human Health	This policy is unlikely to have any direct or indirect impact on overall health care provision, although provision of suitable accommodation may help improve the health of the individuals affected.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Community Safety and Crime	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	This policy will have not have any specific impacts on race, gender, disability, age or sexual orientation. It may help to ensure that social inclusion is achieved by providing housing in rural areas for specific in need individuals who may have otherwise had to move away from their families and communities.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on biodiversity. This could have a small negative impact on climate change and resource use, particularly if there is cumulation with other development in the area. Impacts could increase across the plan period.	Small negative impact.	Small negative impact	negative impact

Landscape	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on landscape. This could have a small negative impact on climate change and resource use, particularly if there is cumulation with other development in the area. Impacts could increase across the plan period.	Small negative impact.	Small negative impact	negative impact
Archaeology and Cultural Heritage	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on archaeology. This could have a small negative impact on climate change and resource use, particularly if there is cumulation with other development in the area. Impacts could increase across the plan period.	Small negative impact.	Small negative impact	negative impact
Environmental Quality (Soil, Air and Water and waste)	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on the environment e.g. noise during construction, and increased traffic leading to reductions in air quality. This could have a small negative impact on climate change and resource use, particularly if there is cumulation with other development in the area. Impacts could increase across the plan period.	Small negative impact.	Small negative impact	negative impact
Flooding and drainage	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on flooding, depending on its location. The policy requires that other policies are also met, as well as accordance with the NPPF on this issue. This will result in no additional significant impacts arising from this policy.	Neutral impact.	Neutral impact.	Neutral impact.
Climate Change and Resources	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on resource use during construction, operation and eventual demolition. This could have a small negative impact on climate change and resource use, particularly if there is cumulation with other development in the area. Impacts could increase across the plan period.	Small negative impact.	Small negative impact	negative impact
Economy	This policy may help to have a small beneficial impact on the economy. Certainty of accommodation may help ensure the continued running of key rural services and businesses, which does have a part to play in the wider economy of the District.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy is unlikely to have significant impacts on this issue as amount of development that will take place is small and on its own will not have a significant impact.	Neutral impact.	Neutral impact.	Neutral impact.
Transport	This policy will result in some development taking place within the District, including in rural locations. Overall this type of development is likely to be small, but there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas where public transport is limited. Adverse impacts would increase over time as the level of the development increases. The policy seeks to mitigate this to some extent by requiring that other policies are complied with but there are still likely to be residual impacts. Impacts could increase over time.	Small negative impact.	Small negative impact	negative impact

Assessment of significance and recommendations	This policy has significant social benefits as it allows for safe and secure accommodation to be provided in all parishes. Where built, it will also help boost the economy by retaining rural businesses and skills. Whilst there is the potential for rural exception sites to have a negative impact on the environment, it is anticipated that the total level of this type of development to be very small, and therefore the overall impact of this policy is likely to be small, particularly taking into account the requirements of other policies ,which are likely to help mitigate any problems.. There may however be some cumulative impacts in relation to transport. Environmental impacts of individual sites will need to be investigated on a case by case basis. Cumulative impacts should also be assessed. These issues will need to be considered at the as part of any planning application, including at the pre-application stage.
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Policy 17: Retirement housing and specialist care

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will result in the delivery of housing, but it will provide homes that meet the needs of particularly older age groups or those with specific identified needs who cannot live independently. Overall numbers of this development are uncertain but will not be the main type of housing development in the District.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	Education and Skills This policy is unlikely to have any direct or indirect impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy may have some positive impact on this issue as it requires that improvements are made to the wider local environment which may include opportunities for leisure and recreation provision.	Positive Impact	Positive Impact	Positive Impact
Human Health	This policy will provide accommodation for individuals with specific needs. Although care will be separate from the accommodation, it will still enable the health care needs of these groups to be identified and provided. The policy also requires that homes are located close to existing facilities.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Community Safety and Crime	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	This policy will have a significant positive on age and disabilities as it enables the housing needs of these communities within the District to be met. Meeting the needs of these groups will also help to reduce the risk or wider social exclusion. The policy is unlikely to have a specific impact on gender or sexual orientation, age or disabilities.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Biodiversity	All development has the potential to have an adverse impact on biodiversity, depending on its scale and location. The policy requires that new development improves the local environment, which may include opportunities for biodiversity, (and other policies in this plan would also apply). Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.
Landscape	All development has the potential to have an adverse impact on landscape, depending on its scale and location. The policy requires that new development improves the local environment, which may include opportunities for this issue, (and other policies in this plan would also apply). Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.

Archaeology and Cultural Heritage	All development has the potential to have an adverse impact on archaeology and cultural heritage depending on its scale and location. The policy requires that new development improves the local environment, which may include opportunities for this issue, (and other policies in this plan would also apply). Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.
Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development taking place within the District. Depending on the scale and location of the development there may be some potential for adverse impacts on environmental quality including air quality which will arise from increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. The location of sites in relatively close proximity to service and facilities will help to mitigate this impact to some extent.	small negative impact.	Small negative impact	Small negative impact
Flooding and drainage	All development has the potential to impact on flooding, but this is addressed through the NPPF and other policies in this document - This policy will therefore have no adverse impact on this issue.	Neutral impact.	Neutral impact.	Neutral impact.
Climate Change and Resources	This policy will result in some development taking place within the District. This will increase the use of resources, including in the need for energy. Carbon emissions are also likely to increase as a result of increased traffic in rural areas although the Green Travel plan requirement may help to mitigate this. there is potential for cumulative impacts. Other policies may help to mitigate impacts to some extent as does the requirement to ensure that development is not too remote from serves and facilities.	small negative impact.	Small negative impact	Small negative impact
Economy	This policy may help to have a small beneficial impact on the economy – it will enable the elderly to remain active within the wider community for longer including through spending on local services, and care homes can also provide employment opportunities.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy may help improve retail opportunities in village centres by ensuring these sites are located close to existing retail outlets.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy will result in some development taking place within the District, including in rural locations. Overall there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas where public transport is limited. Adverse impacts would increase over time as the level of the development increases. The policy seeks to mitigate this to some extent by seeking to locate sites relatively close to existing services and facilities and through Green Travel plans	Small negative impact.	Small negative impact	Negative impact
Assessment of significance and recommendations	Generally this policy has significant social benefits in ensuring that the elderly and other individuals with specialist needs can access safe and secure accommodation. It will also help boost the economy by providing general employment opportunities – e.g. health workers in care homes. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies and the requirements of this policy are likely to help mitigate any problems.			

Policy 18: Park Homes/Residential Caravans

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will result in the delivery of housing where this particular need has been identified. Overall however the number of homes that this delivers is likely to be small, although it may help provide an 'affordable' form of housing.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy will not have any significant impact on education, but it may help retain key employment skills within the district.	Small Positive Impact	Small Positive Impact	Small Positive Impact
Leisure and Recreation	This policy is unlikely to have any direct or indirect impact on overall leisure and recreation provision.	Neutral impact	Neutral impact	Neutral impact
Human Health	This policy is unlikely to have any direct or indirect impact on overall health care provision, although provision of accommodation may help improve the health of the individuals affected.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Community Safety and Crime	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	This policy will have not have any specific impacts on race, gender, disability, age or sexual orientation or religion. It may help to ensure that social inclusion is achieved by providing housing in relatively rural areas for individuals who may have otherwise had to move away from their families and communities.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	All development has the potential to have an adverse impact on biodiversity, depending on its location. The impact of other policies should mitigate this impact although reference to this may assist. The level of this type of development is likely to be small and impacts are likely to be low, but may increase across the plan period as the number of developments rises.	Small negative impact	Small negative impact	Small negative impact
Landscape	All development has the potential to have an adverse impact on landscape depending on its location. The impact of other policies should mitigate this impact although reference to this may assist. The level of this type of development is likely to be small and impacts are likely to be low, but may increase across the plan period as the number of developments rises.	Small negative impact	Small negative impact	Small negative impact
Archaeology and Cultural Heritage	All development has the potential to have an adverse impact on Archaeology and Cultural Heritage depending on its location. The impact of other policies should mitigate this impact although reference to this may assist. The level of this type of development is likely to be small and impacts are likely to be low, but may increase across the plan period as the number of developments rises.	Small negative impact	Small negative impact	Small negative impact
Environmental Quality (Soil, Air and Water and waste)	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on resource use during construction, operation and eventual demolition. The level of this type of development is likely to be small and impacts are likely to be low, but may increase across the plan period as the number of developments rises	Small negative impact	Small negative impact	Small negative impact

<p>Flooding and drainage</p>	<p>This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on flooding, depending on its location. Park homes will suffer significant damage in the event of flooding and particular care as to the location of these homes should be made. The policy requires that other policies are also met, as well as accordance with the NPPF on this issue. This will result in no additional significant impacts arising from this policy but flood risk impacts could be emphasised.</p>	<p>Neutral impact.</p>	<p>Neutral impact.</p>	<p>Neutral impact.</p>
<p>Climate Change and Resources</p>	<p>This policy will result in some development taking place within the District. This will increase the use of resources, including in the need for energy, particularly from Gypsy and Traveller sites, as caravans and park homes tend to be less insulated than bricks and mortar accommodation. Carbon emissions are also likely to increase as a result of increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. Other policies may help to mitigate impacts to some extent as does the requirement to ensure that development is not too remote from services and facilities.</p>	<p>Small negative impact</p>	<p>Small negative impact</p>	<p>Small negative impact</p>
<p>Economy</p>	<p>This policy may help to have a small beneficial impact on the economy. This type of accommodation will help retain employees in the District enabling local businesses to continue to thrive and grow.</p>	<p>Positive Impact</p>	<p>Positive Impact</p>	<p>Positive Impact</p>
<p>Retail</p>	<p>This policy is unlikely to have significant impacts on this issue as amount of development that will take place is small and on its own will not have a significant impact.</p>	<p>Neutral impact.</p>	<p>Neutral impact.</p>	<p>Neutral impact.</p>
<p>Transport</p>	<p>This policy will result in some development taking place within the District,. Overall this type of development is likely to be small, but there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas where public transport is limited. Adverse impacts would increase over time as the level of the development increases.</p>	<p>Small negative impact.</p>	<p>Small negative impact</p>	<p>negative impact</p>
<p>Assessment of significance and recommendations</p>	<p>Generally this policy has significant social benefits in ensuring that affordable forms of accommodation can be provided in the District, which will contribute to the overall economic vitality of the District and help maintain communities and families who wish to remain living close to each other. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies are likely to help mitigate any problems, and the overall impact of this policy is likely to be small. There may however be some cumulative impacts in relation to transport and environmental resources.</p> <p>Environmental impacts of individual sites will need to be investigated on a case by case basis taking into account other policies in the HDPF and any wider NPPF provisions. Design of park homes is also a key consideration. Cumulative impacts should also be assessed. These issues will need to be considered as part of any planning application, including at the pre-application stage. Other policies in the HDPF will also need to be complied with to minimise adverse impacts</p>			

Policy 19 - Rural Workers Accommodation

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to result in the delivery of a significant level of housing, but it will provide homes that meet the needs of individuals with specific rural business requirements.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy will not have any significant impact on education, but it may help retain key rural business skills within the district.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy is unlikely to have any direct or indirect impact on overall leisure and recreation provision.	Neutral impact	Neutral impact	Neutral impact
Human Health	This policy is unlikely to have any direct or indirect impact on overall health care provision, although provision of suitable accommodation may help improve the health of the individuals affected.	Small Positive Impact	Small Positive Impact	Small Positive Impact
Community Safety and Crime	This policy is unlikely to have any significant impact on this issue.	Neutral Impact	Neutral Impact	Neutral Impact
Equalities and Social Inclusion	This policy will not have any specific impacts on race, gender, disability, age or sexual orientation. It may help to ensure that social inclusion is achieved by providing housing in rural areas for specific in need individuals who may have otherwise had to move away from their families and communities.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on biodiversity, depending on its location. Overall the level of impact is likely to be very small but reference to other policies could be helpful.	Small negative impact	Small negative impact	Small negative impact
Landscape	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on landscape, depending on its location. Overall the level of impact is likely to be very small but reference to other policies could be helpful.	Small negative impact	Small negative impact	Small negative impact
Archaeology and Cultural Heritage	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on cultural heritage, depending on its location. Overall the level of impact is likely to be very small but reference to other policies could be helpful..	Small negative impact	Small negative impact	Small negative impact
Environmental Quality (Soil, Air and Water and waste)	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on resource use during construction, operation and eventual demolition. Overall the level of impact is likely to be very small but reference to other policies could be helpful.	Neutral impact.	Neutral impact.	Neutral impact.
Flooding and drainage	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on flooding, depending on its location. The policy requires that other policies are also met, as well as accordance with the NPPF on this issue. This will result in no additional significant impacts arising from this policy.	Neutral impact.	Neutral impact.	Neutral impact.

Climate Change and Resources	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on resource use during construction, operation and eventual demolition. Overall the level of impact is likely to be very small but reference to other policies could be helpful.	Small negative impact	Small negative impact	Small negative impact
Economy	This policy may help to have a small beneficial impact on the economy. Certainty of accommodation may help ensure the continued running of key rural services and businesses, which does have a part to play in the wider economy of the District.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy is unlikely to have significant impacts on this issue as amount of development that will take place is small and on its own will not have a significant impact.	Neutral impact.	Neutral impact.	Neutral impact.
Transport	This policy will result in some development taking place within the District, including in rural locations. Overall this type of development is likely to be small, but there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas where public transport is limited. Adverse impacts would increase over time as the level of the development increases. The policy seeks to mitigate this to some extent by requiring that other policies are complied with but there are still likely to be residual impacts. Impacts could increase over time	Small negative impact.	Small negative impact	negative impact
Assessment of significance and recommendations	<p>Generally this policy has significant social benefits in ensuring that safe and secure accommodation can be provided in all parishes. It will also help boost the economy by retaining rural businesses and providing key services. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies are likely to help mitigate any problems, and the overall impact of this policy is likely to be small. There may however be some cumulative impacts in relation to transport and as a result of other development in rural areas.</p> <p>Environmental impacts of individual sites will need to be investigated on a case by case basis taking into account other policies in the HDPF and any wider NPPF provisions. Design of homes is also a key consideration. Cumulative impacts should also be assessed</p>			

Strategic Allocation Policies: North Horsham (SD1-8)

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This option would help to meet the District's Housing needs. Housing would be located close to Horsham which is an important employment destination, and relatively close to Crawley. The % of affordable to be delivered is to be in line with Policy 15. Should seek to maximise as far as possible given the need. Neutral in the short term given the lead in time / start date of the plan.	Neutral Impact	Positive impact	Significant Positive impact
Education and Skills	As part of any development a primary school would be provided according to any need. Secondary schools in Horsham are currently at capacity, and an additional secondary school would be required in this location, which the wording of this policies requires. More generally the policy also makes provision for employment land which will draw skills into the District. Neutral in the short term given the lead in time / start date of the plan.	Neutral Impact	Positive impact	Significant Positive impact
Leisure and Recreation	This policy identifies that a balance of open space and built form should be provided and that leisure and recreation facilities be provided in accordance with identified needs. The nature park will help provide green infrastructure and leisure and recreation space. The masterplan identifies the location for sports facilities.	Neutral Impact	Positive impact	Positive impact
Human Health	These policies require that a local centre is provided which includes provision of a medical centre. Neutral in the short term given the lead in time / start date of the plan. Indirect benefits could be improved through leisure and recreation provision good design and GI provision – Overall positive impact but could be enhanced.	Neutral Impact	Positive impact	Positive impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime.	Effects uncertain	Effects uncertain	Effects uncertain
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage. There is however the potential to provide a mix of housing types and to build to lifetime homes standards. A further indirect impact arising from development in this location is that the A264 may create a barrier that could be hard to cross for some groups, but linkages are set out in the requirements of these policies. A mix of housing therefore needs to be provided. It is not possible to determine what impact the development would have on religious needs as it would depend upon who moves into the housing.	Neutral Impact	Negative impact	Larger negative impact (as pop grows)
Biodiversity	None of the land proposed for development is designated for nature conservation. The development would however result in the loss of land, and it is likely that there would be a need for some tree and hedgerow removal which would have an adverse impact on the connectivity of wider habitats in the area. The land north of the proposed development area is designated as ancient woodland, and there may be some potential for this area to be damaged through increased recreation pressure. The proposed nature park will help to offset	Neutral Impact	Negative impact	Larger negative impact (as pop grows)

	impacts.			
Landscape	Much of the landscape to the north of Horsham has been assessed as having some capacity for large scale development. The impact of this development is therefore neutral to negative. The policies also requires landscape buffers to be put in place to minimise any negative impact. The proposed nature park will help to offset impacts and provide green infrastructure.	Neutral Impact	Negative impact	Negative impact
Archaeology and Cultural Heritage	There are some areas that are of historical importance in this area, including an Ancient Monument. There is therefore the risk that development could have some adverse impact on this site, but the extent of this would be more limited than for some of the other proposed development sites. The policies require high quality design.	Neutral Impact	Small negative impact	Small negative impact
Environmental Quality (Soil, Air and Water and waste)	Land north of Horsham has not been identified as being of high agricultural value, or affected by soil contamination. The site is close to the A264, so some areas may be affected by traffic noise. Increased levels of traffic generated by the development may also have an impact on air quality, particularly closer to the town centre. Wastewater from development at this site would need to be treated at Horsham WWT, but this can be mitigated, and requirements to address these issues are set out in the policies in this chapter.	Neutral Impact	Some negative impact	Some negative impact
Flooding and drainage	Chennell's Brook and tributary streams cross this proposed site, and the floodplain in these areas would not be suitable for development. There is a risk that the development could change runoff and drainage, which could have an impact on flood risk elsewhere in Horsham. Further flood risk assessment is necessary, and development will need to be in accordance with NPPF. Further work is required, but overall a neutral impact is likely, and no built development is identified in the areas at flood risk.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development - this will be incorporated into building regulations changes. Any new development will however use resources and energy as part of the construction phase and once operational. A development of this size would minimise waste through Site waste management plans. There is also potential for community heating, which has been identified in the plan with specific policies relating to this issue.	Neutral Impact	Some negative impact	Some negative impact
Economy	This policy will have a significant positive impact on the economy through the provision of a business park. The housing development will also provide workforce who will contribute to the wider economy through use of services, retail etc.	Neutral Impact	Positive impact	Significant positive impact
Retail	This policy requires that the retail uses of the new community are met through provision of a new local centre including a supermarket. Unlikely to meet additional retail needs of community depending on where retail	Neutral Impact	Small positive impact	Small positive impact

<p>Transport</p>	<p>Transport studies indicate that with mitigation the development will not cause severe impacts on the strategic road network. The policies in this section specifically identify the nature and type of transport infrastructure to be provided, including enhancements to pedestrian and cycle routes, bus and rail as well as highway improvements. This will help to minimise increases in traffic, together with addressing issues that may arise with severance across the A264. The business park will provide employment</p>	<p>Neutral Impact</p>	<p>Negative impact</p>	<p>Negative impact</p>
<p>Assessment of significance and recommendations</p>	<p>Overall this policy has two key benefits - achieving economic growth and housing provision, including affordable housing.</p> <p>The policies ensure that the needs of the new community will be met, for example, through the provision of a local centre, and also helps meet wider District needs through the requirement to provide land for a secondary school. The policies also requires landscape enhancements and incorporates biodiversity enhancements through a new 'nature park'. The design of the development is also covered in the policies. In the Preferred Strategy the need for a masterplan was highlighted, and this has now been set out in more detail in this document.</p> <p>The scale of development will require an EIA to accompany any planning application to fully identify and mitigate environmental impacts arising from the scheme.</p>			

Strategic Allocation Policies: Southwater (SD9)

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will help to meet the housing needs that have been identified in the District, and can be brought forward in the short term due to the relatively small scale of development.	Positive impact	Positive impact	Positive impact
Education and Skills	Southwater has a number of primary schools, but no secondary school, meaning children of secondary school age attend high school in Horsham. This pattern would continue with this development, which would increase some out commuting from this location. The overall distance travelled to school by pupils in the village to secondary school is shorter than pupils travelling to rural secondary schools elsewhere in the District.	Low negative impact	Low negative impact	Low negative impact
Leisure and Recreation	The site contains public rights of way and is crossed by the Downs Link. Existing facilities may require relocation, but the wording of the policy makes specific reference to the requirements and will result in enhanced facilities and improved allotment provision.	Positive impact	Positive impact	Positive impact
Human Health	There is sufficient capacity at the existing health care centre to accommodate a development of 500 homes at this location.	Neutral Impact	Neutral Impact	Neutral Impact
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely. Effects uncertain.	Effects uncertain	Effects uncertain	Effects uncertain
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. A small amount of development could be accommodated in the village with no negative impact on existing facilities.	Neutral Impact	Neutral Impact	Neutral Impact
Biodiversity	Land west of Southwater contains an extensive network of hedgerows. The Down's link is also an important wildlife corridor. Development will result in the loss of greenfield land, and without mitigation would place the habitats and species in this area under threat. The need to consider biodiversity and green infrastructure is set out in the policy which will help to mitigate adverse impacts.	Low negative impact	Low negative impact	Low negative impact - (continued pressure on countryside)
Landscape	The proposed site is generally flat with a mix of arable and pasture fields interspersed with woodland and hedgerows. The Landscape capacity study indicates that the land closest to existing development in the village has been assessed as having moderate capacity for development. The need to provide a buffer around the development and transition to the countryside is set out in the policy.	Low negative impact	Low negative impact	Low negative impact - (continued pressure on countryside)

Archaeology and Cultural Heritage	The land in this area west of Southwater a number of buildings that are of importance for the cultural heritage. Great House Farm in particular is of historical importance, and has recently been reclassified as a Grade II* listed building. The smaller scale development would however be further away from this building and limit adverse impacts on this site.	Neutral Impact	Neutral Impact	Neutral Impact
Environmental Quality (Soil, Air and Water and waste)	Information is available regarding air quality in the Southwater is limited. There is however a risk that development will increase traffic flows within Southwater and on the wider road network, which could contribute to deterioration in air quality. In addition, Great House Farm is currently operating as a dairy farm, and should this use remain viable, some odours from this land use may impact new development. It could however be argued that agricultural odour has the potential to impact many homes at times in a rural district. Evidence indicates water quality can be maintained.	Low negative impact	Low negative impact	Low negative impact
Flooding and drainage	A tributary of the river Arun flows through the site. The SFRA for the District has shown that there are instances of flooding in Southwater that have arisen through a shallow water table and problems with the local drainage infrastructure. Flooding impacts would need to be addressed as part of any application to remain compliant with the NPPF and avoid objection from Environment Agency.	Neutral Impact	Neutral Impact	Neutral Impact
Climate Change and Resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change. There may be opportunities for local energy production at this location..	Neutral Impact	Negative impact	Negative impact
Economy	Development will provide homes for the local workforce and contribute towards the local economy and Gatwick Diamond. New development will not be of a size to provide a large area of employment land.	positive impact	positive impact	positive impact
Retail	A small amount of development in Southwater is likely to have a positive impact on the existing retail centre of Lintot Square as the new population will support existing services and facilities.	positive impact	positive impact	positive impact
Transport	Overall this policy has two key benefits - achieving economic growth and housing provision, including affordable housing. The policies ensure that the needs of the new community will be met, and in particular in terms of leisure and recreation provision. The policies also requires landscape enhancements and incorporates biodiversity enhancements.'. The design of the development is also covered in the policies. The scale of development will require an EIA to accompany any planning application to fully identify and mitigate environmental impacts arising from the scheme.	Low negative impact	Low negative impact	Low negative impact

Assessment of significance and recommendations	<p>Overall this policy has two key benefits - achieving economic growth and housing provision, including affordable housing.</p> <p>The policies ensure that the needs of the new community will be met, and in particular in terms of leisure and recreation provision. The policies also requires landscape enhancements and incorporates biodiversity enhancements.'. The design of the development is also covered in the policies</p>
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Land South of Billingshurst

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	Development at this location could accommodate up to 200 homes (including 50 which already have permission which are within this wider area. This will make some contribution towards meeting the District's identified housing needs in addition to larger scale strategic developments. The site will extend the form of the village to the south and there is some potential that the development could feel isolated from the rest of the village. The site is further away from the centre of the Gatwick diamond than other settlements in the District, but the site is still relatively close to local jobs and services. The % of affordable housing is unknown at this stage but depending on other infrastructure requirements.			
Education and Skills	Billingshurst has a primary and secondary school. The Weald is operating near capacity and has limited opportunities to expand the site. Current indications are that a development of this scale could however be accommodated in this location.			
Leisure and Recreation	The site is currently greenfield land and has limited public rights of way access. Development in this location will increase demand for leisure and recreation but the policy requires that links to existing services are retained. The policy required that additional infrastructure is provided if required.			
Human Health	Whilst the health care facilities in the village may need to expand if significant strategic development takes place, current indications are that the health care centre has sufficient capacity to accommodate a development of around 200 homes at this location			
Community Safety and Crime	Any development that takes place will need to be designed so that it minimises the risk of crime. It is however not possible to determine what crime levels will be in the new development at this stage, although significant adverse impacts are considered unlikely..	Effects uncertain	Effects uncertain	Effects uncertain

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Equalities and Social Inclusion	The location or type of housing will not affect race, gender, sexual orientation of belief. The design and type of housing could potentially affect those with disabilities or certain age groups – e.g. no space for wheel chair or push chair storage, however there is potential to provide a mix of housing types and use flexible design to cater for these needs. This development could be accommodated in the village in cumulation with 475 homes East of Billingshurst with no negative impact on existing facilities (subject to mitigation). The extension of the village southwards may mean some services and facilities are not within immediate walking distance but the policy wording required that good linkages are provided and that any necessary additional infrastructure is provided.			
Biodiversity	The proposed site is located on greenfield land. Although land to the north has now been developed grass snakes and great crested newts have been recorded in this area, and the land has potential to be within barbastelle bats flightlines, which if impacted could affect the integrity of the Mens SAC. The site is also bounded by trees and hedgerows, and again there is some potential risk that the loss of these features could have an adverse impact on biodiversity. The scale of any impact would be lower than some strategic development due to the smaller size of the site. Reference to bats and a requirement to mitigate biodiversity impacts has been incorporated into the policy wording.			
Landscape	The proposed site is located on greenfield land. Although land to the north has now been developed the development still has the potential to impact on the good landscape condition and network of trees and hedgerows in this location, resulting in an urbanisation of the landscape to the south. The policy requires the provision of a landscape buffer to provide a clear transition to the open countryside to the south.			
Archaeology and Cultural Heritage	The proposed site is located close to a Grade II listed building. There is potential for this to be impacted without mitigation. The policy wording requires that this site protects the setting of this building.			
Environmental Quality (Soil, Air and Water and waste)	Limited information is available regarding air quality in Billingshurst. The location of the development at the southern edge of the village may result in increased car journeys to some services and facilities – particularly retail which are in the northern part of Billingshurst. Development of a strategic. This may result in a deterioration of air quality. Air quality may also reduce in nearby settlements such as Pulborough with increased journeys on the A29. Evidence indicates water quality can be maintained. Sewage generated from this site would be treated at Billingshurst Waste water treatment works. This site is reaching capacity and extension would be required as part of large scale development, but evidence indicates this could be resolved. Neutral Impact			

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Flooding and drainage	This site has not been identified as being at specific risk from flooding. Development could also increase the risk of run off causing potential flooding elsewhere in the District. Notwithstanding this, flooding impacts would need to be addressed as part of any application and be compliant with the NPPF.			
Climate Change and Resources	At this stage it is difficult to determine the precise impact the final development will have on climate change and resources, as it will depend on the level of renewable energy / insulation, and water resource protection that is incorporated into the development. Much of this will be set out in forthcoming changes to building regulations. Development will also generate some increase in traffic levels which may contribute to climate change although the policy wording seeks to ensure sustainable transport There are unlikely to be opportunities for local energy production at this location due to the scale of the development.			
Economy	Although outside the core of the Gatwick Diamond, development in this location will help to development will provide homes for the local workforce and contribute to the local economy of Billingshurst and the east of the District. New development will not be of a size to provide a large area of employment land			
Retail	Billingshurst has a reasonable range of retail facilities some of which are within easy walking distance of the site, but Jengers Mead has been identified as being in need of upgrading. Development at this site may, in cumulation with other larger scale development in the District be able to contribute to the regeneration of this area.			
Transport	Billingshurst is relatively well connected in transport terms with good access to the A29 and is on the Arun valley railway line. Bus services are less frequent than in Horsham and its immediate surroundings. Some increase in car journeys from this location would arise as the site is located on the southern edge of the village and is will not provide additional services and facilities on site The policy contains wording to help offset transport impacts. .			
Assessment of Significance and Recommendations	Although this site is located further away from the key employment centres of Horsham and Crawley development will still help to meet housing needs for the District. Some land in this area has already been granted permission for development, and this could cumulatively result in urbanisation of the land to the south of Billingshurst. The land has some identified biodiversity impacts, including potential to impact on Great Crested Newts and barbastelle bats, but the policy wording seeks to mitigate these impacts. The site is also close to a listed building and development could therefore affect the setting of this property but again the policy wording seeks to mitigate this. Development will also bring the built form of the settlement further south and new development may not be as accessible to some services and facilities than in other parts of the village. The policy seeks to ensure that additional facilities are provided if required and that transport enhancements are			

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
	made. This has ensured any development which takes place in this location is as sustainable as possible.			

Policy 20 Gypsies and Travellers Site Allocations

Policy 21 Gypsies and Travellers Sites

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to result in the delivery of a significant level of housing, but it will provide 39 pitches that meet the needs of particularly groups of Gypsy and Traveller communities.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	By providing homes for Gypsies and Travellers, they are more likely to have a higher attendance rate at school, helping to improve the educational outcome of this group. DC 22 helps ensure that schools are close by, but the allocation of sites will need to consider this issue as well.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Leisure and Recreation	This policy is unlikely to have any direct or indirect impact on overall leisure and recreation provision. Policy 22 helps ensure that schools are close by, but the allocation of sites will need to consider this issue as well	Positive Impact	Positive Impact	Positive Impact
Human Health	By providing homes for Gypsies and Travellers close to existing health services this section of the population is more likely to be able to form relationships with health care workers and improve health outcomes for this section of the community. Policy 22 helps ensure that health care facilities are close by, but the allocation of sites will need to consider this issue as well	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Community Safety and Crime	This policy will help to meet the needs of Gypsy and Traveller Communities. Providing certainty of accommodation is likely to assist the development of relationships between the Travelling and settled community, and limit the risk of misunderstandings regarding community safety.	Positive Impact	Positive Impact	Positive Impact
Equalities and Social Inclusion	This policy will have a significant positive on race as it enables the needs of Gypsy and Traveller communities within the District to be met. Meeting the needs of these groups will also help to reduce the risk or wider social exclusion. The policy is unlikely to have a specific impact on gender or sexual orientation, age or disabilities. The allocation of sites will need to consider this issue as well	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Biodiversity	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on biodiversity, depending on its scale and location. The individual sites have been assessed as part of the Preferred Options document published in 2012 and mitigation identified. Overall the level of impact that this policy is likely to generate is small, although the cumulation with other development should be considered.	Small negative impact	Small negative impact	Small negative impact.
Landscape	This policy will result in some development taking place within the District, including in rural locations. Depending on the scale and location of the development there may be some potential for adverse impacts on environmental quality including air quality which will arise from increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for	Small negative impact	Small negative impact	Small negative impact.

	cumulative impacts. Sites identified have already been assessed, and are already in existence, limiting their impact			
Archaeology and Cultural Heritage	This policy prevents development of Gypsy and Traveller sites if there are significant barriers in terms of flooding in the same manner as conventional housing. This policy will therefore have no adverse impact on this issue, but could be a risk for site allocations – this issue will need consideration as part of the allocations process. Sites identified have already been assessed, and are already in existence, limiting their impact	Neutral impact.	Neutral impact.	Neutral impact.
Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development taking place within the District, including in rural locations. Depending on the scale and location of the development there may be some potential for adverse impacts on environmental quality including air quality which will arise from increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. Sites identified have already been assessed, and are already in existence, limiting their impact	Small negative impact	Small negative impact	Small negative impact.
Flooding and drainage	DC22 policy prevents development of Gypsy and Traveller sites if there are significant barriers in terms of flooding in the same manner as conventional housing. This policy will therefore have no adverse impact on this issue, but could be a risk for site allocations – this issue will need consideration as part of the allocations process. Sites identified have already been assessed, and are already in existence, limiting their impact	Neutral impact.	Neutral impact.	Neutral impact.
Climate Change and Resources	This policy will result in some development taking place within the District. This will increase the use of resources, including in the need for energy, particularly from Gypsy and Traveller sites, as caravans and park homes tend to be less insulated than bricks and mortar accommodation. Carbon emissions are also likely to increase as a result of increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. Other policies may help to mitigate impacts to some extent as does the requirement to ensure that development is not too remote from serves and facilities. Sites identified have already been assessed, and are already in existence, limiting their impact	Small negative impact	Small negative impact	Small negative impact.
Economy	This policy may help to have a small beneficial impact on the economy. Gypsy and Travellers are often self employed and run their own businesses. Certainty of accommodation may help ensure the continued running of these activities, which does have a part to play in the wider economy of the District.	Some Positive Impact	Some Positive Impact	Some Positive Impact
Retail	This policy is unlikely to have significant impacts on this issue as the number of Gypsy and Traveller sites that are likely to be developed is relatively small and the overall impact on retail very limited. .	Neutral impact.	Neutral impact.	Neutral impact.
Transport	This policy will result in some development taking place within the District, including in rural locations. Overall this type of development is likely to be small, but there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas impacts would increase over time as the level of the development increases. Policy 20 policy seeks to mitigate this to some extent by seeking to locate sites relatively close to existing services and facilities. The allocation of sites will need to consider this issue as well impacts would increase	Small negative impact.	Small negative impact.	Small negative impact.

	over time as the level of the development increases. The allocation of sites will need to consider this issue as well			
Assessment of significance and recommendations	Generally this policy has significant social benefits in ensuring that Gypsies and travellers can access safe and secure accommodation. It will also help boost the economy by retaining rural businesses. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies and the requirements of this policy are likely to help mitigate any problems, including the prevention of development where there are unavoidable landscape impacts. It should be noted that the sites identified in the policy have already been examined as part of the SA of the 2012 but in general environmental impacts are minimised as the sites are already in use or are based around existing brownfield sites			

Policy 22: Gypsy and Traveller Accommodation

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to result in the delivery of a significant level of housing, but it will provide 39 pitches that meet the needs of particularly groups of Gypsy and Traveller communities.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	By providing homes for Gypsies and Travellers close to existing schools, they are more likely to have a higher attendance rate at school, helping to improve the educational outcome of this group.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Leisure and Recreation	This policy is unlikely to have any direct or indirect impact on overall leisure and recreation provision but ensures specific provision is made on these sites as may be necessary.	Positive Impact	Positive Impact	Positive Impact
Human Health	By providing homes for Gypsies and Travellers close to existing health services this section of the population is more likely to be able to form relationships with health care workers and improve health outcomes for this section of the community.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Community Safety and Crime	This policy will help to meet the needs of Gypsy and Traveller Communities. Providing certainty of accommodation is likely to assist the development of relationships between the Travelling and settled community, and limit the risk of misunderstandings regarding community safety.	Positive Impact	Positive Impact	Positive Impact
Equalities and Social Inclusion	This policy will have a significant positive on race as it enables the needs of Gypsy and Traveller communities within the District to be met. Meeting the needs of these groups will also help to reduce the risk of wider social exclusion. The policy is unlikely to have a specific impact on gender or sexual orientation, age or disabilities.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Biodiversity	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on biodiversity, depending on its scale and location. The policy requires that new development mitigates adverse impacts that would arise, which could include biodiversity, (and other policies in this plan would also apply). Overall the level of development that this policy is likely to generate is small. Any adverse impacts would increase over time as the scale of development increases.	Small negative impact.	Small negative impact.	Small negative impact.

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Landscape	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on landscape, depending on its scale and location. This policy clearly states that development will not be acceptable if it has unacceptable landscape impacts. Further description of how this may be applied may be useful in the supporting text.	Neutral impact.	Neutral impact.	Neutral impact.
Archaeology and Cultural Heritage	This policy will enable development to take place, including in rural locations. All development has the potential to have an adverse impact on archaeology and cultural heritage, depending on its scale and location. The policy requires that new development mitigates adverse impacts that would arise, which could include biodiversity, (and other policies in this plan would also apply). Overall the level of development that this policy is likely to generate is small. Any adverse impacts would increase over time as the scale of development increases.	Small negative impact.	Small negative impact.	Small negative impact.
Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development taking place within the District, including in rural locations as a result of rural worker dwellings or Gypsy and Traveller sites. Depending on the scale and location of the development there may be some potential for adverse impacts on environmental quality including air quality which will arise from increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. The location of sites in relatively close proximity to service and facilities will help to mitigate this impact to some extent.	Small negative impact.	Small negative impact.	Small negative impact.
Flooding and drainage	This policy prevents development of Gypsy and Traveller sites if there are significant barriers in terms of flooding in the same manner as conventional housing. This policy will therefore have no adverse impact on this issue.	Neutral impact.	Neutral impact.	Neutral impact.
Climate Change and Resources	This policy will result in some development taking place within the District. This will increase the use of resources, including in the need for energy, particularly from Gypsy and Traveller sites, as caravans and park homes tend to be less insulated than bricks and mortar accommodation. Carbon emissions are also likely to increase as a result of increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. Other policies may help to mitigate impacts to some extent as does the requirement to ensure that development is not too remote from services and facilities.	Small negative impact.	Small negative impact.	Small negative impact.
Economy	This policy may help to have a small beneficial impact on the economy. Gypsy and Travellers are often self employed and run their own businesses. Certainty of accommodation may help ensure the continued running of these activities, which does have a part to play in the wider economy of the District.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy is unlikely to have significant impacts on this issue as the number of Gypsy and Traveller sites that are likely to be developed is relatively small and the overall impact on retail very limited. .	Neutral impact.	Neutral impact.	Neutral impact.

<p>Transport</p>	<p>This policy will result in some development taking place within the District, including in rural locations. Overall this type of development is likely to be small, but there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas where public transport is limited. Adverse impacts would increase over time as the level of the development increases. The policy seeks to mitigate this to some extent by seeking to locate sites relatively close to existing services and facilities.</p>	<p>Small negative impact.</p>	<p>Small negative impact</p>	<p>negative impact</p>
<p>Assessment of significance and recommendations</p>	<p>Generally this policy has significant social benefits in ensuring that Gypsies and Travellers and Travelling Showpeople can access safe and secure accommodation. It will also help boost the economy by retaining rural businesses. In common with all development there is a risk that this could have an adverse impact on the environment, although other policies and the requirements of this policy are likely to help mitigate any problems, including the prevention of development where there are unavoidable landscape impacts. Furthermore the level of this type of development is relatively low minimising adverse impacts. Environmental impacts of individual sites will need to be investigated on a case by case basis. Cumulative impacts should also be assessed. These issues will need to be considered at the as part of any planning application, including at the pre-application stage. Other policies in the HDPF will also need to be complied with to minimise adverse impacts.</p>			

Policy 23: Environmental Protection

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not restrict the overall delivery of housing providing that it protects the environment. It may however limit the delivery of housing in areas which are identified as being of particular sensitivity, but this does not cover the whole District. The delivery of housing may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.	Neutral Impact	Neutral Impact	Small negative impact
Education and Skills	This policy will not restrict the overall delivery of facilities to enhance education and skills providing it protects the natural environment. Delivery may however be limited in areas identified as being of particular sensitivity but this does not cover the whole District. The delivery of educational and skill centres may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.	Neutral Impact	Neutral Impact	Small negative impact
Leisure and Recreation	This policy will not restrict the overall delivery of leisure and recreational facilities which respects the environment. There is potential for leisure and recreation facilities to actively the environment, through the provision of green lungs which help ameliorate air quality.	Positive Impact	Positive Impact	Large Positive Impact
Human Health	This policy will not restrict the overall delivery of health care facilities if they respect the environment. More generally, protection and enhancement of the District's character is likely to have beneficial health impacts by helping to retain a high quality environment with improved air quality which limits adverse health outcomes which could otherwise occur.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the quality of the environment will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Biodiversity	Protecting the environment will indirectly ensure that biodiversity is protected by retaining the environmental quality that it depends on. This policy aims to ensure that the biodiversity of designated and undesignated areas is protected and enhanced. There will therefore be significant positive impacts at all stages of the plan period.	Significant positive impact	Significant positive impact	Significant positive impact
Landscape	Protecting the quality of the environment may indirectly protect the landscape by retaining key areas of the landscape to fulfil environmental functions such watercourse protection. T	Positive Impact	Positive Impact	Positive Impact
Archaeology and Cultural Heritage	Protecting the environment will indirectly ensure protect the townscape character of the settlements by preventing environmental degradation that could indirectly impact on the historic character of the towns and villages of the district.	Positive Impact	Positive Impact	Positive Impact
Environmental Quality (Soil, Air and Water and waste)	This policy specifically seeks to enhance the environmental quality of the District and will therefore have significant positive impacts on this issue.	Significant positive impact	Significant positive impact	Significant positive impact

Flooding and drainage	This policy specifically seeks to prevent adverse impacts to flooding and drainage, and consequently help ensure that wider environmental services such as flood attenuation is retained.	Significant positive impact	Significant positive impact	Significant positive impact
Climate Change and Resources	This policy specifically seeks to prevent adverse impacts arising from climate change and consequently help ensure that wider environmental services such as carbon sequestration is maintained.	Significant positive impact	Significant positive impact	Significant positive impact
Retail	The attractive villages and towns are a key factor in bringing people into key retail centres in the District. There is a risk that development could adversely impact on the intrinsic character of these settlements, and therefore lower the retail potential of these village and town centres. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the retail prospects.	Positive impact	Positive impact	Positive impact
Transport	This policy will not prevent the delivery of all transport infrastructure which is needed to ensure sustainable development takes place. There is a risk that development could result in a significant increase in traffic which could have an adverse impact on the environmental quality of the District and transport infrastructure may however be limited in areas identified as being of particular sensitivity to change. This does not cover the whole District. Negative impacts may be more likely at the end of the plan period as a result of any cumulative impacts or as a consequence of less heavily constrained sites coming forward earlier on.	Neutral Impact	Neutral Impact	Small negative impact
Assessment of significance and recommendations	Overall this policy has a number of significant positive effects. It benefits the economy by retaining the District as an attractive place to live and work. By protecting a number of environmental quality, it helps to mitigate against air quality and climate change impacts. There may however be some adverse impacts if this policy limits the ability of some sites to come forward near the end of the plan period if it is to continue to deliver housing, facilities and infrastructure, as the less constrained sites will have already been developed, and environmental capacity will have been reached; but this would have to be balanced against wider planning considerations.			

Policy 24: Natural Environment and District Character

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not restrict the overall delivery of housing providing that it respects the character of the landscape and protects the natural environment. It may however limit the delivery of housing in areas which are identified as being of particular sensitivity to change, but this does not cover the whole District. The delivery of housing may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.	Neutral Impact	Neutral Impact	Small negative impact
Education and Skills	This policy will not restrict the overall delivery of facilities to enhance education and skills if it respects the character of the landscape and protects the natural environment. Delivery may however be limited in areas identified as being of particular sensitivity to change but this does not cover the whole District. The delivery of educational and skill centres may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.	Neutral Impact	Neutral Impact	Small negative impact
Leisure and Recreation	This policy will not restrict the overall delivery of leisure and recreational facilities which respects the character of the landscape and protects the natural environment. There is potential for leisure and recreation facilities to actively enhance character and the natural environment, through the provision of these sites as part of the Green Infrastructure Strategy. Positive impacts may increase through the plan period if sites are delivered successfully against the wider GI and biodiversity objectives.	Positive Impact	Positive Impact	Large Positive Impact
Human Health	This policy will not restrict the overall delivery of health care facilities if they respect the character of the landscape and protect the natural environment. More generally, protection and enhancement of the District's character is likely to have beneficial health impacts by helping to retain a high quality 'green' environment with access to greenspaces, all of which are known to have positive outcomes for health. In the longer term, the more general positive impacts may be offset by difficulties in locating health care facilities later in the plan period if less sensitive environmental locations have already been delivered.	Positive Impact	Positive Impact	Neutral Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the character of the Districts countryside, towns and natural environment will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Biodiversity	This policy aims to ensure that the biodiversity of designated and undesignated areas is protected and enhanced. There will therefore be significant positive impacts at all stages of the plan period.	Significant positive impact	Significant positive impact	Significant positive impact
Landscape	This policy aims to ensure that the landscape of designated and undesignated areas of the District is protected and enhanced. There will therefore be significant positive impacts at all stages of the plan period.	Significant positive impact	Significant positive impact	Significant positive impact

Archaeology and Cultural Heritage	This policy aims to protect the townscape character of the settlements within the District, including their separate geographic identities. This will help retain the historic character of the towns and villages of the district, and also help to retain the historical and cultural settlement pattern that has developed in the District.	Significant positive impact	Significant positive impact	Significant positive impact
Environmental Quality (Soil, Air and Water and waste)	Although this policy does not directly prevent adverse impacts to wider environmental quality, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as air quality is maintained.	Positive impact	Positive impact	Positive impact
Flooding and drainage	Although this policy does not directly prevent adverse impacts to flooding and drainage, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as flood attenuation is retained.	Positive impact	Positive impact	Positive impact
Climate Change and Resources	Although this policy does not directly prevent adverse impacts to wider environmental quality, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as carbon sequestration is maintained.	Positive impact	Positive impact	Positive impact
Economy	The rural character and attractive villages and towns are a key factor in bringing people into Horsham District to live and work. There is a risk that development could adversely impact on the intrinsic qualities of the District that make it an attractive economic prospect in the first instance. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the economy.	Positive impact	Positive impact	Positive impact
Retail	The attractive villages and towns are a key factor in bringing people into key retail centres in the District. There is a risk that development could adversely impact on the intrinsic character of these settlements, and therefore lower the retail potential of these village and town centres. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the retail prospects.	Positive impact	Positive impact	Positive impact
Transport	This policy will not prevent the delivery of all transport infrastructure which is needed to ensure sustainable development takes place. There is a risk that development could result in a significant increase in traffic which could have an adverse impact on the character and biodiversity of the District and transport infrastructure may however be limited in areas identified as being of particular sensitivity to change. This does not cover the whole District. Negative impacts may be more likely at the end of the plan period as a result of any cumulative impacts or as a consequence of less heavily constrained sites coming forward earlier on.	Neutral Impact	Neutral Impact	Small negative impact

Assessment of significance and recommendations	<p>Overall this policy has a number of significant positive effects. It benefits the economy by retaining the District as an attractive place to live and work. By protecting a number of environmental features, both directly through the policy wording, and more indirectly as green spaces, it helps to mitigate against air quality and climate change impacts. There may however be some adverse impacts if this policy limits the ability of some sites to come forward near the end of the plan period if it is to continue to deliver housing, facilities and infrastructure, as the less constrained sites will have already been developed, and environmental capacity will have been reached; but this would have to be balanced against wider planning considerations.</p> <p>No specific recommendations are made at this stage, other than to apply this policy in conjunction with the others in the HDPF.</p>
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Policy 25: Countryside Protection

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not restrict the overall delivery of housing providing that it respects the character of the landscape and protects the natural environment. It may however limit the delivery of housing in areas which are identified as being of particular sensitivity to change, but this does not cover the whole District. The delivery of housing may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.	Neutral Impact	Neutral Impact	Small negative impact
Education and Skills	This policy will not restrict the overall delivery of facilities to enhance education and skills if it respects the character of the landscape and protects the natural environment. Delivery may however be limited in areas identified as being of particular sensitivity to change but this does not cover the whole District. The delivery of educational and skill centres may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.	Neutral Impact	Neutral Impact	Small negative impact
Leisure and Recreation	This policy will not restrict the overall delivery of leisure and recreational facilities which respects the character of the landscape and protects the natural environment. The policy actively supports proposals which provide for quiet informal recreational use of the countryside. Positive impacts may increase through the plan period if sites are delivered successfully against the wider GI and biodiversity objectives.	Positive Impact	Positive Impact	Large Positive Impact
Human Health	This policy will not restrict the overall delivery of health care facilities if they respect the character of the landscape and protect the natural environment. More generally, opportunities for quiet informal recreation may help improve health by providing opportunities for walking. An attractive green environment is also known to have positive outcomes for health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the character of the Districts countryside, towns and natural environment will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact

Biodiversity	This policy will have an indirect positive impact on biodiversity by limiting the level of development that can take place in the District. It also requires that ecological qualities and features such as woodlands and hedgerows are retained, which will have a direct positive impact on maintain biodiversity.	Significant positive impact	Significant positive impact	Significant positive impact
Landscape	This policy will have a significant positive impact on retaining the character of the District and maintaining its character. This will be through limiting development outside built up area boundaries to those which are compatible with the countryside, and ensuring that development that does take place respects the character and landform in which it is located.	Significant positive impact	Significant positive impact	Significant positive impact
Archaeology and Cultural Heritage	This policy will help to retain the historic settlement pattern of the District. This will help to maintain the setting of historic remains in rural parts of the District, and also help to retain the historic character of villages and towns. Overall there will be a positive impact on this issue across the plan period.	Positive impact	Positive impact	Positive impact
Environmental Quality (Soil, Air and Water and waste)	Although this policy does not directly prevent adverse impacts to wider environmental quality, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as air quality is maintained.	Positive impact	Positive impact	Positive impact
Flooding and drainage	Although this policy does not directly prevent adverse impacts to flooding and drainage, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as flood attenuation is retained.	Positive impact	Positive impact	Positive impact
Climate Change and Resources	Although this policy does not directly prevent adverse impacts to climate, protection of the landscape character will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as carbon sequestration is maintained.	Positive impact	Positive impact	Positive impact
Economy	The rural character and attractive villages and towns are a key factor in bringing people into Horsham District to live and work. There is a risk that development could adversely impact on the intrinsic qualities of the District that make it an attractive economic prospect in the first instance. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the economy.	Positive impact	Positive impact	Positive impact
Retail	The attractive villages and towns are a key factor in bringing people into key retail centres in the District. There is a risk that development could adversely impact on the intrinsic character of these settlements, and therefore lower the retail potential of these village and town centres. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the retail prospects.	Positive impact	Positive impact	Positive impact

Transport	This policy will not prevent the delivery of all transport infrastructure which is needed to ensure sustainable development takes place. There is a risk that development could result in a significant increase in traffic which could have an adverse impact on the character and biodiversity of the District and transport infrastructure may however be limited in areas identified as being of particular sensitivity to change. This policy seeks to minimise cumulative increases in activity and change which would have an adverse impact and this policy therefore seeks to mitigate against this particular issue. This will occur across the entire plan period.	Positive impact	Positive impact	Positive impact
Assessment of significance and recommendations	Overall, this policy seeks to mitigate the potential adverse impacts of other policies, and limit the level of development that takes place in rural parts of the District, helping to retain the overall character of the area. This will also have a beneficial economic impact by ensuring that the development remains an attractive place to live and work. Overall it is considered that this policy has a positive impact and no further mitigation measures are suggested at this stage			

Policy 26. Settlement Coalescence

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not restrict the overall delivery of housing providing that it limits the coalescence of settlements. It may however limit the delivery of housing in areas which are identified as being of particular sensitivity to change, but this does not cover the whole District. The delivery of housing may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point, although other policies aim to identify areas for development and focus it within settlements., and the overall impact of this is likely to be limited.	Neutral Impact	Neutral Impact	Small negative impact
Education and Skills	This policy will not restrict the overall delivery of facilities to enhance education and skills if it respects the character of the landscape character and minimises settlement coalescence. Delivery may however be limited in areas identified as being of particular sensitivity to change but this does not cover the whole District. The delivery of educational and skill centres may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point, although other policies aim to identify areas for development and focus it within settlements., and the overall impact of this is likely to be limited.	Neutral Impact	Neutral Impact	Small negative impact
Leisure and Recreation	This policy will not restrict the overall delivery of leisure and recreational facilities which respects the character of the landscape and protects the natural environment. The policy actively supports proposals which provide for quiet informal recreational use of the countryside. Positive impacts may increase through the plan period if sites are delivered successfully against the wider GI and biodiversity objectives.	Positive Impact	Positive Impact	Large Positive Impact

Human Health	This policy will not restrict the overall delivery of health care facilities if they do not lead to settlement coalescence. More generally, opportunities for quiet informal recreation may help improve health by providing opportunities for walking. An attractive green environment is also known to have positive outcomes for health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the character of the Districts countryside, and minimising the merging of settlements will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Biodiversity	This policy will have an indirect positive impact on biodiversity by limiting the level of development that can take place in the District. It also supports GI enhancements which will have a direct positive impact on maintaining biodiversity.	Significant positive impact	Significant positive impact	Significant positive impact
Landscape	This policy will have a significant positive impact on retaining the character of the District and maintaining its character. This will be through limiting development outside built up area boundaries to those which are compatible with the countryside, and ensuring that development that does take place does not result in the merging of settlements.	Significant positive impact	Significant positive impact	Significant positive impact
Archaeology and Cultural Heritage	This policy will help to retain the historic settlement pattern of the District. This will help to maintain the setting of historic remains in rural parts of the District, and also help to retain the historic character of villages and towns. Overall there will be a positive impact on this issue across the plan period.	Positive impact	Positive impact	Positive impact
Environmental Quality (Soil, Air and Water and waste)	Although this policy does not directly prevent adverse impacts to wider environmental quality, protection of the landscape and GI enhancements will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as air quality is maintained.	Positive impact	Positive impact	Positive impact
Flooding and drainage	Although this policy does not directly prevent adverse impacts to flooding and drainage, protection of the landscape will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as flood attenuation is retained.	Positive impact	Positive impact	Positive impact
Climate Change and Resources	Although this policy does not directly prevent adverse impacts to climate, protection of the landscape character will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as carbon sequestration is maintained.	Positive impact	Positive impact	Positive impact
Economy	The rural character and attractive villages and towns are a key factor in bringing people into Horsham District to live and work. There is a risk that development could adversely impact on the intrinsic qualities of the District that make it an attractive economic prospect in the first instance. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the economy.	Positive impact	Positive impact	Positive impact

Retail	The attractive villages and towns are a key factor in bringing people into key retail centres in the District. There is a risk that development could adversely impact on the intrinsic character of these settlements, and therefore lower the retail potential of these village and town centres. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the retail prospects.	Positive impact	Positive impact	Positive impact
Transport	This policy will not prevent the delivery of all transport infrastructure which is needed to ensure sustainable development takes place. There is a risk that development could result in a significant increase in traffic which could have an adverse impact on settlements appearing to merge. This policy seeks to minimise development along road corridors which would have an adverse impact and this policy therefore seeks to mitigate against this particular issue. This will occur across the entire plan period.	Positive impact	Positive impact	Positive impact
Assessment of significance and recommendations	Overall, this policy seeks to mitigate the potential adverse impacts that could arise as a result of development, and in particular the merging of settlements. This will have a beneficial impact on the environment by retaining the character of the District, which in the long term will also maintain the economic attractiveness of the area. It is considered that this policy has a positive impact and no further mitigation measures are suggested at this stage			

Policy 27: Replacement Dwellings House Extensions in the Countryside

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy allows for the replacement of dwellings in rural areas – this will help to ensure there is no net loss of housing, but the overall impact on housing delivery is likely to be limited.	Small positive impact	Small positive impact	Small positive impact
Education and Skills	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Leisure and Recreation	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Human Health	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Community Safety and Crime	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Equalities and Social Inclusion	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Biodiversity	Depending on the nature of the existing rural dwelling, the property may contain species that are of importance to biodiversity including protected species – e.g. bats in roofs etc. The need for surveys to support applications is addressed under the biodiversity policy, but this may need to be highlighted here.	Small risk of negative impacts	Small risk of negative impacts	Small risk of negative impacts
Landscape	This policy has the potential to have a positive or a negative impact on landscape – this depends on the existing and proposed design.	Effect uncertain	Effect uncertain	Effect uncertain
Archaeology and Cultural Heritage	This policy will have no specific impacts on archaeology as the site has already been developed. There is a risk that the loss of one type of dwelling to a more modern design could affect cultural heritage, but this could be a positive or a negative impact depending on the existing and proposed design.	Effect uncertain	Effect uncertain	Effect uncertain
Environmental Quality (Soil, Air and Water and waste)	This policy is for a replacement dwelling rather than new development, and consequently environmental quality is unlikely to be worsened in the long run, although there may be temporary effects (e.g. noise) during construction phases. There is potential for environmental quality to be enhanced through good design – e.g. reduced emissions – this element of the policy could be strengthened.	Neutral impact	Neutral impact	Neutral impact
Flooding and drainage	This policy will have no specific impacts on this issue as the policy covers replacement dwellings of similar size to the existing resulting in no new additional impacts.	No impact	No impact	No impact
Climate Change and Resources	This policy is for a replacement dwelling rather than new development, and consequently climatic impacts is unlikely to be worsened in the long run, although there may be temporary effects (e.g. construction vehicles) during construction phases. There is potential for environmental quality to be enhanced through good design – e.g. reduced emissions, lower water usage this element of the policy could be strengthened.	Neutral impact	Neutral impact	Neutral impact
Economy	Overall this policy is for a replacement dwelling and long term this is unlikely to have a significant impact on the economy over the part that it already plays. The replacement dwelling would have a positive impact at the time of development as there would be demand for building industry businesses to	Small positive impact	Small positive impact	Small positive impact

	undertake any such scheme. Positive impacts likely to occur through the plan period.			
Retail	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Transport	This policy is for a replacement dwellings rather than new development, and consequently transport impacts unlikely to be worsened in the long run, although there may be temporary effects (e.g. construction vehicles) during construction phases.	Small negative impact	Small negative impact	Small negative impact
Assessment of significance and recommendations	Most of the impacts of this policy are short term. As a dwelling is already in existence, the impacts associated with this development already present. There is a risk that new development may add to traffic or generate noise during construction, but these impacts are temporary. There is however some potential that the policy could be used to improve impacts on the landscape, or minimise resource use or climate change depending on the design. This potential is set out in other policies but the potential for this could be emphasised in the supporting text of this policy. The need to ensure that the housing does not contain protected species could also be highlighted, although this is covered in other policies			

Policy 28: Equestrian Related Development

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Education and Skills	This policy may help to ensure the continuation of skills connected with equestrian businesses remain in the District	Small positive impact	Small positive impact	Small positive impact
Leisure and Recreation	This policy will help to ensure that equestrian activities can remain in the District – these provide a key leisure and recreation activity for many residents in the District	Significant positive impact	Significant positive impact	Significant positive impact
Human Health	This policy will help to ensure that equestrian activities can remain in the District – these provide a key leisure and recreation activity for many residents in the District, and provides a form of physical activity which indirectly can have positive impacts on health.	Positive impact	Positive impact	Positive impact
Community Safety and Crime	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Equalities and Social Inclusion	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Biodiversity	New development has the potential to adversely impact biodiversity and this extends to equestrian use – e.g. the management of pasture – e.g. certain weeds are good for biodiversity but very poor for the health of horse. Re-use of building risks impacting on certain species – e.g. barn owls / bats, and this issue will need to be a consideration. There may be benefits if these are built in to the application – links should be provided to other policies in the supporting text	Small negative impact	Small negative impact	Small negative impact

Landscape	Equestrian development has the potential to adversely impact the landscape by increasing the number of buildings and the appearance of fields etc. The policy seeks to mitigate this impact by identifying the need for development to limit the intensification of buildings and to be of an appropriate scale and in keeping with the surroundings.	Neutral impact	Neutral impact	Neutral impact
Archaeology and Cultural Heritage	Equestrian development has the potential to adversely impact the cultural heritage by changing the appearance of the historical landscape and the appearance of fields etc. Conversely however, the policy may help retain historic buildings when they would otherwise be allowed to fall into disrepair.	Neutral impact	Neutral impact	Neutral impact
Environmental Quality (Soil, Air and Water and waste)	Overall any new development may result in increased traffic on rural lanes, which cumulatively could contribute to lowered air quality. This will negatively impact on environmental quality – issue not picked up in other policies.	Large Negative impact	Large Negative impact	Large Negative impact
Flooding and drainage	Any development must be in accordance with NPPF policies and not be located in key areas of flood risk. The extensive nature of this activity is unlikely to increase the risk of flooding to a great extent, as the need for open space will help provide areas of natural drainage within the District.	Neutral impact	Neutral impact	Neutral impact
Climate Change and Resources	Overall any new development may result in increased traffic on rural lanes, which cumulatively could contribute to lowered air quality and adverse impacts to climate. This will negatively impact on environmental quality – issue not picked up in other policies.	Large Negative impact	Large Negative impact	Large Negative impact
Economy	This policy will have a significant positive impact in allowing equestrian businesses to grow and develop and this in particular will have a positive impact on the rural economy of the District.	Positive impact	Positive impact	Positive impact
Retail	This policy will have no specific impacts on this issue	No impact	No impact	No impact
Transport	Equestrian development may have some transport impacts – the need to transport horses could lead to increased congestion with large vehicles on narrow rural roads. Any development may also increase traffic during construction, and also once operational with visitors to a riding school. The wider accessibility of the site should therefore be a consideration, albeit within the rural context of the District and the nature of equestrian activities	Small negative impact	Small negative impact	Small negative impact
Assessment of Significance and Recommendations	Overall this policy will have a positive impact on the rural economy by supporting equestrian businesses. There is potential that this policy could adversely impact landscape and biodiversity, but this is mitigated by the policy wording and other policies related to this issue. The policy does however also contribute to resource use and traffic congestion on rural lanes, particularly as a result of cumulative impacts with other development. The cumulative impacts of traffic arising from this policy will need consideration – a policy on air quality would assist in this respect. This has been provided.			

Policy 29. Protected Landscapes

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to limit to delivery of housing to a significant extent as these areas have low populations and relatively small housing needs to many other areas. In addition the policy is worded to enable the needs of local people to be met providing that the character is carefully protected.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	This policy is unlikely to limit to delivery of education and skills to a significant extent as these areas have low populations and relatively low needs to many other areas. In addition the policy is worded to enable the needs of local people to be met providing that the character is carefully protected.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy is unlikely to limit to delivery of leisure and recreation to a significant extent as these areas have low populations and relatively small needs to many other areas. In addition the policy actively requires consideration of the recreational use of the landscape which may have a positive effect in this respect.	Positive Impact	Positive Impact	Positive Impact
Human Health	This policy will not restrict the overall delivery of health care facilities if they respect the character of the landscape and protect the natural environment. More generally, opportunities for quiet informal recreation may help improve health by providing opportunities for walking. An attractive green environment is also known to have positive outcomes for health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the character of the Districts designated landscapes will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Biodiversity	This policy will have an indirect positive impact on biodiversity by protecting the overall undeveloped nature of the AONB, and the setting of the National Park. This will help protect these landscapes and indirectly help maintain the biodiversity of these landscapes.	Significant positive impact	Significant positive impact	Significant positive impact
Landscape	By limiting the development in the AONB and development that could damage the setting of the national park, this policy will have a direct positive impact on retaining the character of the protected landscapes.	Significant positive impact	Significant positive impact	Significant positive impact
Archaeology and Cultural Heritage	The AONB and South Downs landscape are important landscapes from a historical perspective, containing evidence of past industries (e.g. Hammer Ponds). Maintaining these landscape will therefore indirectly help to maintain the cultural heritage of these areas.	Positive impact	Positive impact	Positive impact
Environmental Quality (Soil, Air and Water and waste)	Although this policy does not directly prevent adverse impacts to wider environmental quality, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as air quality is maintained.	Positive impact	Positive impact	Positive impact

Flooding and drainage	Although this policy does not directly prevent adverse impacts to flooding and drainage, protection of the landscape and biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as flood attenuation is retained.	Positive impact	Positive impact	Positive impact
Climate Change and Resources	Although this policy does not directly prevent adverse impacts to climate, protection of the landscape character will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as carbon sequestration is maintained.	Positive impact	Positive impact	Positive impact
Economy	The rural character and attractive villages and towns are a key factor in bringing people into Horsham District to live and work. There is a risk that development could adversely impact on the intrinsic qualities of the District that make it an attractive economic prospect in the first instance. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth, which could ultimately have a negative impact on the economy. In addition the two landscapes are both important tourist attractions and protecting these areas will help to maintain this element of the economy.	Positive impact	Positive impact	Positive impact
Retail	Protecting the AONB and the National Park fringes will help maintain the attractive qualities of the District and its towns. This will help to bring in visitors who will use the retail centres in / close to the protected landscapes.	Positive impact	Positive impact	Positive impact
Transport	This policy will not prevent the delivery of all transport infrastructure which is needed to ensure sustainable development takes place. There is a risk that development could result in a significant increase in traffic which could have an adverse impact on the character and biodiversity of the District and transport infrastructure may however be limited in areas identified as being of particular sensitivity to change. This policy seeks to impacts on protected landscapes which could include traffic impacts, and this policy therefore has a positive impact in this respect.	Positive impact	Positive impact	Positive impact
Assessment of significance and recommendations	Overall this policy seeks to protect the nationally important landscape of the AONB and the setting of the National Park. This will have positive impacts on the landscape and environment of the protected landscape and wider areas and also benefits the economy e.g. through tourism opportunities. There is a risk that limiting development in protected areas could stifle these communities from developing to meet their needs, but the policy is worded to allow growth to meet local needs providing that this is undertaken with care. This will therefore help to limit adverse social impacts.			

Policy 30: Biodiversity

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to have a direct adverse impact on the delivery of housing. There may be some indirect impacts as the cost of this mitigation together with other infrastructure may limit the overall houses that can come forward in a single location. Arguably however this impact is likely to be limited as green pleasant housing environments are more likely to sell well and for better prices, and arguably this type of improvement could have a beneficial impact.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	This policy is unlikely to limit to delivery of education and skills to a significant extent – in the event that housing development need was identified, education requirements would be a higher priority than biodiversity. This policy is therefore unlikely to have significant impacts in this respect.	No impact	No impact	No impact
Leisure and Recreation	This policy is unlikely to limit to delivery of leisure and recreation. Well designed biodiversity enhancements as part of Green Infrastructure can provide enhancements to leisure and recreation, and have a positive impact on this issue.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Human Health	This policy will not restrict the overall delivery of health care facilities – the need for health care would be prioritised above biodiversity where cost were an issue. More generally however, protecting biodiversity is likely to give rise to leisure opportunities from cycling to bird watching which encourage physical activity. Greenspaces and environments also have positive health outcomes.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the character of the Districts designated landscapes will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Biodiversity	This policy contains a number of measures to protect biodiversity – this includes protected and undesignated areas. It also requires contribution green infrastructure and has been strengthened since the preferred Strategy.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Landscape	Protecting biodiversity will not have a direct impact on landscape, but indirectly limiting development and the impact on ancient woodland will help to protect the landscape of the District.	Positive impact	Positive impact	Positive impact
Archaeology and Cultural Heritage	Protecting biodiversity will not have a direct impact on Archaeology and Cultural Heritage, but indirectly limiting development and protecting historical features such as ancient woodland will help to protect the cultural heritage of the District.	Positive impact	Positive impact	Positive impact
Environmental Quality (Soil, Air and Water and waste)	Although this policy does not directly prevent adverse impacts to wider environmental quality, protection of the biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as air and water quality are maintained.	Positive impact	Positive impact	Positive impact

Flooding and drainage	Although this policy does not directly prevent adverse impacts to flooding and drainage, protection biodiversity will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as flood attenuation is retained.	Positive impact	Positive impact	Positive impact
Climate Change and Resources	Although this policy does not directly prevent adverse impacts to climate, protection of the landscape character will indirectly help ensure the green fabric of the District is protected and enhanced, and consequently help ensure that wider environmental services such as carbon sequestration is maintained. Activities such as coppicing can also provide sources of low carbon fuels.	Positive impact	Positive impact	Positive impact
Economy	The attractive countryside is a key factor in bringing people into Horsham District to live and work. There is a risk that development could adversely impact on the intrinsic qualities of the District that make it an attractive economic prospect in the first instance. This policy therefore has a positive impact in helping to maintain this balance between this and the other drivers for economic growth. In addition, biodiversity has direct impact on the economy through providing leisure opportunities and by products such as wood and charcoal, which can assist the local rural economy.	Positive impact	Positive impact	Positive impact
Retail	This policy is unlikely to have any specific impacts on retail	Neutral / no impact	Neutral / no impact	Neutral / no impact
Transport	This policy will not prevent the delivery of all transport infrastructure which is needed to ensure sustainable development takes place, but instead seeks to maximise opportunities for biodiversity when transport infrastructure is delivered.	Neutral Impact	Neutral Impact	Neutral Impact
Assessment of significance and recommendations	<p>The wording of this policy has been strengthened since the Preferred Strategy, and provides stronger protection and enhancement to biodiversity. It also introduces specific policy wording to require green infrastructure provision. This policy will not restrict the overall delivery of housing providing that it respects the character of the landscape and protects the natural environment. It may however limit the delivery of housing in areas which are identified as being of particular sensitivity to change, but this does not cover the whole District. The delivery of housing may therefore be more difficult to achieve later in the plan period as the least sensitive sites are more likely to have been delivered by this point.</p> <p>It is considered that this policy has a positive impact in addressing some of the negative impacts of development and no further mitigation measures are suggested at this stage</p>			

Policy 31: – The quality of new development

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	High quality development and inclusive designs will ensure that housing is available to suit the needs of all sections of the community. This policy will not however have a significant impact on the overall delivery of housing numbers however.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy required that the layout of the site is designed in such a way as to enable complementary facilities and uses to be provided on development sites, and as a consequence this may assist the delivery of schools / nurseries / colleges etc to ensure that they are safe, accessible, functional and attractive.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy requires that developments are designed in such a way as to specifically provide high quality open spaces which need identified community needs. These open spaces will deliver some of the leisure and recreation requirements that local communities will need, and this policy will therefore have a positive effect on delivering leisure and recreation facilities	Significant positive impact	Significant positive impact	Significant positive impact
Human Health	This policy required that the layout of the site is designed in such a way as to enable complementary facilities and uses to be provided on development sites, and as a consequence this may assist the delivery of health care facilities to ensure that they are safe, accessible, functional and attractive. A high quality environment is also likely to indirectly benefit health, e.g. lower stress levels etc.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy seeks to ensure that development is designed to be safe and will therefore help to ensure community safety and low crime rates.	Positive Impact	Positive Impact	Positive Impact
Equalities and Social Inclusion	High quality development and inclusive designs will ensure that housing is available to suit the needs of all sections of the community. This will help ensure that developments are constructed that meet the needs of older members of the communities as well as family homes and those with specific disabilities. This may. Indirectly help to minimise social inequalities that may otherwise be experienced by these groups of the population. It is not anticipated that the policies will have any direct or indirect impacts on race or gender however	Positive Impact	Positive Impact	Positive Impact
Biodiversity	This policy has a requirement to provide high quality open spaces which if delivered may have some positive impacts for biodiversity	Small positive impact	Small positive impact	Small positive impact
Landscape	This policy requires that development contributes to a sense of place and that they integrate within their surroundings and the historic landscape. It also requires that the development forms an attractive environment. These requirements will help to ensure that landscape and townscape character is protected and enhanced.	Significant positive impact	Significant positive impact	Significant positive impact

Archaeology and Cultural Heritage	This policy requires that development contributes to sense of place and integrates with the historic environment. This will help to ensure that development respects and complements archaeology and cultural heritage, although some further policy detail (e.g. DM policies or neighbourhood plans would assist in this respect).	Positive Impact	Positive Impact	Positive Impact
Environmental Quality (Soil, Air and Water and waste)	This policy is not anticipated to have any significant impacts on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Flooding and drainage	The design and quality of development does not specifically relate to flood risk, although there may be occasions where the policy could help limit the risk of flooding to properties by incorporating features such as garages on the first floor and first floor living quarters.	Small positive impact	Small positive impact	Small positive impact
Climate Change and Resources	There is potential for good design measures to help reduce the use of resources – e.g. maximising solar gain etc. The requirement to minimise CO2 emissions is already mentioned in policy 23, but may need to be further emphasised in a subsequent DM policy.	Potential positive impact	Potential positive impact	Potential positive impact
Economy	Overall, a high quality environment, achieved through good design will result in attractive places to live and work, and this policy will therefore indirectly have a positive impact on the economy by maintaining the District as an attractive place in which to locate.	Positive Impact	Positive Impact	Positive Impact
Retail	Overall, a high quality environment, achieved through good design will result in attractive town and village centres, and well designed retail centres. This policy will therefore have a positive impact on the economy by maintaining the District as an attractive place in which to locate.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy is not anticipated to have any significant impacts on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Assessment of significance and recommendations	<p>Overall this policy aims to ensure that developments are designed to meet the needs of the population, and also respect the landscape, historic environment and provide functional services and facilities. As a consequence this policy has a number of positive and significant positive effects as it helps to mitigate some of the potential adverse effects that could arise from development.</p> <p>Some further detail on certain issues (e.g. listed buildings etc) should however be provided in additional DM policies or provided in neighbourhood plans. The need for neighbourhood plans to seek good design may need to be reflected in a Strategic policy, or the potential for this to be achieved may be lost.</p>			

Policy 32: - Development Principles

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	High quality development and inclusive designs will ensure that housing is available to suit the needs of all sections of the community. This policy will not however have a significant impact on the overall delivery of housing numbers.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy required that the layout of the site is designed in such a way as to enable complementary facilities and uses to be provided on development sites, and as a consequence this may assist the delivery of schools / nurseries / colleges etc to ensure that they are safe, accessible, functional and attractive.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy requires that developments are designed in such a way as to retain landscaping and natural features which can help to provide recreational opportunities within any development.	Positive Impact	Positive Impact	Positive Impact
Human Health	This policy will have an indirect benefit on human health. Good design will result in safe and attractive developments which are accessible by walking and cycling. Safe clean and attractive environments are known to have good health outcomes.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy seeks to ensure that development is designed to be safe and identifies specific measures to assist with this. This will therefore help to ensure community safety and low crime rates.	Positive Impact	Positive Impact	Positive Impact
Equalities and Social Inclusion	High quality development and inclusive design such as the removal of physical barriers will ensure that housing is available to suit the needs of all sections of the community. This will help ensure that developments are constructed that meet the needs of older members of the communities as well as family homes and those with specific disabilities. This may Indirectly help to minimise social inequalities that may otherwise be experienced by these groups of the population. It is not anticipated that the policies will have any direct or indirect impacts on race or gender however	Small Positive Impact	Small Positive Impact	Small Positive Impact
Biodiversity	This policy has a requirement to retain features such as hedgerows or trees or to make replacements where removal is justified. This will help to ensure that development incorporates measures to protect biodiversity. Mention of GI may further assist in this respect.	Small positive impact	Small positive impact	Small positive impact
Landscape	This policy requires that development contributes to a sense of place and that they integrate within their surroundings and the historic landscape and as far as possible retain existing landscape features. Although the policy will not prevent landscape change, it will help mitigate any adverse impacts.	Positive Impact	Positive Impact	Positive Impact
Archaeology and Cultural Heritage	This policy requires that development is locally distinctive in character, and respects the character of the surrounding area. This will help to ensure that development respects and complements wider cultural heritage of the district, although further detail is provided in Policy 31.	Positive Impact	Positive Impact	Positive Impact
Environmental Quality (Soil, Air and Water and waste)	This policy will have some indirect positive impacts on this issue. For example maximising solar gain will help to reduce energy demands, and consequently reduce reliance on fossil fuels which can lead to diffuse air pollution. This impact would be at wider than District scale.	Positive Impact	Positive Impact	Positive Impact

Flooding and drainage	The policy not specifically relate to flood risk, although there may be occasions where the policy could help limit the risk of flooding to properties by incorporating features such as garages on the first floor and first floor living quarters. This is a matter for specific flooding policies, but some cross reference in supporting text may be useful.	Neutral impact	Neutral impact	Neutral impact
Climate Change and Resources	This policy will have some indirect positive impacts on this issue. For example maximising solar gain will help to reduce energy demands, and consequently reduce reliance on fossil fuels which can lead to climate change. Storage of bins help recycling and reduction of waste	Positive Impact	Positive Impact	Positive Impact
Economy	Overall, a high quality environment, achieved through good design will result in attractive places to live and work, and this policy will therefore indirectly have a positive impact on the economy by maintaining the District as an attractive place in which to locate.	Positive Impact	Positive Impact	Positive Impact
Retail	Overall, a high quality environment, achieved through good design will result in attractive town and village centres, and well designed retail centres. This policy will therefore have a places to live and work, and this policy will therefore indirectly have a positive impact on the economy by maintaining the District as an attractive place in which to locate.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy seeks to ensure that developments create safe places to park vehicles and bicycles – this will help minimise issues such as congestion, create safe roads and may help to ensure opportunities for cycling and walking.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Assessment of significance and recommendations	<p>This policy adds more detail to that set out in policy 31. Overall this policy aims to ensure that developments are designed to meet physical requirements of certain sections of the population, and also respect the landscape, historic environment and provide functional services and facilities. This will also have a beneficial economic impact by ensuring that the new development creates an attractive place to live and work that complements the rest of the District and its existing character. As a consequence this policy has a number of positive and significant positive effects as it helps to mitigate some of the potential adverse effects that could arise from development</p> <p>Some further detail on certain issues (e.g. listed buildings etc) should however be provided in additional DM policies or provided in neighbourhood plans. The need for neighbourhood plans to seek good design may need to be reflected in a Strategic policy, or the potential for this to be achieved may be lost. This policy duplicates elements of Policy 31 – there may be opportunities for them to be combined.</p>			

Policy 33: Heritage Assets

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not have a significant impact on the overall delivery of housing numbers.	Neutral impact	Neutral impact	Neutral impact
Education and Skills	This policy will not have a significant impact on the overall delivery on education facilities. It may however ensure that traditional skills such as historic building methods are retained by local businesses.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy requires that developments are designed to ensure that the historic environment is protected and enhanced. This will help to retain the historic character of towns and villages in the District and consequently enable that continued attractiveness of these centres as places for recreation.	Positive Impact	Positive Impact	Positive Impact
Human Health	A high quality environment is also likely to indirectly benefit health, e.g. lower stress levels etc.	Small Positive Impact	Small Positive Impact	Small Positive Impact
Community Safety and Crime	This policy will not have a significant impact on this issue.	Neutral impact	Neutral impact	Neutral impact
Equalities and Social Inclusion	This policy will not have any significant impact on race gender, sexual orientation or social inclusion. Older historic buildings can be less accessible to those with disabilities or age impairments, but the overall numbers of these buildings is relatively small, and impacts are likely to be limited. The policy does enable changes to be made providing that they are sensitively carried out.	Small negative impact	Small negative impact	Small negative impact
Biodiversity	This policy will not have a significant impact on this issue	Neutral impact	Neutral impact	Neutral impact
Landscape	This policy requires that development contributes to a sense of place including through the use of local materials and the siting of development. This will help to ensure that the wider landscape and townscape character is protected and enhanced.	Significant positive impact	Significant positive impact	Significant positive impact
Archaeology and Cultural Heritage	This policy requires that development protects and enhances the historic character of the District through a number of measures including design, reuse of historic buildings and so forth. This will help to ensure that development respects and complements archaeology and cultural heritage.	Significant positive impact	Significant positive impact	Significant positive impact
Environmental Quality (Soil, Air and Water and waste)	This policy is not anticipated to have any significant impacts on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Flooding and drainage	This policy is not anticipated to have any significant impacts on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Climate Change and Resources	This policy will not have a significant impact on this issue.	Neutral impact	Neutral impact	Neutral impact

Economy	Overall, a high quality environment, achieved through good design will result in attractive places to live and work, and this policy will therefore indirectly have a positive impact on the economy by maintaining the District as an attractive place in which to locate. It will also support traditional skills and businesses and may therefore have a particular benefit to this aspect of the economy.	Positive Impact	Positive Impact	Positive Impact
Retail	Many of the retail centres in the District focus around a historic core. This policy will help to ensure these centres are retained and remain attractive places to visit, and ensure their vitality and viability into the longer term.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy is not anticipated to have any significant impacts on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Assessment of significance and recommendations	<p>This policy has a number of positive and significant positive effects as it helps to mitigate some of the potential adverse effects that could arise from development in historic areas. It will also help to protect some historic buildings from decline, and will also ensure that traditional skills and businesses can be retained into the future which will have an economic benefit. This assessment did identify that some historic buildings are less accessible for those with mobility problems than more modern buildings, but the impact of this is small given the low number of dwellings that this impacts in total.</p> <p>It is considered that this policy has a positive impact in addressing some of the negative impacts of development and no further mitigation measures are suggested at this stage. It may be possible to encourage sensitive access solutions to historic buildings where appropriate.</p>			

Policy 34: Climate Change

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	The need to ensure that development meets high environmental standards has the potential to limit the number of houses if the cost of the technology outweighs the profitability of the scheme, e.g. high energy efficiency standards and low carbon schemes. This policy does not stipulate the use of this technology however and the overall impact of this is unlikely to be small.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	There is some potential that the cost of meeting the energy requirements could reduce the level of education and skills facilities that can be provided, although the need for educational facilities would probably outweigh the low carbon requirements. Mixed use schemes including schools can provide opportunities for CHP etc but this is not clear in policy – reference in supporting text is recommended. Overall the impact on this issue is likely to be very small.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy may have indirect positive impacts by providing green spaces which can be used for leisure and recreation facilities as well as providing carbon storage, urban cooling etc.	Positive Impact	Positive Impact	Positive Impact
Human Health	Overall this policy may have an indirect positive impact on human health by increasing the level of renewables. The reduction in fossil fuel use may help to reduce air pollution on a wide scale which can lead to indirect benefits to human health. Green space provision will also help to provide leisure and recreation opportunities as well as attractive environments which can improve health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the environmental quality of the District will not have any direct or indirect consequences on race, gender, age, disability or sexual orientation. Increased energy efficiency can however help to reduce energy costs for those on low incomes, and therefore help to reduce social inclusion.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	The policy to maximise Renewables, CHP etc is likely to have an indirect positive impact on biodiversity, as improved CO2 reductions will limit wider changes to UK wildlife that may otherwise occur. Reduction in fossil fuels can also help to improve air quality and therefore improve biodiversity. Wood fuel from managed coppice can also have biodiversity benefits.	Positive Impact	Positive Impact	Positive Impact
Landscape	This policy may have some impacts on landscape - Renewable energy e.g. solar panels and CHP plants with tall emission towers can alter the appearance of a development. This impact may be negative on the local surroundings, but conversely without changes in energy provision the landscape will change anyway as a result of climate change, and the policy may help to mitigate this impact. Wood fuel production may however help to retain the wooded landscapes of the District. Overall impacts are considered to be positive	Positive Impact	Positive Impact	Positive Impact

Archaeology and Cultural Heritage	This policy is unlikely to have a direct impact on archaeology and cultural heritage, but may have an indirect positive impact, as reduced reliance on fossil fuels may improve air quality that erode or discolour historic buildings and the character of settlements. Overall however the impact of this policy is likely to be small	Small positive impact	Small Positive impact	Small positive impact
Environmental Quality (Soil, Air and Water and waste)	This policy will have a direct positive impact in helping to maintain and enhance the environmental quality of the District by seeking to reduce the impact of climate change and limiting the reliance on fossil fuels which will indirectly help improve air quality.	Positive Impact	Positive Impact	Positive Impact
Flooding and drainage	This policy will have some impact on limiting flood risk and improving drainage by requiring development to provide surface water attenuation	Positive Impact	Positive Impact	Positive Impact
Climate Change and Resources	The measures in this policy will have a direct positive impact on reducing the reliance on fossil fuels and also helps provide mitigation for climate change that will take place based on future rises of CO2 in the atmosphere. It also helps to conserve water through measures in this policy.	Significant positive impact	Significant positive impact	Significant positive impact
Economy	This policy may provide economic opportunities, with examples including renewable energy companies. There is some risk that in the short term there could be negative impacts to the economy if costs outweigh the viability of schemes, although this is prevented by the NPPF. Furthermore it should be recognised that in the long run significant climate change and impacts such as drought and flooding would have large adverse economic impacts, and this policy seeks to mitigate this impact. Overall neutral impact in the short term but as improved environment and costs of new technology come down together with business opportunities from this industry	Neutral impact	Positive Impact	Positive Impact
Retail	This policy is not anticipated to have any significant impacts on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Transport	The wording of this policy to help reduce the need to travel and to find alternative patterns of travel than the car will help to have a positive impact on this issue.	Positive Impact	Positive Impact	Positive Impact
Assessment of significance and recommendations	Overall, this policy was found to have the potential to have a number of positive impacts. In particular, there will be less impact from development on the environment. Lower energy use will minimise other environmental problems such as poor air quality which can be generated from burning fossil fuels. The policy may have the potential to limit the delivery of housing if costs of technology outweigh the viability of the scheme, but the flexible nature of the policy is intended to avoid this. Overall this policy helps to mitigate other adverse effects that may arise from development.			

Policy 35: Appropriate Energy Use

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	The need to ensure that development meets high environmental standards has the potential to limit the number of houses if the cost of the technology outweighs the profitability of the scheme, e.g. high energy efficiency standards and low carbon schemes. The overall impact of this is unlikely to be small.	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	There is some potential that the cost of meeting the energy requirements could reduce the level of education and skills facilities that can be provided, although the need for educational facilities would probably outweigh the low carbon requirements. Mixed use schemes including schools can provide opportunities for CHP etc but this is not clear in policy – reference in supporting text is recommended. Overall the impact on this issue is likely to be very small.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy may have indirect positive impacts by providing green spaces which can be used for leisure and recreation facilities as well as providing carbon storage, urban cooling etc.	Positive Impact	Positive Impact	Positive Impact
Human Health	Overall this policy may have an indirect positive impact on human health by increasing the level of renewables. The reduction in fossil fuel use may help to reduce air pollution on a wide scale which can lead to indirect benefits to human health. Green space provision will also help to provide leisure and recreation opportunities as well as attractive environments which can improve health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the environmental quality of the District will not have any direct or indirect consequences on race, gender, age, disability or sexual orientation. Increased energy efficiency can however help to reduce energy costs for those on low incomes, and therefore help to reduce social inclusion.	Positive Impact	Positive Impact	Positive Impact
Biodiversity	The policy to ensure that developments are energy efficient and use appropriate design are likely to have an indirect positive impact on biodiversity, as improved CO2 reductions will limit wider changes to UK wildlife that may otherwise occur. Reduction in fossil fuels can also help to improve air quality and therefore improve biodiversity. Wood fuel from managed coppice can also have biodiversity benefits.	Positive Impact	Positive Impact	Positive Impact
Landscape	This policy may have some impacts on landscape - Renewable energy e.g. solar panels and CHP plants with tall emission towers can alter the appearance of a development. This impact may be negative on the local surroundings, but conversely without changes in energy provision the landscape will change anyway as a result of climate change, and the policy may help to mitigate this impact. Wood fuel production may however help to retain the wooded landscapes of the District. Overall impacts are considered to be positive	Positive Impact	Positive Impact	Positive Impact

Archaeology and Cultural Heritage	This policy is unlikely to have a direct impact on archaeology and cultural heritage, but may have an indirect positive impact, as reduced reliance on fossil fuels may improve air quality that erode or discolour historic buildings and the character of settlements. Overall however the impact of this policy is likely to be small	Small positive impact	Small Positive impact	Small positive impact
Environmental Quality (Soil, Air and Water and waste)	This policy will have a direct positive impact in helping to maintain and enhance the environmental quality of the District by seeking to reduce the impact of climate change and limiting the reliance on fossil fuels which will indirectly help improve air quality.	Positive Impact	Positive Impact	Positive Impact
Flooding and drainage	This policy will have some impact on limiting flood risk and improving drainage by requiring development to provide surface water attenuation	Positive Impact	Positive Impact	Positive Impact
Climate Change and Resources	The measures in this policy will have a direct positive impact on reducing the reliance on fossil fuels and also helps provide mitigation for climate change that will take place based on future rises of CO2 in the atmosphere. It also helps to conserve water through measures in this policy.	Significant positive impact	Significant positive impact	Significant positive impact
Economy	This policy may provide economic opportunities, with examples including renewable energy companies. There is some risk that in the short term there could be negative impacts to the economy if costs outweigh the viability of schemes, although this is prevented by the NPPF. Furthermore it should be recognised that in the long run significant climate change and impacts such as drought and flooding would have large adverse economic impacts, and this policy seeks to mitigate this impact. Overall neutral impact in the short term but as improved environment and costs of new technology come down together with business opportunities from this industry there will be a positive impact.	Neutral impact	Positive Impact	Positive Impact
Retail	This policy is unlikely to have any specific impacts on retail issues.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Transport	The wording of this policy to help reduce the need to travel and to find alternative patterns of travel than the car will help to have a positive impact on this issue.	Positive Impact	Positive Impact	Positive Impact
Assessment of significance and recommendations	Overall, this policy was found to have the potential to have a number of positive impacts. In particular, there will be less impact from development on the environment. Lower energy use will minimise other environmental problems such as poor air quality which can be generated from burning fossil fuels. The policy may have the potential to limit the delivery of housing if costs of technology outweigh the viability of the scheme, but the flexible nature of the policy is intended to avoid this. Overall this policy helps to mitigate other adverse effects that may arise from development.			

Policy 36: Sustainable Design & Construction

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	The need to ensure that development meets high environmental standards has the potential to limit the number of houses if the cost of the technology outweighs the profitability of the scheme. This is prevented by NPPF and there are no specific requirements in the policy that could limit deliverability. Conversely a requirement to use best available techniques that are viable could be beneficial. Impacts across the plan depending on how costs of technologies change into the future. Overall the impact on this policy on housing development is considered to be low resulting in a neutral impact	Neutral Impact	Neutral Impact	Neutral Impact
Education and Skills	There is some potential that the cost of meeting the energy requirements could reduce the level of education and skills facilities that can be provided, although the impact of a BREEAm assessment is likely to be small, and could result in cost savings through the scrutiny of any proposed design. Mixed use schemes including schools can provide opportunities for CHP. Overall the impact on this issue is likely to be very small.	Neutral Impact	Neutral Impact	Neutral Impact
Leisure and Recreation	This policy may have indirect positive impacts by providing green spaces for biodiversity which can be used for leisure and recreation facilities as well as providing carbon storage, urban cooling etc.	Positive Impact	Positive Impact	Positive Impact
Human Health	Overall this policy may have an indirect positive impact on human health by increasing the level of renewables. The reduction in fossil fuel use may help to reduce air pollution on a wide scale which can lead to indirect benefits to human health. Biodiversity provision will also help to provide leisure and recreation opportunities as well as attractive environments which can improve health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Enhancing the sustainability of development may have some direct positive impact on the elderly and the disabled through the provision of some lifetime homes. Increased energy efficiency can however help to reduce energy costs for those on low incomes, and therefore help to reduce social inclusion. Protecting the environmental quality of the District will not have any direct or indirect consequences on race, gender, or sexual orientation.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Biodiversity	This policy requires that provision for biodiversity is made – this has a positive impact but is a repetition of DC5/6 which goes into more detail, and could be more comprehensively covered through reference to GI.	Positive Impact	Positive Impact	Positive Impact
Landscape	This policy is unlikely to have any specific impacts on other than those arising from the wider impact of development that has been assessed elsewhere in this document.	No additional impacts	No additional impacts	No additional impacts
Archaeology and Cultural Heritage	This policy is unlikely to have a direct impact on archaeology and cultural heritage. Sustainable design can also change the appearance of development in terms of design and there is potential for this to impact the appearance of cultural heritage if it is not carefully controlled. Overall however the impact of this policy	Small negative impact	Small negative impact	Small negative impact

	is likely to be small			
Environmental Quality (Soil, Air and Water and waste)	This policy will have a direct positive impact in helping to maintain and enhance the environmental quality of the District by seeking to reduce the impact of climate change and limiting the reliance on fossil fuels which will help improve air quality. It also seeks to minimise the use of other resources including water and provides for the recycling of facilities.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Flooding and drainage	This policy will have some impact on limiting flood risk and improving drainage by requiring that the design of development considers this issue. It is however already covered in other policies in more detail.	Positive Impact	Positive Impact	Positive Impact
Climate Change and Resources	This policy will assist with minimising the use of resources and limiting impacts on climate change, both directly through measures to minimise the emission of air pollutants may include more sustainable transport measures or energy efficient buildings.	Significant positive impact	Significant positive impact	Significant positive impact
Economy	This policy may provide economic opportunities, particularly the 'green economy'. Improving the sustainability of developments can also help make housing running costs lower providing more disposable income which can be spent in the wider economy. The improved sustainability of the scheme will also help protect the environment of the district and ensure that the economy remains viable in the longer term. The policy will also help to improve the rural economy by providing rural broadband, although this issue could be dealt with outside the remit of this policy and in economic development more generally.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy is unlikely to have any specific impacts on retail issues	Neutral / no impact	Neutral / no impact	Neutral / no impact
Transport	The wording of this policy to help reduce the need to travel and to find alternative patterns of travel than the car will help to have a positive impact on this issue.	Positive Impact	Positive Impact	Positive Impact
Assessment of significance and recommendations	<p>Overall, this policy has the potential to have a number of positive impacts. There will be less impact to the environment and in particular, on climate change and the use of resources which will also help to minimise other environmental problems such as air quality and pressure on water resources and reduce waste. The policy may have the potential to limit the delivery of housing if costs of technology outweigh the viability of the scheme.</p> <p>It should be noted that the changes to building regulations may negate the need for this policy in the longer term.</p>			

Policy 37: Flooding

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	The need to ensure that development meets high environmental standards including flood risk has the potential to limit the number of houses that can be provided should certain environmental thresholds be exceeded. The overall impact should be relatively small however, given that there are already a number of minimum standards that are already applied e.g. through other environmental legislative requirements. Impacts may become more pronounced over the plan period as cumulative impacts of lower delivery become more apparent.	Small negative impact	Small negative impact	Larger Negative impact
Education and Skills	There is some potential that the cost of meeting increased environmental standards will reduce the level of education and skills facilities that can be provided as higher provision would render a proposal unviable. Impacts may become more pronounced over the plan period as cumulative impacts of lower delivery become more apparent. The overall impact should be relatively small however, given that there are already a number of minimum standards that are already applied e.g. through other environmental legislative requirements.	Small negative impact	Small negative impact	Larger Negative impact
Leisure and Recreation	There is some potential that the cost of meeting flood risk requirements will reduce the level of leisure and recreational facilities that can be provided before any scheme becomes the impact should however be minimal as leisure and recreational facilities can be provided in flood risk areas (e.g. riverside walk) through green infrastructure, and there may therefore be positive outcomes in this situation. unviable. In a well designed scheme	Small negative impact	Small negative impact	Larger Negative impact
Human Health	This policy is likely to have a positive impact on human health by helping to prevent the direct risk to life that flooding can have. In addition, well designed flood reduction measures can be used as recreational opportunities which indirectly result in increased physical activity and a pleasant environment, both of which can improve health.	Positive Impact	Positive Impact	Positive Impact
Community Safety and Crime	This policy is unlikely to have any specific impacts on community safety and crime.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Equalities and Social Inclusion	Protecting the environmental quality of the District will not have any direct or indirect consequences on equalities or social inclusion.	Neutral / no impact	Neutral / no impact	Neutral / no impact
Biodiversity	The policy to limit flood risk is likely to have an indirect positive impact on biodiversity, as well designed SuDS and riverside environments will provide opportunities for biodiversity.	Positive Impact	Positive Impact	Positive Impact
Landscape	The policy to protect flood risk areas may have some indirect landscape benefits by providing greenspaces as part of new development. Overall impacts on landscape are likely to be relatively small.	Small Positive Impact	Small Positive Impact	Small Positive Impact
Archaeology and Cultural Heritage	This policy is unlikely to have a direct impact on archaeology and cultural heritage.	Neutral / no impact	Neutral / no impact	Neutral / no impact

Environmental Quality (Soil, Air and Water and waste)	This policy will have a direct positive impact in helping to maintain and enhance the environmental quality as the impact of proposals on water quality e.g. wastewater treatment capacity is a specific consideration of this policy.	Positive impact	Positive impact	Positive impact
Flooding and drainage	This policy will have a specific impact on preventing the risk of flooding in the district both through the location of development and the measures which are required to minimise future increases in flooding through changes to drainage and hydrology.	Significant positive impact	Significant positive impact	Significant positive impact
Climate Change and Resources	This policy will assist with minimising the impact on climate change albeit indirectly by providing green spaces as part of developments that can be used as a carbon sink. It may also assist with adaptation to climate change – e.g. referring to Council's SFRA which as looked at future flood risk. use of resources and limiting impacts on climate change, both directly through	Positive impact	Positive impact	Positive impact
Economy	Flooding causes significant economic problems through direct damage and indirect losses such as days absent from work etc. This policy will therefore have a significant benefit in ensuring that such situations do not arise, and therefore minimising the risk to residents and businesses in the District.	Positive impact	Positive impact	Positive impact
Retail	Flooding causes significant economic problems through direct damage and indirect losses such as days absent from work etc. This policy will therefore have a significant benefit in ensuring that such situations do not arise, and therefore minimising the risk to retail businesses in the District.	Positive impact	Positive impact	Positive impact
Transport	Overall this policy is not considered to have any direct impacts on transport, although the nature and design of transport infrastructure may be impacted by flood risk considerations.	Neutral Impact	Neutral Impact	Neutral Impact
Assessment of significance and recommendations	<p>This policy will have a number of positive impacts as it will reduce the risk of development being impacted by flooding, which can cause significant economic problems e.g. losses to businesses as well as threatening human life. The policy will also maintain the environmental quality of the district which helps to attract people to live and work in the area. The policy will also help to provide greenspaces and a high quality environment that protects biodiversity. There is however a risk that the cost of this infrastructure could limit the overall numbers of houses that can be delivered in the District. This has however been part of wider considerations as part of the development of the HDPF and impacts are unlikely to be significant.</p> <p>This policy is called flooding but also covers issues of water quality and resources – it is suggested that it is renamed to reflect this. The policy has been reviewed to ensure that it meets with the recommendations in the Council's Appropriate Assessment.</p>			

Policy 38: Infrastructure

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy seeks to ensure that development does not take place unless sufficient infrastructure is available. There is therefore the potential that in villages where infrastructure reaches capacity, additional housing cannot come forward to meet needs unless it is at such a scale as to make the provision of new facilities viable. This may limit the provision of smaller scale housing in some villages unless that this need can be addressed through other mechanisms.	Potential negative impact	Potential negative impact	Potential negative impact
Education and Skills	This policy seeks to ensure that development does not come forward unless there is sufficient education provision available in existing facilities or through building new schools before the development is complete.	Significant positive impact	Significant positive impact	Significant positive impact
Leisure and Recreation	This policy seeks to ensure that development does not come forward unless there is sufficient leisure and recreation provision available in existing facilities or through building centres before the development is complete.	Significant positive impact	Significant positive impact	Significant positive impact
Human Health	This policy seeks to ensure that development does not come forward unless there is sufficient health care provision available in existing facilities or through building health centres before the development is complete.	Significant positive impact	Significant positive impact	Significant positive impact
Community Safety and Crime	Without the provision of infrastructure within developments, or the presence of existing facilities, there is a risk that development would lead to lack of opportunities for communities to meet and interact which could increase the risk of antisocial behaviour. This policy will therefore have a positive impact and preventing such situations from arising.	Small positive impact	Small positive impact	Small positive impact
Equalities and Social Inclusion	This policy will not have any direct or indirect impact on issues such as race, age, gender, sexuality or disabilities. It will however ensure that all communities have some access to services and facilities, and where necessary improve access. This may therefore have a positive impact on reducing social inequalities.	Small positive impact	Small positive impact	Small positive impact
Biodiversity	This policy will result in some development – e.g. new schools, roads and leisure facilities. Some of these facilities, particularly those relating to green infrastructure will have positive impacts for biodiversity, but other measures may be more damaging unless mitigation measures are implemented. Overall impacts arising from this policy are likely to be negative. Impacts would increase over time as the level of development increases	Small negative impact	Small negative impact	Larger Negative impact
Landscape	This policy will result in some development – e.g. new schools, roads and leisure facilities. This will have some impact on the landscape and townscape of the district, depending on the overall scale and location of the development (e.g. a new road would have a larger landscape impact than a small gp surgery for example). It is likely that without some mitigation there is potential for adverse impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Larger Negative impact

Archaeology and Cultural Heritage	This policy will result in some development – e.g. new schools, roads and leisure facilities. This will have some impact on the landscape and townscape of the district, depending on the overall scale and location of the development. It is likely that without some mitigation there is potential for adverse impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Larger Negative impact
Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development – e.g. new schools, roads and leisure facilities. This will have some impact on environmental quality of the district, depending on the overall scale and location of the development For example new roads may contribute to decreased air quality, or cause polluted runoff. It is likely that without some mitigation there is potential for adverse impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Larger Negative impact
Flooding and drainage	This policy will result in some development – e.g. new schools, roads and leisure facilities. Depending on the overall scale and location of the development this may result in changes to drainage and the increased risk from flooding. It is likely that without some mitigation there is potential for adverse impacts. . Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Larger Negative impact
Climate Change and Resources	This policy will result in some development – e.g. new schools, roads and leisure facilities. Depending on the overall scale and location of the development there will be some requirement for resources (and therefore CO ₂ emissions) at all stages of development from construction to decommissioning. This will have some impact on climate change, unless there is some mitigation of the impacts. Impacts would increase over time as the level of development increases	Small negative impact	Small negative impact	Larger Negative impact
Economy	This policy will have a direct and indirect positive impact on the economy. Provision of services and facilities will provide employment including at the construction phase as well as during the operation stages of development. Indirectly, developments which do not have sufficient road or public transport access, and are congested, or do not provide adequate schools , health care or leisure opportunities would not be attractive laces to locate, and as a consequence the attractiveness of a place to live and work is diminished, therefore damaging the economy.	Significant positive impact	Significant positive impact	Significant positive impact
Retail	Overall, this policy is likely to indirectly benefit retail. The provision of services and facilities will as outlined above ensure that an area remains an attractive place in which to locate. As a consequence this will help retail centres within the district and wider area retain their vitality and viability.	Positive impact	Positive impact	Positive impact
Transport	This policy seeks to ensure that development does not come forward unless there is sufficient road and public transport provision available in existing facilities or through new roads, or starting up new bus services before the development is complete.	Significant positive impact	Significant positive impact	Significant positive impact

Assessment of significance and recommendations	<p>Overall this policy will have significant social benefits by ensuring that new developments have access to a range of services and facilities, as well upgrading or improving transport infrastructure and creating functioning communities. This in turn will benefit the wider economy as developments with good services and facilities are attractive places to live and will attract skilled workforce to the area. Some developments may provide employment opportunities in their own right. It should however be recognised that cost of infrastructure provision could at times limit the viability of some housing developments, which could limit the delivery of housing, particularly in smaller settlements where the scale of development is likely to be lower. In addition, there is the risk that the provision of infrastructure could have a negative impact on a range of environmental issues, particularly as the level of growth increases across the plan period.</p> <p>The wider development strategy must ensure that there are sufficient mitigation measures in place to minimise adverse environmental effects. The cost and viability of schemes is also another concern which will need to be addressed through the wider development strategy. This issue may also need to be address through CIL or a future planning obligations SPD.</p>
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Policy 39: Sustainable Transport

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not have any direct impact on the provision of housing. The policy could however reduce the delivery of affordable housing if development is in a location which requires the provision of significant transport infrastructure such as new roads.	Potential negative impact	Potential negative impact	Potential negative impact
Education and Skills	This policy will not have any direct impact on the provision of education and skill facilities. The policy could however reduce the delivery of schools or colleges if development is in a location which requires the provision of significant transport infrastructure such as new roads.	Potential negative impact	Potential negative impact	Potential negative impact
Leisure and Recreation	This policy will not have any direct impact on the provision of leisure and recreation facilities. The policy could however reduce the delivery of affordable housing if development is in a location which requires the provision of significant transport infrastructure such as new roads.	Potential negative impact	Potential negative impact	Potential negative impact
Human Health	This policy may help improve health by ensuring new development provides walking and cycling opportunities. Conversely however, there may be indirect negative impacts as development is likely to increase traffic which can reduce air quality and harm health. The policy could however reduce the delivery of health care facilities if development is in a location which requires the provision of significant transport infrastructure such as new roads. Overall, the beneficial impact of this policy is likely to be outweighed by negative impacts.	Potential negative impact	Potential negative impact	Potential negative impact
Community Safety and Crime	This policy is unlikely to have direct or indirect impacts on community safety and crime	No impact	No impact	No impact

Equalities and Social Inclusion	This policy will not have any direct or indirect impacts on race, gender, or sexual orientation. The policy seeks to maximise public transport provision, and there is therefore the potential that this policy will indirectly benefit those with disability, (e.g. sight loss) that would prevent them from being able to drive. The policy may also assist with minimising social exclusion, by ensuring that there is public transport available in rural areas, as people in these areas without access to cars may find access to services and facilities difficult. There is however a risk that positive impacts are short live if funding is short term or difficult to achieve in the light of wider government cuts to funding. Could strengthen policy with reference to community transport and continuity of funding	Positive impact	Positive impact	Neutral impact
Biodiversity	As has been indicated throughout this assessment, development has the potential to adversely impact biodiversity. This policy may help minimise impacts, as public transport can limit emissions of air pollutants which can harm biodiversity	Positive impact	Positive impact	Positive impact
Landscape	As has been indicated throughout this assessment, development has the potential to adversely impact landscape. This policy does not increase landscape impacts, and may have a benefit, as increased use of public transport will minimise car journeys particularly in rural areas, which can increase the urban appearance of the countryside.	Positive impact	Positive impact	Positive impact
Archaeology and Cultural Heritage	As has been indicated throughout this assessment, development has the potential to adversely impact archaeology and cultural heritage. This policy may have a benefit on this issue, as increased use of public transport will minimise air pollution and car journeys, all of which can detract or damage the historic character of an area.	Positive impact	Positive impact	Positive impact
Environmental Quality (Soil, Air and Water and waste)	The main aim of this policy is to ensure that in addition to car transport other forms of transport are made available. If successful this is likely to minimise the emission of air pollutants in particular, and help minimise the adverse impacts of development.	Positive impact	Positive impact	Positive impact
Flooding and drainage	This policy is unlikely to have direct or indirect impacts on flooding and drainage	No impact	No impact	No impact
Climate Change and Resources	The main aim of this policy is to ensure that in addition to car transport other forms of transport are made available. This will help minimise fossil fuel consumption and the release of climate change compounds. The policy makes direct reference to this, but it is suggested that further improvements could be made, for example by maximising new technologies (electric charging points) or other solutions such as car clubs.	Positive impact	Positive impact	Positive impact

Economy	This policy will have economic benefits by ensuring that all sections of society with or without the ability to drive can reach services and facilities, and centres of employment. Public transport also provides employment opportunities in itself and there may also be construction based jobs. At this stage however, the policy does not address Gatwick airport. There is potential for a second runway within the plan period (the legal agreement expires in 2019), and the impact of this in terms of the Council's role, and access to the area or parking arrangements is not covered. Failure to address this issue could limit economic opportunities for the District in this respect.	Positive impact	Potential negative impact (Gatwick)	Potential negative impact (Gatwick)
Retail	This policy is unlikely to have direct or indirect impacts on retail	No impact	No impact	No impact
Transport	In general this policy will help to ensure that all developments are accessible not only by road, but also by other forms of transport. It also helps to ensure that bus / rail services work together to make the best connections. This policy could however be limited in its success by the wording that states that is located in areas where there are, or will be a choice in the modes of transport available. This conflicts with Policy 38 (infrastructure) which requires provision is made prior to development taking place. Furthermore the use of public transport in new developments is known to be more limited if it is 'retrofitted' rather than being available immediately as once the habit of car use has been established it is difficult to break. Incentives such as free bus passes and future proofing for new technologies should also be a consideration.	Positive impact	Positive impact	Positive impact
Assessment of significance and recommendations	<p>Overall this policy has a number of positive impacts as it seeks to mitigate the increase in vehicular traffic that would otherwise arise as a result of development. If successful this policy will also help to minimise some of the environmental impacts which may occur, including air pollution and impacts to biodiversity. There are however some concerns about the effectiveness of the policy, e.g. public transport subsidies are unlikely to exist in perpetuity, and set against a back drop of cuts to public transport at the County Council, this could be problematic to the long term viability of public transport in new developments.</p> <p>This policy omits the transport impacts of Gatwick Airport. It should be recognised within the plan period that there may be a second runway, and if this does take place the impact of this on the District in terms of transport provision to the airport and on road / parking will need to be addressed.</p> <p>Further work on the implementation of the scheme is required – providing public transport early in strategic developments and how services will be funded into the future requires consideration. The policy could be improved by making reference to other mechanisms which may limit congestion and pollution such as car clubs, community transport schemes, and also future proofing developments so that houses have electric charging points and so on.</p> <p>The issue of a new runway at Gatwick Airport should be addressed either in this policy or more strategically, or through reference to the need for an early review of the plan.</p>			

Policy 40: Parking

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not have any direct impact on the provision of housing, but the wording of the policy does seek to protect residential amenity which can help to ensure that housing is accessible and attractive, resulting in the improved quality of any development.	Positive impact	Positive impact	Positive impact
Education and Skills	This policy will not have any direct impact on this issue	Neutral / no impact	Neutral / no impact	Neutral / no impact
Leisure and Recreation	The provision of parking spaces in town centre locations will help to ensure that town centre leisure and recreation remains accessible. Consideration of other users including cyclists also helps to ensure that the town centre can be accessed by other means.	Positive impact	Positive impact	Positive impact
Human Health	Although necessary, car parking has the potential to cause impacts to human health through issues such as noise generation and queues which could damage air quality. This is given indirect consideration through issues such as good design, but the potential for pollution and noise could be given greater emphasis either in the policy or supporting text	Small negative impact	Small negative impact	Small negative impact
Community Safety and Crime	Depending on the design and location of car parks, there is a risk that they may attract antisocial behaviour / theft or feeling unsafe – e.g. poor lighting. This issue is not covered in this policy – although highway safety is covered - could be given greater emphasis either in the policy or supporting text	Small negative impact	Small negative impact	Small negative impact
Equalities and Social Inclusion	This policy is unlikely to have any specific direct impacts on age, race, gender or sexual orientation. The need to ensure that the needs of the mobility impaired are considered will have a direct positive impact on providing parking for those with disabilities.	Small positive impact	Small positive impact	Small positive impact
Biodiversity	The provision of car parks can, depending on their location have an adverse impact on biodiversity – e.g. those in rural locations around Gatwick could be particularly damaging. Impacts in town centres may be less likely if the area was already developed. Planting in these spaces may help improve the biodiversity of these areas – consideration could be given in the policy or supporting text.	Small negative impact	Small negative impact	Small negative impact
Landscape	The provision of car parks can, depending on their location have an adverse impact on landscape – e.g. those in rural locations around Gatwick could be particularly damaging. Impacts in town centres may be less likely if the area was already developed. Planting in these spaces may help improve the appearance of these areas – consideration could be given in the policy or supporting text.	Small negative impact	Small negative impact	Small negative impact
Archaeology and Cultural Heritage	The provision of car parks can, depending on their location have an adverse impact on Archaeology and Cultural Heritage, for example adversely impacting on the setting of historic buildings. The promotion of good urban design may help to mitigate this issue, but greater emphasis could be made either in the policy or supporting text	Small negative impact	Small negative impact	Small negative impact

Environmental Quality (Soil, Air and Water and waste)	Car parking has the potential to have adverse impacts on environmental quality through a number of mechanisms, including increased runoff of polluted water, increased noise from engines stopping and starting, and the potential for reduced air quality. This policy mitigates this to some extent by providing for low emission vehicles, which would have less impact on air quality, but greater emphasis could be made either in the policy or supporting text	Small negative impact	Small negative impact	Small negative impact
Flooding and drainage	Depending on the location, car parks (particularly if on greenfield land around Gatwick) may increase the risk of flooding. The need to ensure that construction is with permeable surfaces should be indicated in the policy supporting text or reference to other policies could be made.	Small negative impact	Small negative impact	Small negative impact
Climate Change and Resources	Car parking has the potential to have adverse impacts on climate change through a number of mechanisms, including resource use in the construction phase, and emission of carbon dioxide from vehicles using the site. The loss of green spaces which could otherwise act as a carbon sink is a potential problem around the Gatwick airport region. This policy mitigates this to some extent by providing for low emission vehicles, which would have less impact on air quality, but greater emphasis could be made either in the policy or supporting text	Small negative impact	Small negative impact	Small negative impact
Economy	The provision of car parking will have significant economic benefits by enabling visitors and employees to reach towns and their work places. If necessary, parking around Gatwick may also have economic benefits in supporting this centre should it be deemed necessary.	Significant positive impact	Significant positive impact	Significant positive impact
Retail	The provision of car parking will have significant economic benefits by enabling visitors to reach town and village centres – in doing so this will help retain the vibrancy of retail outlets in these areas.	Significant positive impact	Significant positive impact	Significant positive impact
Transport	The provision of car parking, cycle and other facilities will help enable the wider transport network to function – e.g. onward train journeys, and limiting street congestion etc.	Positive Impact	Positive Impact	Positive Impact
Assessment of significance and recommendations	<p>Overall this policy will have positive economic impacts by increasing the accessibility of developments, town centres and areas of employment, particularly to car users, although other forms of transport are also considered in this policy. The increased accessibility may also help improve social cohesion, but it may come at an environmental cost – impacts of noise, run off and drainage are particular issues that could arise as a result of car parking.</p> <p>It is suggested that environmental impacts of car parking could be addressed (in addition to the application of other policies in this document) through further work / guidance on this issue..</p>			

Policy 41: Inclusive Communities

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy is unlikely to result in the delivery of a significant level of housing, but it will provide homes that meet the needs of particularly groups of individuals including Gypsies and Travellers and the ageing population.	Positive Impact	Positive Impact	Positive Impact
Education and Skills	This policy is unlikely to have any direct impact on education and skills, but by providing homes for specific groups, including Gypsies and Travellers, there are likely to be more stable homes and a greater chance of children attending school.	Positive Impact	Positive Impact	Positive Impact
Leisure and Recreation	This policy is unlikely to have any direct or indirect impact on leisure and recreation.	No impact	No impact	No impact
Human Health	This policy enables the provision of health services that benefit specific groups that have been identified (e.g. the elderly). It will also have indirect benefits, for example by providing secure accommodation for Gypsies and Travellers, who are then better able to build up relationships with local health car providers.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Community Safety and Crime	This policy will help to meet the needs of a range of groups with specific identified needs. The provision of secure long term accommodation is likely to limit social exclusion and any therefore any antisocial behaviour and crime that has been linked to high levels of deprivation	Positive Impact	Positive Impact	Positive Impact
Equalities and Social Inclusion	This policy will have a significant positive impact in providing housing and other needs for the elderly, younger people and those with disabilities. It will also have a positive impact on race as it enables the needs of Gypsy and Traveller communities within the District to be met. Meeting the needs of these groups will also help to reduce the risk or wider social exclusion. The policy is unlikely to have a specific impact on gender or sexual orientation.	Significant Positive Impact	Significant Positive Impact	Significant Positive Impact
Biodiversity	This policy will enable development to take place, including in rural locations (e. rural workers dwellings). All development has the potential to have an adverse impact on biodiversity, depending on its scale and location. Overall the level of development that this policy is likely to generate is small, and other policies (e.g. Policy 30) are likely to mitigate this issue. Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.
Landscape	This policy will enable development to take place, including in rural locations (e. rural workers dwellings). All development has the potential to have an adverse impact on landscape, depending on its scale and location. Overall the level of development that this policy is likely to generate is small, and other policies (e.g. CP1) are likely to mitigate this issue. Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.
Archaeology and Cultural Heritage	This policy will enable development to take place, including in rural locations (e. rural workers dwellings). All development has the potential to have an adverse impact on archaeology and cultural heritage, depending on its scale and location. Overall the level of development that this policy is likely to generate is small, and other policies are likely to mitigate this issue. Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.

Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development taking place within the District, including in rural locations as a result of rural worker dwellings or Gypsy and Traveller sites. Depending on the scale and location of the development there may be some potential for adverse impacts on environmental quality including air quality which will arise from increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. Policy 23 may help to offset adverse effects, but some adverse impacts are still likely particularly later in the plan period as the level of development increases.	Neutral / small negative impact.	Small negative impact	Small negative impact
Flooding and drainage	This policy will enable development to take place, including in rural locations (e. rural workers dwellings). All development has the potential to have an adverse impact on flooding and drainage, depending on its scale and location. Overall the level of development that this policy is likely to generate is small, and other policies are likely to mitigate this. Any adverse impacts would increase over time as the scale of development increases.	Neutral / small negative impact.	Neutral / small negative impact.	Small negative impact.
Climate Change and Resources	This policy will result in some development taking place within the District. This will increase the use of resources, including in the need for energy, particularly from Gypsy and Traveller sites, as caravans and park homes tend to be less insulated than bricks and mortar accommodation. Carbon emissions are also likely to increase as a result of increased traffic in rural areas. Overall impacts from individual sites may be small, although there is potential for cumulative impacts. Policy 23 may help to offset adverse effects, but some adverse impacts are still likely particularly later in the plan period as the level of development increases	Neutral / small negative impact.	Small negative impact	Small negative impact
Economy	This policy is likely to have a beneficial impact on the economy, from employment in the construction phase, to enabling rural businesses to continue to thrive and grow.	Positive Impact	Positive Impact	Positive Impact
Retail	This policy is unlikely to have direct impacts on retail, but this type of development may help to support retail businesses across the District.	Positive Impact	Positive Impact	Positive Impact
Transport	This policy will result in some development taking place within the District, including in rural locations as a result of rural worker dwellings or Gypsy and Traveller sites. Sheltered or disabled accommodation may also increase traffic levels from staff as well as residents. Overall this type of development is likely to be small, but there is the potential that it will cumulatively contribute to an increase in traffic levels, particularly in rural areas where public transport is limited. Adverse impacts would increase over time as the level of the development increases.	Small negative impact.	Small negative impact	Negative impact
Assessment of significance and recommendations	<p>Generally this policy has significant social benefits in ensuring that all sections of the community can access homes and other services that they may require. It will also help boost the economy by retaining rural businesses and providing general employment opportunities.</p> <p>Any adverse environmental impacts will need to be addressed on a case by case basis as part of any planning application.</p> <p>Many of these policy provisions are repeated elsewhere – e.g. care homes / Gypsy and Travellers. The need for this policy could be re-examined.</p>			

Policy 42: Enhancement of Community Facilities

SA/SEA Objective	Summary of Impacts	Short term	Medium Term	Long Term
Housing	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Education and Skills	This policy will not have any direct or indirect impacts on this issue.	Neutral impact	Neutral impact	Neutral impact
Leisure and Recreation	This policy has a direct positive impact in ensuring that existing leisure and recreation facilities are protected, and if needed enhance. It also seeks to minimise the loss and redevelopment of leisure and recreation sites.	Significant positive impact	Significant positive impact	Significant positive impact
Human Health	This policy may have some positive impacts on human health. Ensuring the protection delivery of community services including recreation land will enable communities to meet, function and take exercise, all of which have direct or indirect positive outcomes for health.	Positive impact	Positive impact	Positive impact
Community Safety and Crime	Without the provision of leisure and recreation land or the protection / enhancement of existing facilities, there is a risk that development would lead to lack of opportunities for communities to meet and interact which could increase the risk of antisocial behaviour. This policy will therefore have a positive impact and preventing such situations from arising.	Small positive impact	Small positive impact	Small positive impact
Equalities and Social Inclusion	This policy will not have any direct or indirect impact on issues such as race, age, gender, sexuality or disabilities. It will however ensure that all communities have some access to leisure and recreation facilities, and where necessary improve access. This may therefore have a positive impact on reducing existing social inequalities.	Small positive impact	Small positive impact	Small positive impact
Biodiversity	Some leisure and recreation facilities, and in particular greenspace, provide green spaces and corridors for biodiversity. The protection of these sites, and the provision of new facilities where required, is likely to have some beneficial biodiversity impacts.	Small positive impact	Small positive impact	Small positive impact
Landscape	This policy will result in some development – e.g. new leisure facilities. This will have some impact on the landscape and townscape of the district, depending on the overall scale and location of the development. It is likely that without some mitigation there is potential for adverse impacts. Impacts would increase over time as the level of development increases.	Small negative impact	Small negative impact	Negative impact
Archaeology and Cultural Heritage	This policy will result in some development – e.g. new leisure facilities which could harm archaeology, but will also contribute to the continued cultural heritage of the District by help protect some existing services or providing new theatres, museums etc. Therefore whilst there is the potential for the settlement pattern of towns and villages to change, the protection of other facilities from playing pitches may also help to retain the historical and cultural heritage. Impacts of this	Neutral impact	Small positive impact	Small positive impact

	policy therefore			
Environmental Quality (Soil, Air and Water and waste)	This policy will result in some development – e.g. leisure facilities. This will have some impact on environmental quality of the district, depending on the overall scale and location of the development. Whilst there may be some likelihood of adverse impacts without mitigation the significance of this is considered to be small, particular as it may be offset through the provision of greenspaces. Overall impact is assessed as neutral.	Neutral impact	Neutral impact	Neutral impact
Flooding and drainage	This policy will result in some development – e.g. leisure facilities. Depending on the overall scale and location of the development this may result in changes to drainage and the increased risk from flooding, but conversely some leisure development such as playing fields may be able to be located in areas of flood risk that could not support other types of built development. Whilst there may be some likelihood of adverse impacts without mitigation the significance of this is considered to be small, and the overall impact is assessed as neutral.	Neutral impact	Neutral impact	Neutral impact
Climate Change and Resources	This policy will result in some development – e.g. leisure facilities. This will have some impact on resource use and CO2 emission of the district, depending on the overall scale and location of the development. Whilst there may be some likelihood of adverse impacts without mitigation, the significance of this is considered to be small, particular as it may be offset through the provision of greenspaces which can provide urban cooling, shade and carbon sinks. Overall impact is assessed as neutral.	Neutral impact	Neutral impact	Neutral impact
Economy	This policy will have a direct and indirect positive impact on the economy. Provision and protection of leisure and recreation facilities, and community facilities such as pubs will retain employment opportunities in settlements across the District and also provide employment opportunities during the construction phase as well as during the operation stages of development. In turn, this contributes to ensuring that settlements retain an excellent community network and the District remains an attractive place to locate and do business.	Neutral impact	Neutral impact	Neutral impact
Retail	Overall, this policy is likely to indirectly benefit retail. The provision of services and facilities will as outlined above ensure that an area remains an attractive place in which to locate. As a consequence this will help retail centres within the district and retain their vitality and viability. The policy may also help to retain small village shops and post offices.	Small positive impact	Small positive impact	Small positive impact
Transport	By ensuring that community services and facilities are protected, enhanced or provided where identified needs exist, the need for sections of the community to travel to alternative locations for e.g. sport and recreation is reduced. This will help minimise the number of long car journeys to meet community needs and aspirations.	Small positive impact	Small positive impact	Small positive impact

<p>Assessment of significance and recommendations</p>	<p>Overall this policy will have significant social benefits ensuring that communities continue to have access to a range of services and facilities, including leisure and recreation. This will result in the creating of functioning communities. This in turn will benefit the wider economy as good services and facilities result in attractive places to live that will retain and attract a skilled workforce to the area. Recreation facilities may provide employment opportunities in their own right, from activities and businesses operating in community centres. There may also be some environmental benefit, e.g. green infrastructure provision. There is the risk that the provision of infrastructure could have a negative impact on the landscape and to some extent other aspects of the environment, although impacts are generally not thought to be significant at this stage.</p> <p>Any adverse environmental impacts will need to be addressed on a case by case basis as part of any planning application.</p> <p>Further guidance on the provision of community facilities derived from the Sport, open space and recreation study should be produced in the long term. Community facilities may also be identified through neighbourhood planning</p>
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