

## APPENDIX 7: APPRAISAL OF THE CORE STRATEGY OPTIONS.

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

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

The tables in this Appendix set out a summary of the likely effect of each option on the sustainability objectives, together with a score assigned from the key above.

## SECTION A: CORE POLICY OPTIONS

### Core Strategy Objective: To protect and enhance the diverse character and local distinctiveness of the District

#### Landscape Character

Option a: Devise a strategy which protects the landscape character of the District

Option b: Devise a strategy which protects and enhances the landscape character of the District

Option c: Do not protect the landscape other than that which we are statutorily required to

SA/ SEA Objective	Summary of effects	Landscape Character		
		a)	b)	c)
1 Access to Affordable Homes	Protecting and enhancing the landscape could make it more difficult for affordable homes to be provided	☹?	☹?	☹?
2 Access to services and facilities	Services and facilities tend to be within settlements. Protecting character is likely to ensure development is close to them rather than in the countryside	?	☺?	☹?
3 Reduce crime and fear of crime		☺	☺	☺
4 Conserve & Enhance land and townscape character	b) has a stronger positive effect as it enhances as well as protects. c) is likely to harm character as it allows for a higher level of change.	☺	☺☺	☹
5 Conserve and enhance biodiversity	b) has a stronger positive effect as it enhances as well as protects. c) is likely to harm biodiversity as it allows for a higher level of change.	☺	☺☺	☹
6 Conserve and enhance historical environment	b) has a stronger positive effect as it enhances as well as protects. c) is likely to harm the historical environment as it allows for a higher level of change.	☺	☺☺	☹
7 Maintain high quality environment in terms of air soil and water quality	Protecting character is likely to mean less development and change, and therefore protect associated environmental quality.	☺?	☺?	?
8 Reduce car journeys and promote alternative means of transport		☺	☺	☺
9 To reduce the risk of flooding	Protecting character is likely to mean less development on floodplains.	☺?	☺?	?
10 Efficient land use by prioritising brownfield land	Uncertain effects – character in urban areas could be changed by high density development or by rural development in the case of c).	☹?	☹?	☹?
11 Reduce waste and maximise recycling		☺	☺	☺
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?	?
13 Reduce greenhouse gases by encouraging provision and use of renewable energy	Renewable energy schemes may be limited by rural protection schemes. This would be more pronounced for options a & b than for c.	☹☹?	☹☹?	☹?
14 Maintain overall high and stable economy	Effects not certain	?	?	?
15 Enhance areas of inequalities in economy including rural areas	Effects not certain	?	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres		☺	☺	☺

## Settlement Coalescence

Option a) Develop a strategy which retains the pattern of settlements in the District

Option b) Do not protect the settlement pattern of the District

SA/ SEA Objective	Summary of effects	Settlement coalescence	
		a)	b)
1 Access to Affordable Homes	a) could reduce land available for affordable homes	☹	☺
2 Access to services and facilities	c) could lead to more rural development that is remote from services	☺	☹
3 Reduce crime and fear of crime		☺	☺
4 Conserve & Enhance land and townscape character	c) could lead to more rural development which harms landscape character	☺	☹
5 Conserve and enhance biodiversity	c) could lead to more rural development which harms biodiversity	☺	☹
6 Conserve and enhance historical environment	c) could lead to more rural development which harms the historic environment.	☺?	☹
7 Maintain high quality environment in terms of air soil and water quality	c) could lead to more rural development which has a knock on adverse effect on the surrounding environment	?	☹?
8 Reduce car journeys and promote alternative means of transport		☺	☺
9 To reduce the risk of flooding	c) could lead to more development in floodplains.	☺?	☹?
10 Efficient land use by prioritising brownfield land	Retaining the settlement pattern is likely to encourage use of brownfield land within existing towns	☺	☹
11 Reduce waste and maximise recycling		☺	☺
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects not certain	?	?
14 Maintain overall high and stable economy	Retaining existing settlement pattern may help the economy	☺?	?
15 Enhance areas of inequalities in economy including rural areas	a) may prevent rural diversification and harm the economy in rural areas, whereas c) may have the opposite effect.	☹	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Retaining the existing settlement pattern is likely to ensure that the focus of village and town centres is retained	☺	☹

**Core Strategy Objective: To balance the need for protection of the natural, built and historic environment (Including natural resources) of the District with the need to allow the continued evolution of both the countryside and the character and environment of settlements**

Protection and Evolution of the District

Option a) Develop a strategy which enables development and change to occur in any location

Option b) Develop a strategy which limits all development and change

Option c) Develop a strategy which enables some development and change but protects and enhances urban and rural areas and designated sites and features

SA/ SEA Objective	Summary of effects	Balancing Protection and Evolution		
		a)	b)	c)
1 Access to Affordable Homes	Option b) is likely to limit ability to build new affordable homes	☺	☹	☺
2 Access to services and facilities	a) could result in development which is remote from existing services whilst b) could result in inability of existing services to expand.	☹	☹	☺
3 Reduce crime and fear of crime	Effects not certain	?	?	?
4 Conserve & Enhance land and townscape character	a) & c) will both have negative effects, but will be more pronounced for a).	☹☹	☺	☹
5 Conserve and enhance biodiversity	a) & c) will both have negative effects, but will be more pronounced for a).	☹☹	☺	☹
6 Conserve and enhance historical environment	a) & c) will both have negative effects, but will be more pronounced for a).	☹☹	☺	☹
7 Maintain high quality environment in terms of air soil and water quality	Options a) and c) will both have negative effects but will be more pronounced for option a).	☹☹	☺	☹
8 Reduce car journeys and promote alternative means of transport	Development in any location is likely to increase car journeys. Option b) is unlikely to increase car journeys but will not encourage other forms of transport, whilst the converse is true for c).	☹☹	☺	☺
9 To reduce the risk of flooding	Options a) and c) will both have negative effects but will be more pronounced for option a).	☹☹	☺	☹
10 Efficient land use by prioritising brownfield land	Development in any location would not be efficient use of land.	☹	?	☺
11 Reduce waste and maximise recycling		?	☺	☺
12 Ensure energy and water consumption is as efficient as possible	Limited development is likely to ensure limited pressure on water and energy resources.	☹	☺	☺
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects not certain	?	?	?
14 Maintain overall high and stable economy	Limiting development is likely to prevent the economy from growing	☺?	☹	☺
15 Enhance areas of inequalities in economy including rural areas	Option a could enable development in rural locations which assists the economy in these areas	☺	☹	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects not certain	?	?	?

## Built-Up Area Boundaries

Option a) Control development by defining built-up area boundaries which have some access to services and facilities

Option b) Do not define built-up area boundaries

SA/ SEA Objective	Summary of effects	Built-up Area Boundaries	
		a)	b)
1 Access to Affordable Homes	Option a could reduce land available for affordable homes	☹	☺
2 Access to services and facilities	Development close to services and facilities is preferable to locations where there are none.	☺	☹
3 Reduce crime and fear of crime		☺	☹
4 Conserve & Enhance land and townscape character	BUABs are more likely to ensure settlement pattern and character of rural areas retained.	☺	☹
5 Conserve and enhance biodiversity	BUABs are more likely to ensure rural areas remain undeveloped which reduces harm to biodiversity.	☺	☹
6 Conserve and enhance historical environment	BUABs are more likely to ensure rural areas remain undeveloped which reduces harm to the historic environment.	☺	☹
7 Maintain high quality environment in terms of air soil and water quality	Controlled development is more likely to result in high environmental quality than uncontrolled development outside BUABs.	☺	☹
8 Reduce car journeys and promote alternative means of transport	Development near services and facilities is more likely to ensure that these centres are used and accessed by foot, rather than having to drive to get to them.	☺	☹
9 To reduce the risk of flooding	Effects not certain	?	?
10 Efficient land use by prioritising brownfield land	Confining development to BUABs is more likely to encourage use of brownfield land, where most of this land is found.	☺	☹
11 Reduce waste and maximise recycling	Effects not certain	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects not certain	?	?
14 Maintain overall high and stable economy	Effects not certain	?	?
15 Enhance areas of inequalities in economy including rural areas	Development in BUABs may limit opportunities for development in rural areas.	☹	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Developing where there is proximity to services is likely to ensure that the viability of settlement centres is retained.	☺	☹

**Core Strategy Objective: To ensure that new development in the District is of high quality**

Environmental Quality

Option a ) Develop a strategy that protects the environment, including reducing waste and energy consumption, addresses climate change and renewable energy, and protects, enhances and conserves water quality and supply.

Option b) Do not consider the environmental quality of development.

SA/ SEA Objective	Summary of effects	Environmental Quality	
		a)	b)
1 Access to Affordable Homes	Effects not certain	?	?
2 Access to services and facilities	Effects not certain	?	?
3 Reduce crime and fear of crime		☺	☺
4 Conserve & Enhance land and townscape character	Conserving environmental quality is likely to ensure that landscape and townscape character is enhanced	☺?	☹?
5 Conserve and enhance biodiversity	Conserving environmental quality is likely to ensure that biodiversity is enhanced.	☺?	☹?
6 Conserve and enhance historical environment	Conserving environmental quality is likely to ensure that the historic environment is enhanced	☺?	☹?
7 Maintain high quality environment in terms of air soil and water quality		☺☺	☹
8 Reduce car journeys and promote alternative means of transport	A strategy which reduces waste / resource consumption may assist in reducing car journeys which contribute to environmental degradation	☺?	☹?
9 To reduce the risk of flooding	Enhancing and conserving water supply may also assist in flood prevention	☺?	☹?
10 Efficient land use by prioritising brownfield land	Using brownfield land is likely to help conserve environmental quality	☺?	☹?
11 Reduce waste and maximise recycling		☺☺	☹
12 Ensure energy and water consumption is as efficient as possible		☺☺	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Option a) will help reduce the consumption of greenhouse gases and renewable energy technologies. Option b) will have the opposite effect.	☺☺	☹
14 Maintain overall high and stable economy	A good environment is likely to encourage business to locate in the area and therefore assist the economy.	☺	☹
15 Enhance areas of inequalities in economy including rural areas	A good environment is likely to encourage business and the economy in rural areas by encouraging businesses to locate in the District.	☺?	☹?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	A good environment is likely to assist the economy of villages and towns by encouraging businesses to locate in the District.	☺?	☹?

## Flooding

Options a) Do not develop in current floodplains

Options b) Do not develop in current and likely future floodplains

SA/ SEA Objective	Summary of effects	Flooding	
		a)	b)
1 Access to Affordable Homes	Effects not certain	?	?
2 Access to services and facilities		☹	☹
3 Reduce crime and fear of crime		☹	☹
4 Conserve & Enhance land and townscape character	Lack of development in current and future floodplains is likely to help ensure the character of the District is retained	☺?	☺?
5 Conserve and enhance biodiversity	Lack of development in current and future floodplains is likely to help ensure the biodiversity of the District is retained	☺?	☺?
6 Conserve and enhance historical environment	Lack of development in current and future floodplains is likely to help ensure the historic environment of the District is retained	☺?	☺?
7 Maintain high quality environment in terms of air soil and water quality		☹	☹
8 Reduce car journeys and promote alternative means of transport		☹	☹
9 To reduce the risk of flooding	Option b) Development in future floodplains could result in more flooding in the long term.	☺	☺☺
10 Efficient land use by prioritising brownfield land	Effects not certain	?	?
11 Reduce waste and maximise recycling		☹	☹
12 Ensure energy and water consumption is as efficient as possible		☹	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy		☹	☹
14 Maintain overall high and stable economy	Flooding is likely to have an adverse impact on the economy, which would worsen if likely future floodplains are developed	☹	☹☹
15 Enhance areas of inequalities in economy including rural areas	Flooding is likely to have an adverse impact on the economy, which would worsen if likely future floodplains are developed	☹	☹☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Flooding is likely to have an adverse impact on the economy, which would worsen if likely future floodplains are developed	☹	☹☹

## Design of Development

Option a) Develop a strategy which controls the design and appearance of development to ensure it is of a high quality

Option b) Do not develop a strategy which considers the design and appearance of development

SA/ SEA Objective	Summary of effects	Design	
		a)	b)
1 Access to Affordable Homes		☺	☹
2 Access to services and facilities	Access to services and facilities maybe enhanced if development is of high quality design.	☺	☹
3 Reduce crime and fear of crime	Well designed development can reduce crime	☺	☹
4 Conserve & Enhance land and townscape character	Well designed development is likely to ensure the character of the towns and landscape is retained.	☺	☹
5 Conserve and enhance biodiversity	Well designed development can ensure that wildlife habitats are provided.	☺	☹
6 Conserve and enhance historical environment	Good design may protect and enhance existing historical buildings.	☺?	☹?
7 Maintain high quality environment in terms of air soil and water quality	Well designed development can incorporate measures to protect soil and water quality.	☺	☹
8 Reduce car journeys and promote alternative means of transport	Good design should ensure that the car is discouraged and the used of public transport, walking and cycling made easier.	☺	☹
9 To reduce the risk of flooding	Good design can incorporate measures to reduce the risk of flooding.	☺	☹
10 Efficient land use by prioritising brownfield land	Effects not certain	?	?
11 Reduce waste and maximise recycling	Good design can incorporate recycling of features and materials.	☺	☹
12 Ensure energy and water consumption is as efficient as possible	Good design can incorporate energy and water conservation measures.	☺	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Good design can incorporate renewable energy technologies.	☺	☹
14 Maintain overall high and stable economy	Good design will enhance the economy by making the District an attractive place to live and work.	☺	☹
15 Enhance areas of inequalities in economy including rural areas	Good design will enhance the economy by making the District an attractive place to live and work.	☺	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Good design will enhance the economy by making the District an attractive place to live and work.	☺	☹

**To enable the Provision of a sufficient number of dwellings to meet the requirements of regional planning policy to 2018, including that specified in the West Sussex Structure Plan 2001-2016**

Brownfield Development Strategy

Option a) Develop all brownfield sites including those in rural areas

Option b) Limit development of brownfield sites to settlements which have a defined built-up area boundary

Option c) Limit development of brownfield sites to settlements which have a defined built-up area boundary unless there is an overriding local issue

SA/ SEA Objective	Summary of effects	Brownfield development		
		a)	b)	c)
1 Access to Affordable Homes	All options will help provide affordable homes but the more development which can occur increases the potential number of affordable homes	😊😊	😊	😊
2 Access to services and facilities	Option a) is likely to limit access to services, as rural brownfield sites are usually away from local services.	😞	😊	😞
3 Reduce crime and fear of crime		😞	😊	😞
4 Conserve & Enhance land and townscape character	Landscape character may be adversely affected if rural brownfield sites are developed.	😞	😊	😞
5 Conserve and enhance biodiversity	Effects of building on rural brownfield sites not certain.	?	😊	?
6 Conserve and enhance historical environment	Effects of building on rural brownfield sites not certain.	?	😊	?
7 Maintain high quality environment in terms of air soil and water quality	A high quality environment is most likely to be retained by confining development to a built up area boundary (option b).	😞😞	😊	😞
8 Reduce car journeys and promote alternative means of transport	Development of rural brownfield sites is likely to increase car journeys. This is more pronounced for a) which would enable development of rural sites.	😞😞	😊	😞
9 To reduce the risk of flooding	Effects not certain	?	?	?
10 Efficient land use by prioritising brownfield land	Development of all sites prevents loss of greenfield sites.	😊	😊	😊
11 Reduce waste and maximise recycling	Opportunities for waste reduction etc may be higher on brownfield sites	😊?	😊?	😊?
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Greenhouse gas emissions may increase from rural developments as travel distances to services and facilities increases.	😞😞?	😊	😞?
14 Maintain overall high and stable economy	All development is likely to help assist the economy as new residents move into the District.	😊	😊	😊
15 Enhance areas of inequalities in economy including rural areas	Development of rural brownfield sites (option a and possibly c) may assist the rural economy	😊	😊	😊
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects not certain	?	?	?

## Urban Extensions

Option a) Place all greenfield development at large scale urban extension sites.

Option b) Locate most greenfield development at large scale urban extensions, with some in smaller villages to help meet local needs.

SA/ SEA Objective	Summary of effects	Urban extensions	
		a)	b)
1 Access to Affordable Homes	All development will help provide affordable homes – b will be more beneficial by meeting needs across the District.	☺	☺☺
2 Access to services and facilities	Development will increase services and facilities. Option b will retain services across the district rather than them becoming unviable	☺	☺☺
3 Reduce crime and fear of crime	Effects not certain	?	?
4 Conserve & Enhance land and townscape character	All development is likely to harm landscape and townscape character.	☹	☹
5 Conserve and enhance biodiversity	All development is likely to harm biodiversity.	☹	☹
6 Conserve and enhance historical environment	All development is likely to harm historic character.	☹	☹
7 Maintain high quality environment in terms of air soil and water quality	All development is likely to harm air, soil and water quality to some extent, but depends on the precise location of development.	☹	☹
8 Reduce car journeys and promote alternative means of transport	All development is likely to result in some increase in car journeys but may also result development could lead to enhancement of public transport particularly in rural areas.	☹?	☹?
9 To reduce the risk of flooding	Effects not certain – depends on the location of development	?	?
10 Efficient land use by prioritising brownfield land	Both options will result in the loss of greenfield land.	☹	☹
11 Reduce waste and maximise recycling	Effects not certain	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects not certain	?	?
14 Maintain overall high and stable economy	Development is likely to help ensure the economy of the District is maintained by enabling people to live in the District.	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Option b) Enabling development across the District is likely to enhance the rural economy – the opposite may be the case for urban extensions.	☹	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects not certain	?	?

## Location of Urban Extensions

Option a) Develop urban extensions around larger settlements (Horsham / Crawley) prior to smaller settlements of Billingshurst and / or Southwater

Option b) Develop urban extensions as a combination of larger and smaller settlements

When assessing the different options for large-scale development in Horsham District, a range of data was used to help examine the environmental, social and economic effects of development. Data has been collected from the sources set out briefly below.

- Services, facilities and employment data: This includes data collected on service provision, employment and patterns of travel
- Site assessment work: This provides environmental and landscape information collected as part of desk and field surveys.
- Geographic Information Systems (GIS): This mapping system has been used to help map a range of constraints, e.g. nature conservation sites and floodplains.

The table below provides a summary of the environmental, social and economic data collected for the larger sites that were proposed to the Council as possible development sites, together with a brief conclusion on their sustainability.

Site Name	Site Details and effects on Environment and Resources	Effects on Wider Social and Economic Issues	SA/SEA Conclusions
West of Crawley	The landscape in this area comprises a mix of woodland, grassland and arable land. Land to the north is affected by noise from Gatwick. There are some sensitive sites for nature conservation in the area including Hyde Hill SNCI and designated ancient woodlands. The floodplains of the River Mole and Ifield Brook are also present in the area. A former inert landfill is present on land immediately north of the A264. A range of protected and rare species have been recorded in the area.	Studies show that Crawley is an important employment centre with many people travelling there for work. The town is also an important centre in retail terms and offers a wide range of services and facilities. Public transport links in Crawley are good with the 'Fastway' bus link and train services. Road access to the town is also good, although there are some rural roads to the west of the town which could be affected by expansion of the town in this direction. Crawley also has a high need for affordable housing. The town has been planned on a 'neighbourhood' basis, (each sub-area of the towns has its own local services and facilities) requiring development of a sufficient scale to make each neighbourhood viable	Development west of the town will have significant effects on the environment and landscape. Development on a neighbourhood basis would however ensure proximity to employment and services. This will help reduce the length of car journeys, and is likely to maximise the use of public transport. This would help reduce the impact of emissions from cars. Development to the West of Crawley would provide affordable housing where there is a high identified need. Development would however need to provide additional employment, services and infrastructure to retain sustainable travel patterns and also be designed in a way to mitigate adverse environmental effects.

Site Name	Site Details and effects on Environment and Resources	Effects on Wider Social and Economic Issues	SA/SEA Conclusions
Land at Horsham	<p>The landscape around Horsham is gently undulating, comprising a mixture of grassland, arable fields and woodland. To the east of the town the landscape is within the High Weald AONB and to the south of the town are the historic landscapes of Chesworth Farm and Denne Park. A range of designated sites can be found around the town, including ancient woodland, SNCIs including St. Leonard's Forest, High Wood Hill and Warnham Pond. A geological SSSI is present to the north of the town. Semi-improved grassland is also present north of the town. The floodplains of the River Arun and its tributaries are located to the south west of the town. A range of protected and rare species have been recorded at various locations in and around Horsham.</p>	<p>Horsham is an important employment centre with many people travelling from within the town and nearby to work there. Although separate from Horsham in physical landscape terms, there are stronger economic links between Horsham and Broadbridge Heath than with other settlements near Horsham. Horsham also provides a high level of services and facilities, and is the most important retail centre in the District. Public transport links within Horsham are comparatively good, with the highest rates of public transport use in the District. Road access to the town is also good. The town also has a high need for affordable housing.</p>	<p>Development around Horsham will have significant effects on the environment and landscape. Development around the town would, however, be close to the existing employment and services which is greater than elsewhere in the District. This will help reduce the length of car journeys, and is likely to maximise the use of public transport. This would help reduce the impact of emissions from cars. Development at Horsham would provide affordable housing close to where there is a high identified need. Development would need to provide additional employment, services and infrastructure to retain sustainable travel patterns and also mitigate adverse environmental effects.</p>
Land East of Billingshurst	<p>The landscape to the east of Billingshurst is primarily arable and pasture, with fields separated by a network of trees and hedgerows. Unimproved and semi-unimproved grassland is present in the area, and some meadow land has been designated as an SNCI. To the south-east of the settlement there is an important area of ancient woodland, also designated as SNCI. A range of protected and rare species have been recorded in the area.</p>	<p>Studies show that Billingshurst has a good level of employment and provision of services and facilities. These are not, however, as extensive as at Horsham or Crawley. Public transport links in the settlement are fairly good, but use rates are much lower than for Horsham. The town also has a lower need for affordable housing than Horsham or Crawley, with much of the need having been met by recent development.</p>	<p>Development around Billingshurst will have significant effects on the environment and landscape. Local and facilities employment are less extensive than at Horsham and Crawley, and development would therefore be more likely to increase car journeys, particularly given lower rates of public transport use in this settlement. Development at this location would provide further affordable housing, but further away from where there is greatest identified need. If development does take place it needs to be at a scale where there can be sufficient provision of additional employment, services and transport infrastructure to retain sustainable travel patterns, as well as mitigating adverse environmental effects of the development.</p>

Site Name	Site Details and effects on Environment and Resources	Effects on Wider Social and Economic Issues	SA/SEA Conclusions
Land West of Southwater	<p>The landscape to the west of Southwater is primarily arable and pasture, with fields separated by a network of trees and hedgerows. Some designated Ancient Woodland is present to the west of the settlement. An SNCI is present to the north west of the settlement. A range of protected and rare species, including great crested newts have been recorded in the area.</p>	<p>Studies show that Southwater has a reasonable level of employment and provision of services and facilities. This is being enhanced through development which is still ongoing. The services and facilities will not, however, be as extensive as at Horsham or Crawley. Public transport links in the settlement are fair, but rates of use are much lower than for Horsham. The settlement has a lower need for affordable housing than Horsham and Crawley.</p>	<p>Development around Southwater will have significant effects on the environment and landscape, although there may potentially be fewer environmental constraints than in the other three locations. Local and facilities employment are less extensive than at Horsham and Crawley, and development would therefore be more likely to increase car journeys, particularly given lower rates of public transport use in this settlement. Development at this location would provide affordable housing, but further away from where there is greatest identified need. If development does take place it needs to be at a scale where there can be sufficient provision of additional employment, services and transport infrastructure to retain sustainable travel patterns, as well as mitigating adverse environmental effects of the development.</p>

Using the information set out in the tables above it was then possible to assess the two urban extension options against the sustainability objectives.

SA/ SEA Objective	Summary of effects	Location of Urban Extensions	
		a)	b)
1 Access to Affordable Homes	Development will result in the provision of affordable homes. However the affordable housing need is greater in larger towns	☺☺	☺
2 Access to services and facilities	Development will result in provision of a range of services. Other more major services are located in larger settlements and therefore provision will be closer in option a)	☺☺	☺
3 Reduce crime and fear of crime		☹	☹
4 Conserve & Enhance land and townscape character	All development will have an adverse impact on landscape character	☹	☹
5 Conserve and enhance biodiversity	All development will have an adverse impact on biodiversity	☹	☹
6 Conserve and enhance historical environment	All development will have an adverse impact on the historic environment	☹	☹
7 Maintain high quality environment in terms of air soil and water quality	All development will have an adverse impact on environmental quality	☹	☹
8 Reduce car journeys and promote alternative means of transport	Car journeys are likely to be shorter in urban extensions as they are closer to main centres of employment and existing public transport networks	☹	☹☹
9 To reduce the risk of flooding	Effects not certain – depends on exact location of development	?	?
10 Efficient land use by prioritising brownfield land	Development will result in loss of greenfield land for both options	☹	☹
11 Reduce waste and maximise recycling	Effects not certain	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects not certain	?	?
14 Maintain overall high and stable economy	Development is likely to help maintain the economy of the District by attracting new residents and therefore the workforce.	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Development in the smaller villages may help improve the economy of these settlements	?	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Development is likely to enhance the town / village centres close to the respective development	☺	☺

Horsham Strategic Location

Option a) Locate development solely inside the A24  
 Option b) Locate development west of Horsham partially inside west of Horsham and to the south of Broadbridge heath

Option c) Locate development north of Broadbridge Heath  
 Option d) Locate development at another location around Horsham

SA/ SEA Objective	Summary of effects	Horsham strategic location			
		a)	b)	c)	d)
1 Access to Affordable Homes	Development in any location will help the provision of affordable homes	☺	☺	☺	☺
2 Access to services and facilities	All development will be relatively close to existing services and new services will be provided as part of the development. A24 will lead to loss of golf course	☺	☺	☺	☺
3 Reduce crime and fear of crime	Effects uncertain	?	?	?	?
4 Conserve & Enhance land and townscape character	Development inside A24 will result in loss of green setting to town Option d) could harm AONB and Denne Park / Chesworth Farm. North of Broadbridge Heath will result in harm to Warnham park	☹☹	☹	☹☹	☹☹
5 Conserve and enhance biodiversity	Development inside A24 will result in loss of nature reserve	☹☹	☹	☹	☹
6 Conserve and enhance historical environment	Options c) and d) will result in loss to historic landscapes	☹	☹	☹☹	☹☹
7 Maintain high quality environment in terms of air soil and water quality	All developments are likely to have some adverse impact on environmental quality	☹	☹	☹	☹
8 Reduce car journeys and promote alternative means of transport	Development is likely to lead to increased traffic. Alternative forms of transport to the car can be incorporated into the development	☹?	☹?	☹?	☹?
9 To reduce the risk of flooding	Options a) and b) are close to the floodplain – problems are more acute for a)	☹	☹	☹?	☹?
10 Efficient land use by prioritising brownfield land	Development in any location will result in the loss of greenfield land	☹	☹	☹	☹
11 Reduce waste and maximise recycling	Effects uncertain	?	?	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects uncertain	?	?	?	?
14 Maintain overall high and stable economy	Development is likely to help the economy of the District with new residents and hence workforce	☺	☺	☺	☺
15 Enhance areas of inequalities in economy including rural areas	Effects uncertain but development around Horsham could draw investment away from rural areas	?	?	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Development is likely to help enhance the vitality and viability of Horsham town centre. b) & c) may also assist Broadbridge Heath centre	☺	☺☺	☺☺	☺

**To provide for business and employment development needs, particularly for existing local businesses**

Employment Provision

Option a) Accommodate 210,00m<sup>2</sup> employment land within Horsham District

Option b) Accommodate some of the 210,00m<sup>2</sup> employment land in Crawley borough, linked to any development west of Crawley

SA/ SEA Objective	Summary of effects	Employment Provision	
		a)	b)
1 Access to Affordable Homes	N/A	☹	☹
2 Access to services and facilities	Access to some services could be reduced if employment land is provided outside the District (option b)	☺	☹
3 Reduce crime and fear of crime	Provision of employment may help to limit crime	☺?	☺?
4 Conserve & Enhance land and townscape character	Development is likely to harm land and townscape character. Effects may be weaker for development in Crawley	☹	☹?
5 Conserve and enhance biodiversity	Development is likely to harm biodiversity. Effects may be weaker if employment development is placed in Crawley	☹	☹?
6 Conserve and enhance historical environment	Development is likely to harm the historical environment. Effects may be weaker if employment development is in Crawley	☹	☹
7 Maintain high quality environment in terms of air soil and water quality	Development is likely to harm environmental quality. Effects may be weaker for development in Crawley	☹	☹?
8 Reduce car journeys and promote alternative means of transport	Effects uncertain	?	?
9 To reduce the risk of flooding	Effects uncertain	?	?
10 Efficient land use by prioritising brownfield land	Employment development in Crawley may be more likely to use brownfield land	☹?	☺?
11 Reduce waste and maximise recycling	Effects uncertain	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Any development is likely to result in increased emission of greenhouse gases	☹?	☹?
14 Maintain overall high and stable economy	Development in Horsham is likely to enhance the economy of the District	☺	☹?
15 Enhance areas of inequalities in economy including rural areas	Option b) development in Crawley - is unlikely to help reduce inequalities in the rural economy of Horsham District	☺?	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Development in Crawley could draw business away from towns and villages in Horsham District	☺?	☹

## Existing Employment Sites

Option a) Allow the conversion of employment sites to housing development

Option c) Protect economically viable employment sites in BUABs

Option b) Protect all employment sites from conversion to housing development

SA/ SEA Objective	Summary of effects	Existing Employment Sites		
		a)	b)	c)
1 Access to Affordable Homes	Options b) and c) would lessen ability to provide affordable homes	☺	☹	☹
2 Access to services and facilities	Effects uncertain	?	?	?
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Conversion of employment sites to housing would alter the character of different settlements in the District.	☹	☺☺	☺
5 Conserve and enhance biodiversity	Effects uncertain – depends on exact location and type of development, but new development could harm existing biodiversity.	☹?	☺?	☹?
6 Conserve and enhance historical environment	Conversion of employment land to housing may alter the historical character of settlements.	☹☹	☺	☹
7 Maintain high quality environment in terms of air soil and water quality	Conversion of employment land to housing could help clean-up existing brownfield sites and improve air and soil quality.	☺☺	☹	☺
8 Reduce car journeys and promote alternative means of transport	Conversion of employment sites in towns is likely to result in longer journeys to employment sites elsewhere increasing car use.	☹☹	☹	☹
9 To reduce the risk of flooding	Effects uncertain	?	?	?
10 Efficient land use by prioritising brownfield land	Redevelopment of employment land may lead to employment sites relocating to greenfield land. Protecting economically viable sites (option c) will prevent this. Option b will prevent uneconomic sites from redeveloping and could lead to additional greenfield housing development.	☹	☹	☺
11 Reduce waste and maximise recycling	Effects uncertain	?	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects uncertain	?	?	?
14 Maintain overall high and stable economy	Redeveloping employment land for housing may harm the economy through the direct loss of sites. Option c) prevents this happening. Protection of all sites (option b) could prevent employees living close to where they work.	☹	☹	☺

15 Enhance areas of inequalities in economy including rural areas	Redeveloping employment land for housing may harm the rural economy through the loss of employment land. Option c) prevents this happening. Protection of all sites (option b) could prevent employees close to where they work.	☹	☹	☺
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Loss of viable employment land could harm the vitality of settlements. Preventing conversion of non viable sites could harm town centre vitality	☹?	☹?	☺?

### Rural Diversification

Option a) Enable all rural diversification proposals to take place

Option b) Enable diversification schemes providing the character of the area is retained

Option c) Do not allow rural diversification schemes

SA/ SEA Objective	Summary of effects	Rural Diversification		
		a)	b)	c)
1 Access to Affordable Homes	Effects uncertain	?	?	?
2 Access to services and facilities	Diversification schemes are likely to be away from services and facilities	☹	☹	☺
3 Reduce crime and fear of crime	Effects uncertain	?	?	?
4 Conserve & Enhance land and townscape character	Diversification schemes may harm the character of the landscape although this would be prevented in the case of b)	☹	☺?	☺
5 Conserve and enhance biodiversity	Diversification schemes may harm biodiversity although this would be prevented in the case of b)	☹	☺?	☺
6 Conserve and enhance historical environment	Diversification schemes may harm the historic environment although would be prevented in the case of b)	☹	☺?	☺
7 Maintain high quality environment in terms of air soil and water quality	Diversification schemes may harm environmental quality although may be prevented in the case of b)	☹	☺?	☺
8 Reduce car journeys and promote alternative means of transport	Public transport is limited in rural areas and diversification is therefore likely have an adverse effect on this objective by increasing car journeys in rural areas.	☹	☹	☺
9 To reduce the risk of flooding	Effects uncertain – depends on location and nature of the scheme	?	?	?
10 Efficient land use by prioritising brownfield land	Effects uncertain – depends on whether sites are brownfield or not	?	?	☺
11 Reduce waste and maximise recycling	Effects uncertain	?	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Emissions of greenhouse gases are likely to rise with diversification schemes as car journeys in rural areas increases	☹	☹	☺
14 Maintain overall high and stable economy	Diversification schemes will contribute to the overall economy	☺	☺	☹

15 Enhance areas of inequalities in economy including rural areas	Diversification schemes will enhance the rural economy	☺	☺	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects uncertain	?	?	?

### Developer Contributions

Option a) Seek contributions from developers to help fund community needs

Option b) Don't seek contributions from developers

SA/ SEA Objective	Summary of effects	Developer contributions	
		a)	b)
1 Access to Affordable Homes	Developer contributions will help fund provision of affordable homes	☺	☹
2 Access to services and facilities	Developer contributions will help fund provision of services and facilities	☺	☹
3 Reduce crime and fear of crime	Contributions may be provided for community safety schemes	☺?	☹?
4 Conserve & Enhance land and townscape character	Effects uncertain	?	?
5 Conserve and enhance biodiversity	Contributions may be provided for provision biodiversity enhancements	☺?	☹?
6 Conserve and enhance historical environment	Contributions may be provided for enhancements to historic buildings etc	☺?	☹?
7 Maintain high quality environment in terms of air soil and water quality	Contributions may be provided for enhancements to the environment, e.g. the clear up of contaminated land.	☺?	☹?
8 Reduce car journeys and promote alternative means of transport	Developer contributions will help provide funds to enhance public transport / measures to reduce car travel.	☺	☹
9 To reduce the risk of flooding	Effects uncertain	?	?
10 Efficient land use by prioritising brownfield land	Effects uncertain	?	?
11 Reduce waste and maximise recycling	Effects uncertain	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects uncertain	?	?
14 Maintain overall high and stable economy	Effects uncertain	?	?
15 Enhance areas of inequalities in economy including rural areas	Effects uncertain	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects uncertain	?	?

## Affordable Housing

Option a) seek 30% affordable housing on all residential developments

Option b) seek 40% affordable housing on all residential developments

Option c) Vary the level of affordable housing depending on the size or the location of the site

Option d) Do not set a requirement for the provision of affordable housing

SA/ SEA Objective	Summary of effects	Affordable Housing			
		a)	b)	c)	d)
1 Access to Affordable Homes	Affordable homes will be provided in a-c. Exact level varies with c	☺	☺☺	☺?	☹
2 Access to services and facilities		☹	☹	☹	☹
3 Reduce crime and fear of crime	Effects uncertain	?	?	?	?
4 Conserve & Enhance land and townscape character	Any housing development (market or rented) is likely to have an adverse effect on character	☹	☹	☹	☹
5 Conserve and enhance biodiversity	Any housing development (market or rented) is likely to have an adverse effect on biodiversity	☹	☹	☹	☹
6 Conserve and enhance historical environment	Any housing development (market or rented) is likely to have an adverse effect on the historic environment	☹	☹	☹	☹
7 Maintain high quality environment in terms of air soil and water quality	Any housing development (market or rented) is likely to have an adverse effect on environmental quality	☹	☹	☹	☹
8 Reduce car journeys and promote alternative means of transport	Any housing development (market or rented) is likely to result in increased car journeys	☹	☹	☹	☹
9 To reduce the risk of flooding	Effects uncertain – depends on exact location of development	?	?	?	?
10 Efficient land use by prioritising brownfield land	Effects uncertain – depends on exact location of development	?	?	?	?
11 Reduce waste and maximise recycling	Effects uncertain	?	?	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Development is likely to result in increased greenhouse gas emissions, though environmental standards are often stricter for affordable than market housing.	☹	☹	☹	☹
14 Maintain overall high and stable economy	Provision of affordable housing will ensure a range in the available workforce that is able to live in the District. Exact effect could vary with c)	☺	☺	☺?	☹
15 Enhance areas of inequalities in economy including rural areas	Provision of affordable housing in rural areas may help enhance the economy in rural areas. Exact effect could vary with c)	☺	☺	☺?	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Varying the level of affordable housing (option c) may enable village and town centre change according to need	?	?	☺?	☹

## Communities and People with Specific Needs

Option a ) Develop a strategy which enables the needs of specific communities and people to be met

Option b) Do not develop a strategy to meet the need of specific communities and people

SA/ SEA Objective	Summary of effects	Community Needs	
		a)	b)
1 Access to Affordable Homes	Meeting community needs includes the provision of affordable / specialist needs housing.	☺	☹
2 Access to services and facilities	Meeting community needs includes the provision of services and facilities.	☺	☹
3 Reduce crime and fear of crime	Meeting community needs may help to reduce crime.	☺?	☹?
4 Conserve & Enhance land and townscape character	Effects uncertain, although development may have an adverse effect on character.	☹?	?
5 Conserve and enhance biodiversity	Effects uncertain, although development may have an adverse effect on biodiversity.	☹?	?
6 Conserve and enhance historical environment	Effects uncertain, although development may have an adverse effect on the historical environment.	☹?	?
7 Maintain high quality environment in terms of air soil and water quality	Effects uncertain, although development may have an adverse effect on environmental quality.	☹?	?
8 Reduce car journeys and promote alternative means of transport	Meeting community needs may involve improvements to public transport and pedestrian / cycle facilities.	☺	☹
9 To reduce the risk of flooding	Effects uncertain	?	?
10 Efficient land use by prioritising brownfield land		☺	☺
11 Reduce waste and maximise recycling	Effects uncertain	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects uncertain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects uncertain	?	?
14 Maintain overall high and stable economy	Meeting community needs may help ensure certain businesses remain in the area.	☺	☹
15 Enhance areas of inequalities in economy including rural areas	Effects uncertain	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects uncertain	?	?

Note: This option resulted in the creation of a policy on Gypsies and Travellers. This was deleted following the Inspector's Report, but option a is still being followed in other policies such as CP16.

**To promote and enhance community, leisure and recreation facilities and to assist the development of appropriate tourism and cultural facilities**

New and Existing Facilities

Option a) Develop a strategy which enables the provision of new leisure and recreation facilities where needed

Option b) Protect existing facilities in their current form

Option c) Allow partial development of existing facilities to bring about their enhancement

Option d) Do not provide new or enhance existing facilities

SA/ SEA Objective	Summary of effects	New & existing facilities			
		a)	b)	c)	d)
1 Access to Affordable Homes		☹	☹	☹	☹
2 Access to services and facilities	Options a) and c) both enable improvements to facilities	☺	☹	☺	☹
3 Reduce crime and fear of crime	Provision of leisure facilities may help to reduce crime	☺?	☺?	☺?	☹?
4 Conserve & Enhance land and townscape character	New leisure and recreation facilities may include the provision of greenspace. Option c) could result in its loss.	☺?	☹	☹	☹
5 Conserve and enhance biodiversity	New leisure and recreation facilities may include the provision of greenspace and hence biodiversity. Option c) could result in its loss	☺?	☹	☹	☹
6 Conserve and enhance historical environment	New / improved facilities may result in the loss of cultural facilities	☹	☹	☹	☹
7 Maintain high quality environment in terms of air soil and water quality	Effects uncertain	?	?	?	?
8 Reduce car journeys and promote alternative means of transport		☹	☹	☹	☹
9 To reduce the risk of flooding	Effects uncertain – depends on nature & location of development	?	?	?	?
10 Efficient land use by prioritising brownfield land	Effects uncertain	?	?	?	?
11 Reduce waste and maximise recycling		☹	☹	☹	☹
12 Ensure energy and water consumption is as efficient as possible		☹	☹	☹	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy		☹	☹	☹	☹
14 Maintain overall high and stable economy	Recreation facilities help contribute to the economy.	☺	☹	☺	☹
15 Enhance areas of inequalities in economy including rural areas	New facilities are unlikely to be in rural areas and could therefore detract from the economy of these areas.	☹	☹	☹?	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Recreation facilities may help contribute to town and village centre vitality depending on their location.	☺	☹	☺	☹

## Tourism

Option a) Develop a strategy to enable tourism development

Option b) Do not consider tourism

SA/ SEA Objective	Summary of effects	Tourism	
		a)	b)
1 Access to Affordable Homes		☺	☺
2 Access to services and facilities	Tourism may increase access to services and facilities for locals as well	☺?	☹?
3 Reduce crime and fear of crime		☺	☺
4 Conserve & Enhance land and townscape character	Some forms of tourism may help improve character, but some developments could have the opposite effect.	?	☺
5 Conserve and enhance biodiversity	Some forms of tourism may help improve biodiversity, but some developments could have the opposite effect.	?	☺
6 Conserve and enhance historical environment	Some forms of tourism may help improve the historic environment, but some developments could have the opposite effect.	?	☺
7 Maintain high quality environment in terms of air soil and water quality	Some forms of tourism may help improve environmental quality, but some developments could have the opposite effect.	?	☺
8 Reduce car journeys and promote alternative means of transport	Tourist sites are likely to increase car journeys to some extent, particularly if the site is in a rural location where public transport is limited	☹	☺
9 To reduce the risk of flooding	Effects not certain	?	☺
10 Efficient land use by prioritising brownfield land	Tourism developments may or may not result in redevelopment of a brownfield site, depending on its nature	?	☺
11 Reduce waste and maximise recycling	Effects not certain	?	☺
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Some development may result in increased emissions of greenhouse gases	☹	☺
14 Maintain overall high and stable economy	Tourism development is likely to have a positive economic impact.	☺	☹
15 Enhance areas of inequalities in economy including rural areas	Tourism development is likely to help enhance the rural economy as many developments are linked to rural activities.	☺	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Tourism development is likely to have a positive economic impact on villages and town centres.	☺	☹

**To enhance the vitality and viability of Horsham town centre and centres of smaller towns and villages in the District**

Maintain the balance of services in town and village centres

Option a) Resist change of use from retail to other uses

Option b) Allow retail properties to change use

SA/ SEA Objective	Summary of effects	Maintaining the balance of services	
		a)	b)
1 Access to Affordable Homes	Enabling change of use may assist in the provision of affordable housing	☹?	☺?
2 Access to services and facilities	Retaining shops will ensure that the population has continued access to essential supplies and services.	☺	☹
3 Reduce crime and fear of crime		☹	☹
4 Conserve & Enhance land and townscape character	Townscape character will be altered if retail uses are lost	☺	☹
5 Conserve and enhance biodiversity		☹	☹
6 Conserve and enhance historical environment	The historical environment is more likely to be retained if retail uses remain	☺	☹?
7 Maintain high quality environment in terms of air soil and water quality		☹	☹
8 Reduce car journeys and promote alternative means of transport	Retaining retail uses is likely to mean that local centres are used for at least some shopping trips rather than continually having to drive long distances to large retail centres.	☺	☹
9 To reduce the risk of flooding		☹	☹
10 Efficient land use by prioritising brownfield land		☹	☹
11 Reduce waste and maximise recycling		☹	☹
12 Ensure energy and water consumption is as efficient as possible		☹	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Effects uncertain	?	?
14 Maintain overall high and stable economy	Retaining retail uses is likely to help maintain the economy	☺	☹
15 Enhance areas of inequalities in economy including rural areas	Resisting loss of retail may help the villages in rural areas	☺?	☹
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Resisting loss of retail will ensure the continued vitality of villages and towns in the District.	☺	☹

Expansion to meet the identified long term retail need

Option a ) Meet the need for retail expansion by providing new facilities

Option b) Meet the need for retail growth through the expansion of existing facilities

Option c) Meet the need through enabling the provision for new facilities and expansion of existing facilities

Option d) Do not meet the identified need

SA/ SEA Objective	Summary of effects	Expansion to meet retail need			
		a)	b)	c)	d)
1 Access to Affordable Homes		☺	☺	☺	☺
2 Access to services and facilities	Option c) has more positive effects in meeting service needs by enabling a range of expansion methods	☺	☺	☺☺	☺
3 Reduce crime and fear of crime		☺	☺	☺	☺
4 Conserve & Enhance land and townscape character	Development is likely to harm land and townscape character	☹	☹	☹☹	☺
5 Conserve and enhance biodiversity	Provision of new facilities is likely to lead to loss of biodiversity	☹	☹?	☹	☺
6 Conserve and enhance historical environment	New facilities may protect the existing environment, expansion could harm it	☺?	☹?	☹?	☺
7 Maintain high quality environment in terms of air soil and water quality	New or expanded development is likely to have some adverse effects on environmental quality.	☹	☹?	☹	☺
8 Reduce car journeys and promote alternative means of transport	New facilities may increase journeys if they are in a more remote location (e.g. out of town sites)	☹☹	☺?	☹	☺
9 To reduce the risk of flooding	Effects not certain	?	?	?	?
10 Efficient land use by prioritising brownfield land	New facilities may be on greenfield land – depends on the nature of development	☹	☺	☹	☺
11 Reduce waste and maximise recycling	Effects not certain	?	?	?	?
12 Ensure energy and water consumption is as efficient as possible	Effects not certain	?	?	?	?
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	New or expanded development may result in increase in greenhouse gases	☹	☹	☹	☺
14 Maintain overall high and stable economy	Enabling retail expansion is likely to assist the economy	☺	☺	☺	☹
15 Enhance areas of inequalities in economy including rural areas	Effects not certain	?	?	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Enabling retail expansion is likely to help assist the vitality and viability of villages and towns in the District.	☺	☺	☺	☹

**To reduce the expected growth in car based travel by seeking to provide choice in modes of transport wherever possible**

Reducing demand for car travel

Option a) Reduce the need for travel by enhancing and locating development close to existing facilities

Option b) Do not take into account travel needs when locating development

SA/ SEA Objective	Summary of effects	Reducing Demand	
		a)	b)
1 Access to Affordable Homes	No consideration of travel in relation to the location of housing could mean access to essential facilities is reduced.	☺	☹
2 Access to services and facilities	No consideration of travel in relation to services could mean access to essential facilities is reduced	☺	☹
3 Reduce crime and fear of crime		☹	☹
4 Conserve & Enhance land and townscape character		☹	☹
5 Conserve and enhance biodiversity	Effects not certain	?	?
6 Conserve and enhance historical environment	Effects not certain	?	?
7 Maintain high quality environment in terms of air soil and water quality	Effects not certain	?	?
8 Reduce car journeys and promote alternative means of transport	Locating development close to facilities will shorten car journeys	☺	☹
9 To reduce the risk of flooding		☹	☹
10 Efficient land use by prioritising brownfield land	Brownfield land is often in settlements and close to existing facilities – development in these locations may therefore reduce car use.	☺?	☹?
11 Reduce waste and maximise recycling		☹	☹
12 Ensure energy and water consumption is as efficient as possible		☹	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Reducing the need to travel is likely to reduce greenhouse gas emissions from cars.	☺	☹
14 Maintain overall high and stable economy	Effects not certain	?	?
15 Enhance areas of inequalities in economy including rural areas	Effects not certain	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects not certain	?	?

## Public Transport Networks

Option a) Provide improvements to public transport, cycle and pedestrian routes as part of new development in the District

Option b) Do not improve public transport or cycle and pedestrian routes

SA/ SEA Objective	Summary of effects	Public Transport networks	
		a)	b)
1 Access to Affordable Homes	Improving public transport etc may improve access to homes for those with no cars	☺	☹
2 Access to services and facilities	Improving public transport may improve access to facilities for those with no cars	☺	☹
3 Reduce crime and fear of crime		☺	☹
4 Conserve & Enhance land and townscape character	Effects not certain	?	?
5 Conserve and enhance biodiversity	Effects not certain	?	?
6 Conserve and enhance historical environment	Effects not certain	?	?
7 Maintain high quality environment in terms of air soil and water quality	Effects not certain	?	?
8 Reduce car journeys and promote alternative means of transport	Improvements to public transport etc is likely to encourage journeys to be made using modes of transport other than a car	☺	☹
9 To reduce the risk of flooding		☹	☹
10 Efficient land use by prioritising brownfield land	Effects not certain	?	?
11 Reduce waste and maximise recycling		☹	☹
12 Ensure energy and water consumption is as efficient as possible		☹	☹
13 Reduce emission of greenhouse gases by encouraging provision and use of renewable energy	Provision of other forms of travel than the car may reduce emissions of greenhouse gases	☺	☹
14 Maintain overall high and stable economy	Effects not certain	?	?
15 Enhance areas of inequalities in economy including rural areas	Effects not certain	?	?
16 Maintain and enhance vitality and viability of Horsham town and other village centres	Effects not certain	?	?