

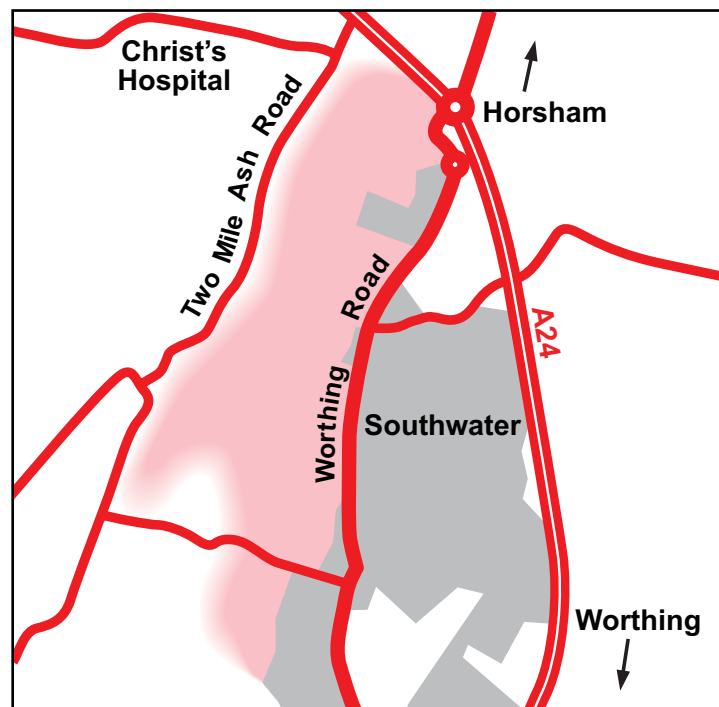


# HORSHAM DISTRICT LOCAL DEVELOPMENT FRAMEWORK TO 2026

Leading change in partnership to 2026 and beyond  
**Core Strategy Review Consultation Document**

## Key Delivery Stakeholder Position Statement

### Strategic Site Option 6: West of Southwater



September 2009



**Appraisal of Potential Strategic Development Site Option 6: West of Southwater  
Key Delivery Stakeholder Position Statement  
Background Document to the Core Strategy Review Consultation Document**

**1 Key Delivery Stakeholder Position Statement**

- 1.1 The Horsham District Core Strategy sets out a framework for planning the future of the District, including how the District Council intends to meet the Governments requirements for development. The existing Core Strategy covers the period to 2018, but the Council now needs to review the Core Strategy and look even further ahead in light of the South East Plan being approved.
- 1.2 The first stage of the review process is the consultation document 'Leading Change in Partnership to 2026 and Beyond', which sets out some of the key issues in planning the future of the District and options for how they can be addressed and how the Council's development requirements can be met. A number of potential strategic development sites are identified and this Key Stakeholder Position Statement Background Document sets out information on one of those sites.
- 1.3 This Key Stakeholder Position Statement Background Document has been prepared to inform the Core Strategy Review Consultation Document and to share the information the Council has received on the potential strategic development sites. The Position Statements are the outcome of the consultation work and discussions undertaken to date by the Council with key delivery stakeholders.
- 1.4 This Background Document forms part of the evidence base that informs the consultation on the Core Strategy Review Consultation Document 'Leading change in partnership to 2026 and beyond'.



## Appraisal of Potential Strategic Development Site Option 6: West of Southwater Background Document to the Core Strategy Review Consultation Document

### EDF

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by EDF, records indicate that EDF has not previously made comments on this general area. Dialogue between the Council and EDF is ongoing to establish the key issues relating to this aspect of the site.

### Gatwick Airport Ltd

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement		Amanda Purdye	15/04/09

The Land West of Southwater is 15.8km South West from the Aerodrome Reference Point (ARP) of Gatwick Airport.

The only concern GAL would have with these sites is with regard to proposed wind turbines. If turbines are proposed early consultation is required as turbines have the ability to impact on the safe operation of aircraft through interference with aviation radar. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7 'Wind Turbines & Aviation'.

### Highways Agency

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	Peter Minshull	30/04/09

While the HA have not provided statements on the potential development sites at Southwater, Billingshurst and Pulborough they are concerned over the cumulative impact of all development within Horsham DC on the trunk road particularly given the large size of proposed and potential development sites close to the trunk road. The HA would wish to consider this cumulative impact as part of the review of the modelling referred to above. If it is determined that development at any of these three sites has a material impact on the trunk road then the HA would expect the developer to make a proportionate contribution to any improvements to the trunk road. Irrespective of any material impact that may be identified the HA would, in line with Government policy, look for significant sustainable travel initiatives with each of these developments that could also address the level of car-based travel from existing development.

### Metrobus

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by Metrobus, records indicate that Metrobus has not previously made comments on this general area. Dialogue between the Council and Metrobus is ongoing to establish the key issues relating to this aspect of the site.



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### Network Rail

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by Network Rail, records indicate that Network Rail has not previously made comments on this general area. Dialogue between the Council and Network Rail is ongoing to establish the key issues relating to this aspect of the site.

### Scotia Gas

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	David Munro	01/06/09

SGN advises that in general they can provide gas to any location that is required, be it through reinforcing an existing network or creating a new network by extending medium/intermediate pressure tiers. Urban Extensions would be able to link into existing supplies relatively easily, this would either require network reinforcement work or adding an additional governor to boost pressures/capacity. This would be the cheapest/quickest option.

Specific sites have to be assessed individually through SGN connections process to determine who bears the cost of reinforcement. Each project is analysed and costed on an individual basis, and each of them can have all sorts of different connotations (such as reinforcement, both chargeable and non-chargeable) that will be dependant on the scale and location of the project / site. Have a look at [www.scotiagasnetworks.co.uk](http://www.scotiagasnetworks.co.uk), in particular the sections of "Customer" and "Gas Connections". That should give a bit more information of the types of services that SGN provide.

If the information is captured in the local plan or LDF, SGN can incorporate that into our strategic design. SGN can then plan reinforcements etc that are required so that if the sites do become live through the connections process SGN have a contingency in place to deal with any capacity issues.

### Southern Water

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
General Meeting	-	Chris Kneale	14/04/08
Reserve Housing Sites Preferred Options	RHSPO336	David Sims	17/07/08
CSR Position Statement		Chris Kneale	07/04/09

Southern Water supplies water and wastewater services to this area.

**Water** – there is no fundamental reason why this site would not be suitable for development. Major off site mains reinforcements will be required and the development may contribute to the need for additional resources. We will look to the developer to requisition a connection under Section 41 of the Water Industry Act (1991) to a point where adequate capacity exists as advised by Southern Water.

**Sewerage** – there is no sewer capacity to accommodate the proposed development and the developer will need to requisition a connection to the nearest point of capacity, as specified by Southern Water.



## Appraisal of Potential Strategic Development Site Option 6: West of Southwater Background Document to the Core Strategy Review Consultation Document

Southwater drains to Horsham Waste Treatment Works (WTW), which currently has headroom within the existing consent to accommodate a development of the size proposed, subject to the provision of additional treatment capacity. However the EA is currently reviewing whether the existing consent can be allowed to stand in the light of environmental constraints in the receiving water and they may object to a significant increase in the volume of effluent discharged from Horsham WTW.

This development option needs to be considered in conjunction with proposals for Faygate as both developments are likely to drain to Horsham WTW. Tripartite discussions between SWS, HDC and the EA are recommended before these options are progressed further.

### Thames Water

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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This site is outside of the Thames Water catchment area.

### WSCC

#### Education (Children and Young People's Services)

At present Southwater secondary provision is provided mainly at Tanbridge House (approx 500 pupils). The Broadbridge Heath development will cause an increase need for places mainly supported by the closest school Tanbridge and increasing its size to 10 forms of entry.

A strategy to create a new secondary school in Southwater would over a 5 year plus period remove the current 500 pupils from Tanbridge. This may lead to a sub 10 form of entry requirement but it likely that other housing within the Crawley to Southwater corridor would take up any surplus places created by this approach. Our strategy would therefore be to seek a site for a 5-6 forms of entry secondary in Southwater. This school would then also absorb the need for pupil places arising in Billingshurst and Pulborough. This strategy would be supported by changes to the existing catchments of The Weald School on its eastern side and to a lesser extent its SW catchment. A new primary school of 1-2 forms of entry would be provided within the new housing area.

#### Library Service

As far as future library provision is concerned the general approach is that any new large scale community that has a distinctive community focus such as a community centre should have library provision as part of that community building rather than stand alone buildings. As regards further information on library provision it would be necessary to see the nature of the community and then plan accordingly.

#### Potential Waste Site

WSCC have identified a potential waste site on the land adjoining Oakhurst Business Park. Although outside of the potential strategic development area, the site lies quite close to it and was identified as a provisional allocation in the Strategic Waste Sites DPD (January 2007).

#### Wastes Management Services

The Southwater location is close to our Horsham (Hop Oast) Household Waste Recycling Site (HWRS). The aggregate effect of known development and additional housing at Southwater would place further pressure on that site requiring site improvements to improve capacity.

#### Highways and Transport

All of the following major development proposals would have to be subject to comprehensive Transport Assessments in accordance with national guidance provided by PPG13, the



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DfT/DCLG (March 2007) Guidelines for Transport Assessment and the West Sussex County Council Transport Methodology June 2007. Extensive transport modelling work or financial contributions to access existing transport models is also likely to be required.

A large peripheral site on the west side of Southwater. Potential links to the strategic road network from the A24 at Hop Oast roundabout to the north. No immediate vehicular or cycle/pedestrian links to a mainline station with regular services. Closest station is Christs Hospital but services are infrequent and car parking problems exist. Horsham railway station is some distance away, but it has more frequent services, so regular bus links to this station essential to avoid additional problems at Christs Hospital (although it may be possible to provide improved cycle/pedestrian links to the latter). The main access to the site would have to be from Hop Oast roundabout with a secondary access point to Worthing Road to the south. There are capacity issues at Hop Oast roundabout which buses have to negotiate en-route from Southwater to the Hop Oast Park and Ride and Horsham town centre. The increase in traffic along Worthing Road is of significant concern, particularly across the frontage of the two primary schools, and northwards to the Blakes Farm Road roundabout serving the industrial estate. A new link road would therefore be required through the development between Hop Oast roundabout to a point south of the primary schools with possible closures of parts of Worthing Road to reduce traffic and improve road safety (but perhaps with bus priority/cycle access). There may also be an opportunity to provide a new road link from the A24 to Two Mile Ash Road to relieve the Boars Head junction. However, this may just encourage more short-cutting to avoid congestion at Hop Oast roundabout. A bus/cycle link to Two Mile Ash Road and Christs Hospital station may therefore be a better solution and would allow cyclists to use the tunnel under the A24.

- Improvements to the capacity of Hop Oast roundabout including bus priority measures.
- A new link road through the development from Hop Oast roundabout to a point south of the two primary schools.
- The closure of parts of Worthing Road to reduce traffic flows and improve road safety.
- A possible bus/cycle link to Two Mile Ash Road.
- Excellent cycle and footway links within the development and to enhance the links to existing cycle and pedestrian networks in Horsham and the surrounding area.
- Real-Time Passenger Information (RTPI) to be provided at bus stops and within each new dwelling to encourage public transport use.
- Residential and commercial travel plans to emphasise transport choices and reduce dependence on the private car.
- A possible car club to reduce car ownership levels

**English Heritage**

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by English Heritage, records indicate that English Heritage have not previously made comments on this general area. Dialogue between the Council and English Heritage is ongoing to establish the key issues relating to this aspect of the site.

**Environment Agency**

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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A 'formal' Position Statement is being produced by the EA, but in the meantime they have provided the following information regarding the West of Southwater.



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### Flood Risk

A number of watercourses cross the site. The West Sussex Strategic Flood Risk Assessment shows a number of Southern Water flooding incidents near to the site. This suggests a problem with the infrastructure here.

### Groundwater

There are a number of historic landfills within the area marked, including two sites at College Farm (Disused Railway Cutting) and Hop Oast Roundabout. Development in these areas will require specific assessment for contamination.

The underlying geology across the majority of the marked area is the Horsham Stone Member (minor aquifer) which provides base flow to local surface water features. Any SUDS designs must prevent and limit discharges of contaminated surface water to ground as there is likely to be a relatively shallow groundwater table beneath this area.

### Water Resource / Quality

There is volumetric capacity available at Horsham Waste Water Treatment Works (WWTW) under the terms of the current consent. Under the draft River Basin Management Plan the waterbody (containing Horsham WWTW) is currently assessed as Poor (the limiting factors are: dissolved oxygen and invertebrates – Poor, phosphate and phytobenthos – Moderate). The works has recently been upgraded with phosphate removal to 1mg/l which currently constitutes best available technology. Further work will be done by the Agency to see what the effect is on the River Arun. Environmental capacity in the River Arun may restrict growth going to Horsham works.

It should be noted that under the terms of the Water Framework Directive the aim is for all waterbodies to achieve Good status, in addition, deterioration of a water body is not allowed, so ongoing dialogue between the Council, Agency and Southern Water is imperative to determine if tightening consent limits (to best available technology if necessary) will help to protect the current waterbody status.

### Biodiversity

#### Upper Arun SSSI

The watercourse running through the potential development site is a tributary of the River Arun, which in this location is designated as a SSSI (Upper Arun). The River is designated for its outstanding assemblage of dragonflies, including some rare species (Clubtailed Dragonfly and the Brilliant Emerald).

This SSSI and the species it supports are particularly vulnerable to deterioration in water quality and in the past the SSSI has been impacted and declined as a result of water quality problems. These have been addressed by improvements at the Horsham Sewage treatment works, but illustrates the sensitivity of the site and species to changes in water quality. Consequently if the land at Southwater is allocated as a potential development site, appropriate surface water management will be necessary to ensure drainage does not impact upon the water quality of the River Arun or the Upper Arun SSSI. This is in keeping with the Core Strategy policy CP2.

Water harvesting and sustainable urban drainage (suds) should be incorporated into any development proposal as well as swales and green roofs that attain large amounts of rainfall on a site. Green infrastructure should be incorporated into design, examples of this can be found in our developers guide available through our website.



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### **Biodiversity**

GIS screening of the development site (phase one habitat mapping) indicates that much of the land within the development area is either improved grassland, woodland or urban areas. The two tributaries and the many ponds on site would need to be protected as they provide important wildlife and Biodiversity action plan habitats and have the potential to support a number of protected species, although specific records do not exist on our GIS layer.

Within the allocated area there appear to be records of a number of protected species which would need considered in any future development. Further survey would be necessary to establish current populations and to assess the possible impact of development in this area and whether it could be delivered without harm to the Environment.

Within the allocation there are records of the following protected species:

- Water voles
- Brown long eared bats

Water voles and their habitat are protected under European and British law. Under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), the places water voles use for protection, dwelling, and shelter are protected. Therefore, it is an offence to intentionally or recklessly damage, destroy or obstruct access to any place which water voles use for shelter or protection or to disturb water voles using such a place.

The water vole is protected against killing, injuring or taking (section 9(1)); possession or control (section 9(2)); damage or destruction of its places of shelter, or disturbance while such animals are occupying places of shelter (section 9(4)), and sale, possession or transport for the purpose of sale, and advertising the buying or selling of such animals (section 9(5));

Under the Act, works can be carried out that intentionally, but unavoidably damage or destroy such habitats as long as they are an incidental result of a lawful operation. To rely on this defence, reasonable steps must be taken to avoid unnecessary disturbance. Thus, anyone developing areas where water voles have been found must have regard for them by taking full consideration of the potential impact and by undertaking appropriate actions. This includes survey work; followed by the provision of appropriate mitigation measures to ensure that suitable water vole habitat is provided following any works.

Re-surveying of the water vole habitat is necessary given the acknowledgement within the ecological survey that signs may have been removed due to high flows. Research indicates that mitigation measures need to be undertaken at the beginning of the season to ensure that water voles do not set up territories and are discouraged from using the habitat. Undertaking survey work in April will allow such mitigation to be undertaken if required.

Brown long eared bats have been recorded in the area therefore there is a possibility of a roost or flight lines in and around the proposed site. Natural England should be consulted regarding this species.

### **Water Framework Directive**

The watercourse that runs through the centre of the site is not identified as a waterbody in WFD, but there are tributaries of the Arun and Adur running from the site

- Proposed development should address the potential impacts on water resources, water quality, biodiversity, river restoration, green infrastructure, surface water management and flood risk.
- The highest code level for sustainable homes should be adopted.
- SUDS should be established features of development.



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**Mitigation**

Any deterioration or loss of habitats on site will need to be mitigated for. As well as incorporating mitigation strategies on site it is also possible to look at off site opportunities, the Warnham nature reserve for example could provide an area of enhancement opportunities.

**Natural England**

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	Sue Beale	15/04/09

Courtland Wood ancient woodland is within the potential development area and Marlpost and Birch Wood ancient woodland is adjacent and therefore, standing advice should be looked at. Local authorities have a vital role in ensuring its conservation, in particular through the planning system. Local authorities have an obligation to protect ancient woodland from damage or loss by development particularly those under PPS9.

Natural England have recently issued standing advice on ancient woodland which aims to help local authorities meet their obligations and assist in the assessment of the possible effects of development, the advice can be found at: [http://www.naturalengland.org.uk/regions/south\\_east/ourwork/standingadvice/default.aspx](http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/default.aspx)

**SE Coast Strategic Health Authority**

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by the SE Coast Strategic Health Authority, records indicate that the SE Coast Strategic Health Authority has not previously made comments on this general area. Dialogue between the Council and the SE Coast Strategic Health Authority is ongoing to establish the key issues relating to this aspect of the site.

**Surrey & Sussex Healthcare NHS Trust**

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by SE Coast Strategic Health Authority, records indicate that SE Coast Strategic Health Authority has not previously made comments on this general area. Dialogue between the Council and SE Coast Strategic Health Authority is ongoing to establish the key issues relating to this aspect of the site.

**Sussex Police**

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
CSR Position Statement	-	CI Steve Biglands	01/06/09

The growth that is suggested is of sufficient magnitude for it to have an effect on the policing requirement of the District. In order to minimise this, can Sussex Police be involved at all stages so that the potential impact can be mitigated and planned for.



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### West Sussex Primary Care Trust (WS PCT)

Consultation Stage	Respondent/Rep No.	Name of Respondent	Date
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Having reviewed previous correspondence and representations to the Council by the WS PCT, records indicate that the WS PCT has not previously made comments on this general area. Dialogue between the Council and the WS PCT is ongoing to establish the key issues relating to this aspect of the site.