

**PLANNING
FOR OUR FUTURE**



**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2018**

**Sustainability Appraisal and
Strategic Environmental
Assessment**

of the

**Storrington Old Mill Drive Diamond
Planning Brief**

Supplementary Planning Document

FINAL REPORT

June 2008

This document can be made available in large print or as audio tape on request. Please call (01403) 215549.

Contents

Chapter		Page
1	Introduction	1
2	Vision and Objectives of the Storrington Old Mill Drive Planning Brief	3
3	Methodology for the Sustainability Appraisal	3
4	Plans and Programmes influencing the SPD	5
5	Baseline Data	6
6	Sustainability Issues and Framework	11
7	Identification and Assessment of Options for the Storrington Old Mill Drive, Diamond Planning Brief SPD.	13
8	Significant Effects and Proposed Mitigation	15
9	Implementation and Monitoring	16
Appendix 1	Results of the Assessment of Plan Options	17

EXECUTIVE SUMMARY

A planning brief is being prepared for the redevelopment of Storrington Old Mill Drive. To ensure that the plan contributes to sustainable development a sustainability appraisal has been undertaken, incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA directive).

The sustainability appraisal has been undertaken by examining the requirements of other plans and programmes affecting the area, and by collecting baseline data for the site as it is today. From this information a series of sustainability objectives was developed, against which the draft SPD has been tested.

The appraisal found that redevelopment of the Storrington Old Mill Drive diamond would have the following significant effects:

- Enhanced access to a range of services and facilities
- Improved transport and pedestrian access to the site
- Reduced car journeys and improved congestion in the Storrington area
- Redevelopment will result in increased use of resources and energy, increasing the pressure on water supply and adding to the emission of greenhouse gases.
- The site may be affected by flooding in the future, and the site presents an opportunity to install sustainable drainage systems.
- Redevelopment of the site presents an opportunity to enhance the biodiversity of the area.

In response to these findings, a number of measures have been suggested for inclusion in the final Storrington Old Mill Drive Planning Brief SPD. These can be summarised as follows:

- Affordable housing provided on the site will need to be suitable for the elderly population of the area. Consideration to this should be made during the design stage, as elderly accommodation over retail units may not be suitable given the need to access the homes with stairs.
- Reference should be made in the SPD for the development to be built to secure by design standards.
- The DPD must address the need to improve pedestrian and traffic access to the area to help ensure integration of Old Mill Drive and the existing town centre, to help improve traffic flows in the area.
- To help minimise resource use and minimise carbon dioxide emissions, the planning brief should specify the need for the development to be built to high construction and design standards and should specify a BREEAM / code for sustainable home level to be attained for the redevelopment.
- The SPD should highlight the need for the redevelopment to prevent damage to the aquifer beneath the site, and for the installation of Sustainable drainage systems.

1.0 INTRODUCTION

- 1.1 Horsham District Council is working towards producing a Local Development Framework (LDF), which will contain a range of documents setting out policies and guidance for land-use planning in the District. A key aim of the LDF is to ensure that it contributes to sustainable development, and a requirement of the new Planning and Compulsory Purchase Act (2004) is for a Sustainability Appraisal (SA) to be undertaken for each document produced as part of a Local Development Framework. In addition, European legislation requires that plans are subject to a Strategic Environmental Assessment (SEA) under the “Environmental Assessment of Plans and Programmes Regulations 2004”.
- 1.2 The process of Sustainability Appraisal and Strategic Environmental Assessment are similar and have therefore been undertaken together. There are however some differences between the two processes and Table 1 sets out where the specific requirements of the SEA directive have been met in this report.

Table 1: Schedule of SEA Requirements

REQUIREMENTS OF THE DIRECTIVE	WHERE / HOW COVERED
Preparation of an environmental report: taking into account current knowledge and methods of assessment, the content and level of detail of the plan, its stage in the decision making process, and the extent to which certain matters are more appropriately assessed at different levels the information to be given in the report is:	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapter 2 & 4
The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapter 5
The environmental characteristics of areas likely to be significantly affected	Chapter 5
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapter 4 & 5
Any existing environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 4
The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and their interrelationships between the above factors.	Chapter 7 & 8
The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 8
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
A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 9
A non-technical summary of this information	Executive Summary

Consultation with:	
Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the environment report	Chapter 7 and ongoing
Authorities with environmental responsibility and the public to be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and accompanying environmental report before its adoption	Ongoing process
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country	Not Applicable
Taking the environmental report and the results of the consultations into account in decision making	
<p>Provision of information on the decision: When the plan or programme is adopted the public and any countries consulted must be informed and the following made available:</p> <ul style="list-style-type: none"> • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation • The measures decided concerning monitoring 	Not Applicable: documentation not yet adopted
Monitoring of the environmental effects of the plan or programmes implementation must be undertaken	Not Applicable: documentation not yet adopted

1.3 This report sets out the findings of the SA/SEA process undertaken as part of the preparation for Storrington Old Mill Drive Diamond Planning Brief SPD. This report should be read in conjunction with the “Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy (2007)”. This is because the Core Strategy forms a basis for spatial planning within the District, and the content and findings of its SA/SEA are therefore relevant to the sustainability appraisal of the Storrington Old Mill Drive Diamond Planning Brief.

2.0 VISION AND OBJECTIVES OF THE STORRINGTON OLD MILL DRIVE DIAMOND PLANNING BRIEF SPD

2.1 The vision for the Storrington Old Mill Drive Diamond Site is for the creation of a new village centre that is:

“sympathetic in design, provides mixed use development including the potential for an enlarged supermarket and promote a more efficient use of the surrounding infrastructure and parking facilities. It will create enhanced links with the existing high street shopping accommodation whilst maintaining a suitable bus service and incorporating improved access for pedestrians”

2.2 In order to develop the Old Mill Drive Planning brief a number of objectives for the development have been identified. Further detail on these objectives is set out in the draft Planning Brief SPD, but the key objectives are summarised below.

- To clarify and interpret Council development plan policy
- To provide practical, usable and deliverable guide for future development in the area
- To promote more efficient and effective development of the Old Mill Drive diamond
- To help promote the site as the primary village centre location for Storrington
- To encourage the provision of a more efficient and effective use of the site and surrounding infrastructure
- To help create stronger links between the site and the High Street shopping areas
- To promote a high standard of design and layout for the village centre
- To encourage shopping facilities which improve the services available and protect the viability of local shops
- To promote the use of sustainable construction and materials
- To make available appropriate parking facilities to service the development

3.0 METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL

3.1 The Sustainability Appraisal was started at the same time as the preparation of the Storrington Old Mill Drive Diamond SPD began. The assessment process has been led by the Senior Environmental Officer based in the Strategic and Community Planning Department, but has drawn on technical information and expertise from other members of the Department and from other Departments of the Council. It has also drawn on advice and expertise from external organisations. The methodology for each element of the Sustainability Appraisal process is set out in more detail in the following paragraphs.

3.2 The process of SA/SEA to date has been iterative and continually updated. The first stage of the process was the preparation of the Storrington Old Mill Drive Diamond Planning Brief – Scoping Report which set out the baseline data and plans and policies affecting the Storrington Old Mill Drive Diamond Planning Brief SPD. It also identified the sustainability issues affecting the area and suggested sustainability objectives and indicators. This was sent to the Statutory Consultees (The Environment Agency, Natural England and English Heritage) for consultation.

Plans and Programmes influencing the SPD

- 3.3 Plans and Programmes influencing the LDF documentation were identified as part of the Sustainability Appraisal for the Core Strategy. The results of this process are set out in the SA/SEA of the Core Strategy 2007. The Plans and Programmes set out in this document have been further scrutinised to identify the key documents of relevance to the Storrington Old Mill Drive Diamond Planning Brief SPD. In addition, staff producing the Planning brief were consulted to identify any new documents of relevance to the brief.

Baseline Data

- 3.4 A range of background, or baseline data was collected for the Storrington Area as it is today, through a process of literature review, internet research and consultation with external organisations. Where it was not possible to collect information at a local level, District level information was collected (much of this information is set out in the SA/SEA of the Core Strategy 2007).

Sustainability Issues and Framework

- 3.5 By examining the requirements of the plans and policies influencing the Storrington Old Mill Drive Diamond Planning Brief SPD, as well as findings of the baseline data, the different sustainability issues affecting the Storrington Old Mill Drive Diamond location were identified. Taking into account the sustainability issues identified, a range of sustainability objectives were developed along with indicators to measure the contribution the SPD makes to the objectives. This was achieved by reviewing the sustainability objectives set out in the SA/SEA of the Core Strategy (2007), and through consultation with external organisations and Council Officers, including the Senior Planning Officer in Strategic and Community Planning with responsibility for monitoring.

Compatibility of Objectives

- 3.6 It is important that the Sustainability Appraisal objectives are compatible with each other, and with the SPD objectives. This was tested by comparing the objectives through a series of matrices. The aim of this process was to identify any areas of potential conflict between the aims of sustainable development and the SPD. Identification of these potential incompatibilities meant that when appraising the SPD, possible ways of mitigating the conflicts could be identified.

Identification and Assessment of Plan Options

- 3.7 There are several ways in which the Council could meet the vision and objective of the Storrington Old Mill Drive Planning Brief, which led to a range of options being developed. The options developed were based on how achievable they are in terms of planning and the requirements of other higher plans and programmes. In addition, a “do nothing” option was also considered in line with SEA regulations.
- 3.8 Once the options had been developed, they were assessed against the sustainability objectives, using the matrix and scoring system set out overleaf. The assessment was led by the Senior Environmental Officer in the Strategic and Community Planning Department.

Sustainability Objective	Assessment of Effects	Option	
		a	b
1			
2 etc			

☺☺	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
?	Effect on the SA/SEA objective is unknown / uncertain

3.9 The results of the assessment helped inform the Preferred Approaches identified in the Storrington Old Mill Drive Planning Brief SPD. Once the preferred approaches were identified they were assessed against each other to identify any cumulative and synergistic effects. Following the assessment of the options the most significant effects were then identified, mitigation measures were then incorporated in order to ensure that the Planning Brief contributes fully to sustainable development.

4.0 PLANS AND PROGRAMMES INFLUENCING THE SPD

4.1 The Storrington Old Mill Drive Diamond Planning Brief SPD has been influenced by a range of other plans and programmes. These Plans and Programmes have already been identified as part of the SA/SEA of The Core Strategy (2007) and the full list can be viewed by referring to the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007. The key documents most relevant to the Storrington Planning Brief SPD are however summarised in the table below:

Table 2: Plans and Programmes influencing the Storrington Old Mill Drive SPD

Name of Policy/ Programme	Broad Aims of Policy /Programme	Requirements in relation to the Storrington Old Mill Drive SPD
EC Directive 2001/42/EC (SEA Directive)	Requires that environmental effects of certain plans and programmes are assessed, documented and mitigated where necessary	An SA/SEA must be carried out for the SPD
Horsham District Council Core Strategy, 2007	Sets out the spatial vision for the District, with particular reference to land-use planning	Contains a range of policies which will need to be interpreted to apply to the redevelopment of Old Mill Drive.
Horsham District Council General Development Control Policies	Document providing more detailed policies on which planning applications in Horsham District will be assessed	Contains a range of policies which will need to be interpreted to apply to the redevelopment of Old Mill Drive.
Storrington Town Centre Traffic Management Study	Study looking at traffic flows in Storrington town centre	Findings will need to be taken into consideration in producing the SPD

5.0 BASELINE DATA

- 5.1 The assessment of the effects of the Storrington Planning Brief SPD needs to be measured against the current situation or 'baseline' in the area today. The baseline data also provides a basis for identifying the sustainability issues affecting Storrington Old Mill Drive area, and also for monitoring the effects of the SPD in the longer term.
- 5.2 Baseline data has therefore been collected for Storrington, which is set out in Table 3 overleaf, and in figures one and two in the Storrington Old Mill Drive planning brief. The table sets out the information under a range of headings including those listed in the SEA legislation. It provides a description of the current situation, any trends, and where known, how the situation will change without the SPD. Where possible, data has been collected to be as local to the Old Mill Drive Area as possible. This has not always been possible, and in these instances District Level data has been used. The District Level data is set out in full in the Sustainability Appraisal and Strategic Environmental Assessment of the Core Strategy 2007, and reference should therefore be made to this document.

Table 3: Baseline Data for Storrington Old Mill Drive Diamond

Topic	Indicator	Relevant comparators, trends and targets	Implications for SPD based on likely changes to the baseline without an SPD	Data Source / Collection Issues
Population	<ul style="list-style-type: none"> Population of Storrington and Sullington is 7,727. 57% of the population is aged 16 -59, 33% are 60+ 	<ul style="list-style-type: none"> At a district wide level, 66% of the population is aged 16-59, 22% are aged 60+. Overall the population is aging 	The area has a relatively elderly population compared with the district as a whole, and this situation is likely to worsen in the future.	ONS (2001 Census). Data is collected at 10 year intervals, with interim figures based on estimates
Housing	<ul style="list-style-type: none"> 3,448 households in the Storrington and Sullington 38% of all households are pensioners 	<ul style="list-style-type: none"> At a district wide level, 25% of households comprise pensioners The number of households comprising pensioners is likely to rise as the population ages 	Overall, deprivation in the area is low, but high level of house prices compared with the rest of the district means there is more of a need for affordable housing to meet the needs of those on lower incomes.	www.upmystreet.com . Deprivation is a cross cutting issue, dependant on a number of factors, such as access to transport etc.
Social Inclusiveness and Deprivation	<ul style="list-style-type: none"> Average house prices were above £320,000 between April and June 2007 937 new affordable homes are needed on a District wide basis until 2011 	<ul style="list-style-type: none"> Average house prices in the District was around £260,000 between April and June 2007 House prices have risen in recent years though future trends are uncertain 	Overall, deprivation in the area is low, but high level of house prices compared with the rest of the district means there is more of a need for affordable housing to meet the needs of those on lower incomes.	www.sussex.police.uk
Community Safety	<ul style="list-style-type: none"> 12.5 incidences of crime per 1000 residents June – August 07 Fear of crime is a commonly cited problem 	<ul style="list-style-type: none"> Down 3% from the previous quarter Levels are lower than the crime rate for Sussex as a whole Future crime rates are difficult to predict 	Whilst crime rates are generally low, with no indications that they will change significantly in the future, any development will need to be designed to minimise crime and the fear of crime.	
Health, Education and Leisure	<ul style="list-style-type: none"> 7% of the population of Storrington rate their health as “not good” 25% of the population aged 16-74 have no qualifications Storrington and Sullington lack sports pitches and youth activity areas 	<ul style="list-style-type: none"> 5% of the population of the District rate their health as “not good” 23 % of the population of the District aged 16-74 have no qualifications 	The higher number of elderly people in Storrington may mean the % of the population with poor health will rise in the future Education and leisure changes for the future are unknown, but is unlikely to have any implications for the Old Mill Drive area	ONS (2001 Census). Data is collected at 10 year intervals, with interim figures based on estimates PPG17 Assessment 2005

Topic	Indicator	Relevant comparators, trends and targets	Implications for SPD based on likely changes to the baseline without an SPD	Data Source / Collection Issues
Transport	<ul style="list-style-type: none"> Old Mill Drive has a bus station and car parking area There are some pedestrian links from Old Mill Drive to the High Street and West Street Traffic flows through Storrington are congested, with local and more strategic traffic. Vehicle flows in the Old Mill Drive area are constrained, and the bus turning circle is not properly utilised. 45% of households have 2 or more cars Most trips in the area are by car – just 0.9% of people travel to work by bus, and 8% on foot 	<ul style="list-style-type: none"> District wide, 38% of households have two or more cars 1.9% of people commute by bus on a District wide basis, and 11% walk to work 	<p>Predictions are for traffic flow to increase in the future, which will worsen flows into / around the Old Mill Drive area. Implications for the SPD are the need to improve traffic flows, pedestrian routes and bus access / services.</p>	<p>Storrington Town Centre Traffic Management Study</p> <p>ONS 2001 Census</p>
Material Assets	<ul style="list-style-type: none"> Local employment in the village centre (retail & business in Old Mill Drive) and two industrial estates providing ~850 jobs. Employment is low – 2.1% for Chantray ward Average commute to work is 20km, which indicates most Storrington residents do not work locally. Main work destinations are the South Coast (14%), Horsham (6%), Crawley (5%) and London (6%) 	<ul style="list-style-type: none"> Unemployment levels are similar for Horsham District as a whole District wide average commute to work is 18km Most residents in the south of the District work on the south coast with some northward commuting 	<p>Local employment may decline in future if the retail centre in Storrington does not receive the investment it needs. Commuting distances and routes are likely to remain similar in future, as centres for employment unlikely to change significantly.</p>	<p>www.nomisweb.co.uk</p> <p>Horsham District Settlement Sustainability Study 2005</p>

Topic	Indicator	Relevant comparators, trends and targets	Implications for SPD based on likely changes to the baseline without an SPD	Data Source / Collection Issues
Retail	<ul style="list-style-type: none"> Old Mill Drive contains a Somerfield supermarket, garage, restaurant, beauty salon and other retail units. The site backs onto High Street shops known as the Colonnade. 	<ul style="list-style-type: none"> Opportunities exist for the enhancement of the Old Mill Drive area. 	SPD needs to set out how any enhancement to the area can best be achieved.	Site Visit
Cultural Heritage	<ul style="list-style-type: none"> The Southern end of the site is within the towns Conservation Area and is an archaeological site. There are two Grade II listed buildings on the site. 		SPD will need to ensure archaeology and listed buildings are protected as part of the redevelopment of the area	HDC Planning Records, Storrington Historic Character Assessment Report and West Sussex CC Historic Environment Record database. Lack of data does not mean archaeological remains are not present.
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> Site is brownfield land. No protected sites or species are recorded as being on the site. 	<ul style="list-style-type: none"> Biodiversity is under threat on a District wide basis, partly as a consequence of development pressure 	SPD will need to consider potential for enhancements to biodiversity.	HDC Planning Records and Sussex Biodiversity Record Centre Lack of data does not mean protected species are not present, for example bats may be present in roofs.
Landscape	<ul style="list-style-type: none"> Historic core of Storrington, surrounded by more modern development Stor flows through the town, links to the countryside with open areas, woodlands and hedges on edge of town High Street dominated by traffic noise Brick, flint and sandstone vernacular 	<ul style="list-style-type: none"> Townscape likely to remain in similar condition to today, although increases in traffic have the potential to worsen the character of the area. 	SPD will need to consider local vernacular, and potential to minimise noise	Horsham District Council Landscape Character Assessment (2003)

Topic	Indicator	Relevant comparators, trends and targets	Implications for SPD based on likely changes to the baseline without an SPD	Data Source / Collection Issues
Water	<ul style="list-style-type: none"> River Stour flows to west of site, and land adjoining site is in Flood zone 2 (low – medium risk of flooding) and 3 (high risk of flooding). Average water consumption is 151 litres per day Site overlies a major aquifer 	<ul style="list-style-type: none"> Climate change will result in increase to floodplain Water consumption has increased 50% in the last 50 years 	SPD will need to have regard to future flood risk that could extend on the site	Horsham District Council Strategic Flood risk Assessment (work ongoing) www.southernwater.co.uk
Air	<ul style="list-style-type: none"> Air quality unknown, but no air quality management zones declared 	<ul style="list-style-type: none"> Future development / traffic increases in the area could worsen the air quality in the area 		Limited local data available
Climatic Factors	<ul style="list-style-type: none"> 0.65% energy from renewables in the south east 8.7 tonnes CO2 emitted per capita in 2003 in Horsham District 5 of 6 warmest years on record since 1990 	<ul style="list-style-type: none"> Trend is for more renewable energy generation in light of government initiatives CO2 emissions have risen 1% since 2002 Global temperatures are continuing to rise 	Development in the area will need to be designed to take into account climate change.	Limited local data available

6.0 SUSTAINABILITY ISSUES AND FRAMEWORK

Sustainability Issues Facing the Storrington Old Mill Drive Diamond

6.1 By examining the baseline data and the plans and programmes affecting the Storrington Old Mill Drive Diamond the following sustainability issues have been identified for the area.

- The need to assist with the provision of affordable housing, suitable for the increasingly elderly population in the area
- Development will need to be designed to minimise crime / antisocial behaviour, and the fear of crime.
- To provide a mix of uses on the site, maintaining the vitality and viability of existing shops and improving retail and other services
- The need to integrate the Old Mill Drive Diamond site with the existing town centre (and therefore to the wider area), including pedestrian links and public transport and improving traffic flow in the area.
- The need to retain and enhance the townscape character, including retaining existing listed buildings, character of the conservation area, and protection of important archaeological remains
- The potential for climate change to increase the Stor flood plain to include some of the site
- The development needs to be designed to minimise its impact on resources including energy and water use, and to be designed to cope with changes to the climate
- To provide enhancements to biodiversity in the area.

The Sustainability Framework

6.2 In order to assess the contribution that the Storrington Old Mill Drive Diamond SPD will make to achieving sustainable development, it is necessary to compare it against a range of sustainability objectives and indicators. A range of objectives and indicators have been developed, based on the identification of sustainability issues for the Old Mill Drive area. The objectives and indicators have also been developed by reviewing the objectives and indicators developed for the Core Strategy, on which the SPD draws upon. Whilst some of the Core Strategy objectives and indicators remain relevant, others are considered to be too broad to apply to the Storrington Old Mill Drive Diamond and more detailed objectives have been developed. Indicators have been selected so that as far as possible they are directly attributable to the development which takes place on the Storrington Old Mill Drive Diamond. The proposed objectives and indicators can be seen in the table below.

Table Four: Sustainability Objectives and Indicators

Sustainability Objective	Sustainability Indicator
1. To ensure that everyone has access to a good quality affordable home that meets their needs;	<ul style="list-style-type: none"> • Number and proportion of affordable housing completions
2. To ensure that everyone has access to the health, leisure and recreation facilities they require;	<ul style="list-style-type: none"> • Number and type of different facilities provided as part of any development
3. To ensure that there is integration of the new development and existing town centre;	<ul style="list-style-type: none"> • Provision of foot and cycle links between the site and the town centre • Future traffic flows through the area, compared with existing figures

Sustainability Objective	Sustainability Indicator
4. To reduce actual, or fear of, crime and antisocial behaviour;	<ul style="list-style-type: none"> Residents survey measuring perception of crime, compared with that pre development
5. To integrate development within the existing townscape;	<ul style="list-style-type: none"> Building types / materials / design compared with types materials and design of existing town centre vernacular (note: difficult to measure given the subjective nature of design) Number/ types of archaeological remains preserved <i>in situ</i> or by record
6. To reduce car journeys and promote alternative methods of transport;	<ul style="list-style-type: none"> Provision of pedestrian and cycle routes between the new development and the town centre Post completion residents survey measuring increases in walking / use of public transport use over existing
7. To conserve and enhance the biodiversity of Storrington	<ul style="list-style-type: none"> Number / type of enhancements made to biodiversity as part of the development
8. To maintain a high quality environment in terms of air and water quality;	<ul style="list-style-type: none"> Ground water quality of aquifer Water quality of Stor
9. To minimise the use of resources, particularly water, energy and materials;	<ul style="list-style-type: none"> Number of non-residential developments built to each level of BREEAM Number of homes built to each level of the Code for Sustainable Homes standards
10. To reduce the risk of flooding;	<ul style="list-style-type: none"> Number of houses / other land-uses developed in current or future floodplain Changes in the flood risk area downstream from the development Incorporation of sustainable urban drainage into the development Number of properties/other uses developed against the advice of the Environment Agency
11. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy;	<ul style="list-style-type: none"> Mega Watts of electricity capacity generated by renewable sources installed by type (domestic and non-domestic) Percentage of homes with an energy efficiency rating of greater than 10% above the minimum established in Part L of the Building Regulations.
12. To provide employment opportunities which meet the needs of the community;	<ul style="list-style-type: none"> Amount of floorspace developed by type Post completion survey of new business units investigating staff origins / commuting
13. To protect and enhance the retail vitality of Storrington	<ul style="list-style-type: none"> Amount and type of retail floorspace created. Post completion survey of units / residents comparing turnover / satisfaction with area over existing

Compatibility of objectives and indicators

6.3 The Sustainability Objectives have been compared with each other and against the objectives of the SPD, to assess their compatibility with each other. The findings of these comparisons reveal the objectives which aim to protect the environment clash with the need to regenerate the site and economy of the area, which will for example use resources. In order to achieve sustainable development, it will be necessary to integrate these objectives and mitigate any problems that arise.

7.0 IDENTIFICATION AND ASSESSMENT OF OPTIONS FOR THE STORRINGTON OLD MILL DRIVE DIAMOND PLANNING BRIEF SPD

7.1 There are several different possible options for producing a Planning Brief SPD for the Storrington Old Mill Drive Diamond. As part of the Sustainability Appraisal it is necessary to consider different options and approaches to the production of the Storrington Old Mill Drive Diamond document. These options have been identified using a range of factors which are outlined below.

- **Higher level plans** – Horsham District Council's adopted Core Strategy (February 2007) sets out the spatial vision for the District with particular reference to land-use planning. As the Core Strategy is the overarching document it will directly influence the Planning Brief, and options have to conform with the policies in this document.
- **Consultation with Planning Policy Officers** - Officers have a good technical understanding of the different issues facing specific policy areas, as well as what is and is not likely to be achievable in planning terms.
- **Discussions with Stakeholders** – Discussion has taken place with stakeholders and technical officers from Horsham District Council, including the statutory consultees at English Heritage, the Environment Agency and Natural England. Outcomes from these meetings have helped identify the type of development that is required and options that could help to achieve this.
- **Information resulting from studies of the area** – the results of site visits and studies such as a Storrington Town Centre Traffic Management Study have helped to inform the type of development that is needed and the options that are technically feasible.

The options selected are as follows:

Need for an SPD

- a) Prepare a Planning Brief for Storrington Old Mill Diamond
- b) Do not prepare a Planning Brief SPD for Storrington Old Mill Drive Diamond

If a Planning Brief is produced the further options are:

Nature of the development

- a) Do not redevelop the site
- b) Have a single use residential development
- c) Have a single use retail development
- d) Have a single use commercial development
- e) Have a mixed use development with retail, residential and commercial development

Option a) is the do- nothing option that is required as part of the SEA regulations

Transport options

- a) Integrate any development with the existing town centre and improve transport and pedestrian access
- b) Do not integrate development with the existing town centre and improve transport and pedestrian access

- 7.2 Once selected, the options were assessed against the sustainability objectives in a series of matrices to identify the most sustainable options and to highlight any negative impacts which need to be mitigated. The full assessment can be seen in the tables in Appendix One.

Need for an SPD

- 7.3 The results of the appraisal showed that the preparation of a Planning Brief SPD is the most sustainable option. Although redevelopment of the area would be covered by policies in the Core Strategy and the General Development Control Policy documents, an SPD will enable more specific needs for the area, such as better links to the existing village centre, to be incorporated into the development.

Nature of the Development

- 7.4 The results of the appraisal show that no redevelopment of the site is likely to be the least sustainable option, as existing problems on the site will remain, and have the potential to worsen over time. The other redevelopment options have both positive and negative impacts, but the most sustainable are likely to be retail or a mixed-use development. Both these schemes are most likely to integrate well with the existing town centre and best improve traffic flows through the area. The mixed use scheme is slightly more sustainable as it will provide a mix of uses which help meet a range of needs for the community of the area.

Transport Options

- 7.5 By redeveloping Storrington Old Mill Drive in such a way that transport access and pedestrian links are improved, and the area is integrated with the existing town centre, there are a number of positive impacts on the sustainability objectives. This includes the meeting of objective 3 – integration of the Old Mill Drive with the existing town centre. There are also a number of positive environmental effects, as improved transport and pedestrian links will help reduce traffic journeys, which will improve air quality, and reduce carbon dioxide emissions.

Cumulative and Synergistic Impacts

- 7.6 The sustainability appraisal of the proposed development at Old Mill Drive initially looked at the impacts of the development on each objective in isolation. In reality however, the development will have collective impacts on a number of sustainability issues. The collective impacts of the development have been identified through a review of the results of the assessment to date. and can be summarised as follows.
- Integration of the development with the existing town centre, and improvements to the road layout will help reduce car journeys. This will reduce carbon dioxide emissions and also help to improve air quality in the area.
 - Redevelopment of the Old Mill Drive area will use resources, including energy and water. This has the potential to increase carbon dioxide emissions and impact on climate change. In addition the use of energy may harm air quality over a wider area, as a consequence of off site energy generation.
 - Better integration of Old Mill Drive and the existing town centre in terms of transport may have synergies with integration of the development with the existing townscape, with street layout and design reflecting existing design and materials.

8.0 SIGNIFICANT EFFECTS AND PROPOSED MITIGATION

Significant Effects

8.1 Following identification of the effects which are likely to arise from the redevelopment of Storrington Old Mill Drive, the significance of the impacts has been determined. As development of the site is comparatively small scale, most of the impacts of development of the Old Mill Drive site have a relatively limited impact on a district-wide basis. Some however have more significance particularly at a local level, and these are summarised below.

- Redevelopment of the site will improve access to a range of services for the local community, particularly improved retail facilities, but also an element of affordable housing and commercial business units.
- Improved transport access to the site will help improve footfall through the site and onward to the adjoining village centre. This will help enhance the local economy.
- Improved pedestrian access to the site will also help reduce car journeys in the area, which will help improve congestion, and may improve local air quality in the area.
- Although crime rates are low, redevelopment of the site presents an opportunity to lower the fear of crime, if designed appropriately.
- Redevelopment of the Old Mill Drive site will use resources and energy. This is likely to increase water usage and carbon dioxide emissions, which will cumulatively add to the pressure on existing water supplies and contribute to climate change.
- There is potential for the site to be affected by flooding in the future, as a result of climate change. There is however the opportunity for the site to minimise flooding in the wider area through the use of Sustainable Drainage systems.
- Redevelopment of the site presents an opportunity to enhance the biodiversity of the area.
- Redevelopment of the site may affect the appearance of the Conservation Area and potentially, buried archaeological remains. There is an opportunity to enhance the appearance of the Conservation Area and add to public knowledge of Storrington's heritage.

Mitigation Measures

8.2 There are a number of mitigation measures that could be used in order to address the potentially negative effects that could arise from the redevelopment of the Old Mill Drive site. These measures are set out below, and need to be incorporated into the text of the final planning brief.

- Affordable housing provided on the site will need to be suitable for the elderly population of the area. Consideration to this should be made during the design stage, as elderly accommodation over retail units may not be suitable given the need to access the homes with stairs.
- Reference should be made in the SPD for the development to be built to secure by design standards.
- The DPD must address the need to improve pedestrian and traffic access to the area to help ensure integration of Old Mill Drive and the existing town centre, to help improve traffic flows in the area.
- To help minimise resource use and minimise carbon dioxide emissions, the planning brief should specify the need for the development to be built to high

construction and design standards and should specify a BREEAM / code for sustainable home level to be attained for the redevelopment.

- The SPD should highlight the need for the redevelopment to prevent damage to the aquifer beneath the site, and for the installation of Sustainable drainage systems.
- The SPD should address the need to preserve and enhance the town centre's Cultural Heritage (Conservation Area, archaeological remains).
- Air pollution issues have been identified as being a potential problem within the town – the SPD will need to ensure that any redevelopment proposals address this issue.

9.0 Implementation and Monitoring

- 9.1 This document sets out the results of the assessment of Storrington Old Mill Drive Diamond Planning Brief SPD options, and the results are being made available for comment alongside the Planning Brief document.
- 9.2 The comments made on this document and the Storrington Old Mill Drive Diamond Planning Brief SPD will be taken into account, and where necessary further assessment of the options will be undertaken, along with any updating of the baseline data, plans and policies and so forth before preparation and adoption of the final documents.
- 9.3 The results of this final assessment will be set out in a final Sustainability Appraisal report, which will be published at the same time as the adopted Storrington Old Mill Drive Diamond Planning Brief SPD.
- 9.4 Once the Storrington Old Mill Drive Diamond Planning Brief SPD document has been adopted, it is required that the effects of document are monitored. This will be achieved by monitoring the indicators which are set out in this document. The monitoring will be undertaken on an annual basis and will be incorporated into the wider annual monitoring which is required for the Local Development Framework.
- 9.5 In accordance with the regulations regarding monitoring, the report will be prepared prior to the end of December each year. It should be noted that there may be some indicators which cannot be measured annually, depending on the type and nature of the indicator, and these will be monitored according to the timescales which are possible. Further detail will be set out in the annual monitoring report as appropriate. The findings of these indicators will help measure how well the plan contributes to sustainable development, and inform future reviews of the plans and policies.

APPENDIX ONE: RESULTS OF ASSESSMENT OF PLAN OPTIONS

Need for an SPD

- a) Prepare a Planning Brief for Storrington Old Mill Diamond
- b) Do not prepare a Planning Brief SPD for Storrington Old Mill Drive Diamond

Sustainability Objective	Summary of Assessment	Option	
		a	b
1. To ensure that everyone has access to a good quality affordable home that meets their needs;	Preparing a planning brief would help ensure that any development of the site provides an element of affordable housing, that meets the needs of the elderly population of the area. Without a Planning Brief this could not be guaranteed.	☺	☹
2. To ensure that everyone has access to the health, leisure and recreation facilities they require;	A planning brief may enable local health, leisure and recreation needs to be met, although the site does not specifically meet these needs at the current time, and redevelopment of the site is unlikely to focus on this issue. Without a brief, it is unlikely any provision to meet these needs would be made.	☺?	☹
3. To ensure that there is integration of the new development and existing town centre;	A planning brief will enable provision for integration of the existing town centre with the development to be made. Without a brief, it is unlikely any provision to improve the existing situation could be made.	☺	☺
4. To reduce actual, or fear of, crime and antisocial behaviour;	A planning brief could ensure that any development is built to Secured by Design standards. Without a brief, it is unlikely any provision for this could be secured.	☺	☹
5. To integrate development within the existing townscape;	A planning brief could ensure that impacts on the townscape are a consideration of any new development of the site. Without a brief, specific provision for consideration of townscape cannot be made, over the existing Core and DC policies.	☺	☹
6. To reduce car journeys and promote alternative methods of transport;	The preparation of a planning brief will enable better provision for public transport and pedestrians to be incorporated into any development of the site and improve the existing situation. Without a brief, redevelopment of the site may result in maintenance of the status quo.	☺	☺
7. To conserve and enhance the biodiversity of Storrington	A brief will be able to set out specific measures redevelopment of the site could make to biodiversity; it is unlikely this would occur without a planning brief, and as a consequence, enhancements would be unlikely.	☺	☹
8. To maintain a high quality environment in terms of air and water quality;	A planning brief for Old Mill Drive will enable local transport considerations to be addressed and to minimise impact on the aquifer. This will help maintain and enhance water and air quality. Without a Planning Brief this could not be guaranteed.	☺	☹
9. To minimise the use of resources, particularly water, energy and materials;	A planning brief could set a minimum level for BREEAM / the Code for Sustainable Homes to be attained by all future development. Without the brief the need to minimise resource use would not be as great, relying on the Core and DC policies.	☺	☹

Sustainability Objective	Summary of Assessment	Option	
		a	b
10. To reduce the risk of flooding;	Although the site has not been identified as being at risk from flooding, a planning brief can help minimise flooding elsewhere by ensuring Sustainable Drainage systems. A brief can also ensure future flood risk on the site is considered. Without a Planning Brief this could not be guaranteed.	😊	😞
11. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy;	A planning brief could set a minimum level for BREEAM / the Code for Sustainable Homes to be attained by all future development. Without the brief the need to minimise resource use would not be as great, relying on the Core and DC policies.	😊	😞
12. To provide employment opportunities which meet the needs of the community;	Preparing a planning brief would help ensure that any development of the site provides local employment to meet needs in the area. Without a Planning Brief this could not be guaranteed.	😊	😞
13. To protect and enhance the retail vitality of Storrington	A planning brief would enable current retail facilities on or adjoining the site to be retained and enhanced by improved links to the rest of the town centre. Without a planning brief, the redevelopment may not make these links, retaining the status quo.	😊	😞

Nature of the development

- Do not redevelop the site
- Have a single use residential development
- Have a single use retail development
- Have a single use commercial development
- Have a mixed use development with retail, residential and commercial development

Sustainability Objective	Summary of Assessment	Option				
		a	b	c	d	E
1. To ensure that everyone has access to a good quality affordable home that meets their needs;	Options b and e would provide some affordable housing; option b would provide the most. Options c and d may result in the loss of existing housing on the site.	😊	😊😊	😞	😞	😊
2. To ensure that everyone has access to the health, leisure and recreation facilities they require;	There is some potential for a mixed use development to provide for health leisure or recreation facilities, but this is unlikely given the nature of uses on the current site.	😊	😞	😞	😞	😊?
3. To ensure that there is integration of the new development and existing town centre;	Options b to d have the potential to improve integration with the existing town centre, but will depend on the final design and layout. It is likely that a retail or mixed use development would bring about the best integration, given the retail usage of the town centre.	😞	😊	😊😊	😊	😊😊

Sustainability Objective	Summary of Assessment	Option				
		a	b	c	d	E
4. To reduce actual, or fear of, crime and antisocial behaviour;	<p>Redevelopment of the site may assist in reducing crime and the fear of crime, but this will depend upon the design of the development.</p> <p>Redevelopment of the site may help enhance the existing townscape, for example enhancing the setting to the listed buildings and conservation area. Retail or mixed use may be the best at providing this integration, given the mix of uses on the site at the current time. Commercial or residential redevelopment of the site may alter the existing townscape more significantly and limit integration. Integration will however depend on the design and layout of the redevelopment.</p>	☹️	😊?	😊?	😊?	😊?
5. To integrate development within the existing townscape;	<p>Providing a greater range of employment or retail facilities in the town may reduce the need for people to make car journeys. There may be the opportunity to incorporate improvements to bus links. Residential development close to the town centre may also reduce some journeys as the site is within walking distance of the town centre. Option a) would mean the site remains in the current state. Development of retail / business could also generate business related trips (deliveries etc however), but on balance effects are considered to be positive.</p>	☹️	😊?	😊?	😊?	😊?
6. To reduce car journeys and promote alternative methods of transport;	<p>Redevelopment of the site provides the opportunity for enhancements to be made to biodiversity. Option a) would mean the site remains in its current state.</p>	☹️	😊	😊	😊	😊
7. To conserve and enhance the biodiversity of Storrington	<p>Development of the site presents an opportunity to improve air quality in Storrington, by improving traffic flows in the Old Mill Drive area. It will be difficult to ascertain any improvement given the lack of existing data. Development may harm water quality if not adequately controlled, with pollution entering the aquifer.</p>	☹️	?	?	?	?
8. To maintain a high quality environment in terms of air and water quality;	<p>New development is likely to use resources during the construction and operational phase. Different types of development will have a different balance of resource use, but overall effects are likely to be negative unless there is mitigation.</p>	☹️	😊	😊	😊	😊
9. To minimise the use of resources, particularly water, energy and materials;	<p>The site is not currently at risk of flooding, but there is potential for some of the site to be at risk in the future as a result of climate change. Redevelopment on the site presents an opportunity to improve drainage and reduce flash floods through the use of sustainable drainage systems.</p>	☹️	😊?	😊?	😊?	😊?
10. To reduce the risk of flooding;		☹️	😊?	😊?	😊?	😊?

Sustainability Objective	Summary of Assessment	Option				
		a	b	c	d	E
11. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy;	New development is likely to add to the emission of greenhouse gases during construction and operational phases. How this will vary from the existing is uncertain, but the general trend is for rising energy consumption in any case. Reducing car journeys by providing a greater range of facilities could reduce greenhouse gas emissions, but overall, it is considered that the negative effects will outweigh the positive ones.	☹️	☹️	☹️	☹️	☹️
12. To provide employment opportunities which meet the needs of the community;	Options c, d and e will all provide some employment opportunities on the site in addition to the existing (eg at Somerfield supermarket). Residential development on site could reduce employment in an area where it would benefit the community. No redevelopment could also have a negative effect, by reducing the vitality of the area, with knock-on effects for existing businesses.	☹️?	☹️	☺️	☺️	☺️
13. To protect and enhance the retail vitality of Storrington	Options c and e are likely to provide new retail and will help to protect and enhance existing retail, positively impacting the area. No redevelopment could also have a negative effect, by reducing the vitality of the area, with knock-on effects for existing businesses. Residential development would further remove retail from the area.	☹️	☹️☹️	☺️☺️	☹️	☺️

Transport options

- a) Integrate any development with the existing town centre and improve transport and pedestrian access
- b) Do not integrate development with the existing town centre and improve transport and pedestrian access

Sustainability Objective	Summary of Assessment	Option	
		a	b
1. To ensure that everyone has access to a good quality affordable home that meets their needs;	Improvement of the road layout /access does not impact on the provision of affordable homes.	☹️	☹️
2. To ensure that everyone has access to the health, leisure and recreation facilities they require;	Integration of the development with the town centre will help enhance links to health leisure and recreation facilities beyond the site.	☺️	☹️
3. To ensure that there is integration of the new development and existing town centre;	Option a) will enable this objective to be achieved fully. This would not occur with option b).	☺️☺️	☹️

Sustainability Objective	Summary of Assessment	Option	
		a	b
4. To reduce actual, or fear of, crime and antisocial behaviour;	Integration of the development with the existing town centre, and improved transport and pedestrian access is likely to help reduce crime and the fear of crime, providing the layout is designed correctly.	😊	😞
5. To integrate development within the existing townscape;	Integration of the development with the existing town centre in transport terms is a separate issue to how it integrates with the existing townscape, which is more of a design issue.	😞	😞
6. To reduce car journeys and promote alternative methods of transport;	Improvement to the road layout and pedestrian links will help to reduce car journeys, and promote walking. This would not occur with option b.	😊😊	😞
7. To conserve and enhance the biodiversity of Storrington	Improvement of the road layout and integration with the existing town centre does not have any direct impact on enhancements to biodiversity in the area.	😞	😞
8. To maintain a high quality environment in terms of air and water quality;	Enhancements to the road layout and increased pedestrian access could help reduce car journeys in the area, which would have a positive effect of enhancing air quality in the area.	😊	😞
9. To minimise the use of resources, particularly water, energy and materials;	Improvement of the road layout and integration with the existing town centre does not have any direct impact on resource use.	😞	😞
10. To reduce the risk of flooding;	Improvement of the road layout and integration with the existing town centre does not have any direct impact on reducing the risk of flooding.	😞	😞
11. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy;	Enhancements to the road layout and increased pedestrian access could help reduce car journeys in the area, which would have a positive effect of reducing carbon dioxide emissions.	😊	😞
12. To provide employment opportunities which meet the needs of the community;	Improvement of the road layout and integration with the existing town centre may mean the area becomes more attractive as a place for a business to locate, thus enhancing the employment opportunities in the area.	😊?	😞
13. To protect and enhance the retail vitality of Storrington	Improvement of the road layout and integration with the existing town centre may mean the area becomes more attractive as a place for retail, enhancing the vitality and viability of retail in Storrington.	😊	😞

