

**PLANNING
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**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2018**

**Sustainability Appraisal and
Strategic Environmental Assessment
of the**

**Planning Obligations Supplementary
Planning Document**

Interim Report

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1.0 Non Technical Summary

Horsham District Council is in the process of preparing a Local Development Framework. It will comprise a series of documents setting out policies and guidance against which development proposals in the District will be considered. The Council has already prepared some Local Development Framework documents, including the Core Strategy which sets out the overarching development strategy for the District.

In order to add more detail to the Core Strategy, the Council is now in the process of preparing a Planning Obligations Supplementary Planning Document. This document will provide more information and detail in terms of the mechanisms involved on the contributions which will be sought from developers to provide affordable housing, schools, environmental improvements and other service requirements, in order for a development proposal to become acceptable.

It is a requirement of national and European legislation that the sustainability of all planning documents produced as part of a Local Development Framework is assessed. Horsham District Council has, therefore, undertaken a Sustainability Appraisal of the draft Supplementary Planning Document on Planning Obligations.

To assess the sustainability of the draft Planning Obligations Supplementary Planning Document, the report was assessed against a series of sustainability objectives that had already been identified as part of the Sustainability Appraisal work of the Core Strategy. It was considered whether it would be more sustainable to prepare a Supplementary Planning Document on Planning Obligations, or to rely solely on the policies in the Core Strategy. It was concluded that it would be more sustainable to prepare a Supplementary Planning Document as such a document will give a greater level of detail and certainty as to the nature of the services and facilities that should be provided as part of a development. Without such a document, it may be more difficult to ensure that services and facilities are provided, particularly in the case of some smaller planning proposals.

In the light of the results of the assessment it was decided to prepare a draft Planning Obligations Supplementary Planning Document for consultation. The next stage of the Sustainability Appraisal considered whether it would be more sustainable to seek an equal split of funding for all areas where funds are required, or whether they should be prioritised according to the District's identified needs.

From this assessment it was concluded that equal levels of funding (including collection of planning obligations through a single 'tariff' payment for each unit of development) would be least sustainable as it could lead to an over or under provision of certain facilities. This would not meet the needs of the communities living in, or affected by, the new development. Although more sustainable, the appraisal also revealed that there could also be problems with the prioritisation of funding. There is the possibility that services accorded a lower priority may not be provided as comprehensively as they should. This should, however, not happen, as planning permission should not be granted if a planning application is not acceptable without the provision of necessary enhancements in all relevant areas. It was however suggested that the wording of the Planning Obligations document be amended to enable the prioritisation of funding to be sufficiently flexible so that all issues relevant to a particular proposal are covered by Planning Obligations agreement.

2.0 Background: Sustainable Development and the Sustainability Appraisal Process

- 2.1 The aim of sustainable development is to balance economic progress with social and environmental needs, both now and in the future. The UK Government is committed to achieving sustainable development and to ensure that it is attained, has incorporated its principles into a range of laws, guidance and advice.
- 2.2 To ensure that Local Development Frameworks (LDF) contribute to sustainable development, it is a requirement of the Planning and Compulsory Purchase Act 2004 for a Sustainability Appraisal (SA) to be undertaken for each LDF document produced. In addition, a Sustainable Environmental Assessment (SEA) is also necessary in accordance with European Directive 2001/42/EC on “Environmental Assessment of Plans and Programmes Regulations 2004”. As the processes of SA and SEA are very similar they are usually undertaken together.

Horsham District Council Planning Obligations Supplementary Planning Document

- 2.3 In November 2005, Horsham District Council submitted its Local Development Framework Core Strategy to the Secretary of State. The Core Strategy will be subject to an Examination by an Independent Inspector, and following the receipt of the Inspectors’ binding report, the document will then be adopted by the Council. The Core Strategy will provide the broad framework against which development proposals in the District are considered.
- 2.4 Once the Core Strategy has been adopted and is being used to help determine planning applications, there may be development proposals which can be made acceptable through the use of planning conditions and/or planning obligations. Planning Obligations are legally binding agreements which are used to secure funds or works to provide elements of schemes such as affordable housing or community facilities. The Council has prepared a draft Planning Obligations Supplementary Planning Document (SPD) to provide guidance on the services and facilities to be provided for land which comes forward for development. The document will build on policies CP12 (Meeting Housing Needs), CP13 (Infrastructure Requirements) and CP14 (Protection and Enhancement of Community Facilities and Services) of the Core Strategy. More detail on the objectives of this document can be found in the draft Planning Obligations Supplementary Planning Document, that this report accompanies.
- 2.5 As part of the preparation of the Planning Obligations SPD a SA/SEA has been undertaken. This process has been based on the SA/SEA of the Core Strategy and Site Specific Allocations of Land and this document should therefore be read in conjunction with the SA/SEA of the Core Strategy. As stated in paragraph 2.2, the processes of SA and SEA are very similar, and they have therefore been undertaken together. There are, however, some differences, and Table One overleaf sets out where the specific requirements of the SEA Directive have been met.

Table One: Requirements of the SEA Directive and where they are met in this report

REQUIREMENTS OF THE DIRECTIVE	WHERE / HOW COVERED
Preparation of an environmental report: <i>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:</i>	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Para 2.4, 4.1
The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapter 4, para 4.2
The environmental characteristics of areas likely to be significantly affected	Chapter 4
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	Chapters 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	Chapters 4 & 5
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 6
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 6
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 6
A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 7
A non-technical summary of this information	Chapter 1
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 3
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	This document and consultation on the draft SPD will provide this opportunity
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	
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: <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

3.0 Consultation and Methodology

- 3.1 The SA/SEA of the Planning Obligations SPD was started at the same time as the drafting of the SPD was first considered. The process has been iterative and has already included a Scoping Report Stage which was sent to Statutory Consultees in March 2006.
- 3.2 The Planning Obligations Scoping Report set out the Plans and Programmes and baseline data that had been identified as affecting the supplementary planning document. It also set out the sustainability issues and framework against which the SPD will be assessed. The document also identified the draft options for the SPD. This document was sent to key consultees including English Heritage, English Nature, the Environment Agency, the Countryside Agency and West Sussex County Council. There was a limited response to this consultation, but replies were made by the Environment Agency and West Sussex County Council. Some comments related to the content of the SPD itself but, where relevant, the comments have been incorporated into this document.
- 3.3 The methodology that has been undertaken to date in undertaking the SA/SEA of the draft Planning Obligations SPD is set out in the following paragraphs. As many stages of the process have been based on the SA/SEA of the Core Strategy and Site Specific Allocations of Land, reference should also be made to the methodology used in the SA/SEA for those documents.

Identification of Plans and Programmes influencing the SPD and collection of baseline data

- 3.4 The main plans and policies and the baseline data most relevant to the SPD was collected by reviewing the documents and data set out in the Core Strategy and Site Specific Allocations of Land SA/SEA. This was updated taking into account the publication of any new or updated guidance, and also incorporated suggestions made in response to the Planning Obligations Scoping Report.

Sustainability Issues Facing the District

- 3.5 Sustainability Issues were identified as part of the SA/SEA of the Core Strategy and Site Specific Allocations of Land. They were identified by reviewing the plans and policies the baseline data, and consultation with a range of organisations. The same sustainability issues are also relevant to the Planning Obligations, as it is a District wide document.

The Sustainability Framework and Compatibility of Objectives

- 3.6 The Sustainability Issues identified as part of the SA/SEA of the Core Strategy and Site Specific Allocation of Land were used to devise a series of Sustainability Objectives against which the sustainability of the two documents could be assessed. The methodology for the development of the sustainability framework and comparison of objectives for the Core Strategy can be viewed in Chapter 3 of the SA/SEA of the Core Strategy and Site Specific Allocations of Land document.
- 3.7 As part of the sustainability appraisal of the draft Planning Obligations document, the Sustainability Objectives have been reviewed. It is considered that these objectives and indicators were relevant to the Planning Obligations SPD as the document is being prepared on a District-wide basis, and they have not therefore been amended.

Identification and Assessment of Local Development Framework Options

3.8 There are different ways that the Council could try to meet the objectives of the Planning Obligations SPD. This led to the development of a number of different options. The options developed were based on how achievable they were in planning terms, and the requirements of higher level plans and strategies. The options developed were also formed taking into account the professional judgement of staff, who have a good understanding of the issues and what may or may not be possible in planning terms. The draft options were consulted on in the Scoping Report, but no specific comments were made about them.

3.9 The SPD options were then tested against the following matrix:

☺☺	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
☹☹	Negative effect on the SA/SEA objective
?	The effect on the SA/SEA objective is unknown / uncertain

Following the appraisal against the matrix mitigation measures were suggested to ensure that the SPD contributes fully to sustainable development.

4.0 Plans and Programmes and Baseline Data Relevant to the Planning Obligations SPD

Plans and Programmes

4.1 The Planning Obligation Supplementary Planning Document has been influenced by a range of other plans and strategies. These have already been identified as part of the SA/SEA on The Core Strategy and Site Specific Allocations of Land document, and the full list can be viewed by referring to the Sustainability Appraisal and Strategic Assessment Draft Final Report. The key documents are however summarised in the table two below:

Table Two: Plans and Policies influencing the Planning Obligations SPD

Name of Policy / Programme	Aims of Policy /Programme and Requirements in relation to the Planning Obligations SPD
EC Directive 2001/42/EC – SEA Directive	Requires that environmental effects of certain plans and programmes are assessed, documented and mitigated against where necessary.
Planning and Compulsory Purchase Act 2004	Requires local authorities to prepare LDFs with a view to achieving sustainable development. A Sustainability Appraisal of the Planning Obligations SPD should therefore be undertaken.
Section 106 of Town and Country Planning Act 1990 (as substituted by section 12 of the Planning & Compensation Act 1991).	Enables the creation of legally binding agreements between planning authorities and persons with an interest in a piece of land to secure funds for provision of financially significant and essential elements of schemes.
Provision of Service Infrastructure Related to New Development in West Sussex – Part 1	Sets out an intended common approach to seeking planning obligations across West Sussex, but has been adopted by Horsham District Council and is now in need of review /updating. The Horsham District Council Planning Obligations SPD takes account of this document and sets out more specific requirements for the District.
Core Policy CP12 – Meeting housing needs	Sets a requirement for development to provide 40% affordable housing. Where on-site provision cannot be made the Planning Obligations SPD sets out how provision off-site can be made.
Core Policy CP13 – Infrastructure Requirements	Sets out a requirement that the necessary infrastructure to support a development is provided. The SPD sets out a mechanism to achieve this.
Core Policy CP14 – Protection and Enhancement of Community Facilities and Services	Sets out a requirement that the necessary services and facilities to support a development is provided. The SPD sets out a mechanism to achieve this.
Core Policy CP1 – Landscape and Townscape character	The landscape character of the District must be protected and enhanced. The requirement for any planting schemes are set out in the SPD.
PPS9: Biodiversity and Geological Conservation	Where development would result in harm to biodiversity or geology that cannot be mitigated, appropriate compensation measures should be sought.
PPG17 Open Space, Sport and Recreation Assessment	This document sets out the results of an assessment of open space and leisure facilities in the District. Shortages need to be provided for through the SPD, and the report identifies methods of calculating contributions.
PPG/draft PPS25: Development and Flood Risk.	If development is permitted in a flood risk area defences must be paid for by the developer.
Horsham District Council Community Strategy	Sets out the shared vision for the future of the District – its aims such as improved access to services and facilities and appropriate forms of housing need to be included in the SPD.
Parish Plans and Village Design Statements	Sets out the vision for parishes in the District and their requirements – these requirements need to be considered when developing the Planning Obligations SPD.

Baseline Data

4.2 The assessment of the effects of the Planning Obligations SPD needs to be measured against the current situation or 'baseline' in the District today. Baseline data has already been identified as part of the SA/SEA on The Core Strategy and Site Specific Allocations of Land. It is considered that this information is also relevant to the Planning Obligations SPD, as this document will also apply to the whole District. Full details of the baseline data can be found in Appendix 3 of the Sustainability Appraisal and Strategic Assessment Final Report, November 2005, but the information most relevant to the Planning Obligations document is summarised in table three below.

Table Three: Key Baseline Data for the Planning Obligations SPD

Topic	Indicators & Current Status	Comparators, trends and targets
Housing	House prices are high and 937 affordable homes are needed each year to 2011.	Need for affordable homes likely to increase if house prices stay high, and as population ages
Social Inclusiveness and deprivation	Overall District is ranked 340 / 354. (1 is most deprived). Pockets of inequality do however exist, with indications that younger and older people can find it difficult to reach facilities.	Overall trend is relatively stable
Human Health	Overall, health levels in the District are generally good, but access to doctors' surgeries can be difficult. The nearest hospitals are also distant for many residents in the District.	Life expectancy has been rising
Education	Overall, there are good levels of education – 75% school leavers enter further education.	Concern over lack of nursery provision and pre and post school care
Leisure and Recreation	The PPG 17 assessment revealed that the overall quality of provision of leisure and recreation facilities is good, but that specific needs exist in different villages and towns across the District.	
Transport	87.5% of households have a car. Most people travel to work by car. Provision and use of public transport use is low, particularly in rural areas.	Trend for car ownership and travel is increasing
Cultural Heritage, Biodiversity Flora and Fauna, Landscape	Although high quality, the landscape, cultural heritage and biodiversity of the District is threatened by development.	Overall decline in biodiversity and condition of landscape. There is a need to conserve and enhance cultural history of District
Water	River quality in the District is generally good. 2750 homes in Sussex are at risk from flooding Development will increase the pressure on water resources.	Water resources under considerable pressure
Waste	Household recycling rates are increasing (30% in 2003/4)	Provision for recycling facilities needs to be made.

5.0 Sustainability Issues and Framework

Sustainability Issues Facing the District

5.1 The SA/SEA of the Core Strategy and Site Specific Allocations of Land identified a range of sustainability issues affecting the District. The issues identified were derived from discussions with key organisations such as English Nature, The Environment Agency and West Sussex County Council. These sustainability issues are also relevant to the Planning Obligations SPD, as the information it will contain will be applicable across the District as a whole. The key issues affecting the District can be summarised as follows:

- Pressure for housing development, high house prices and lack of affordable housing
- Access to services and facilities can be difficult for those in rural areas without transport
- New services and facilities will need to be provided in areas of population growth
- Car ownership and use is high, contributing to congestion and climate change; at the same time public transport in the District is fairly limited
- Fear of crime
- Development pressure is threatening the character, biodiversity and historical features of the District
- Development in the District can contribute to, and be affected by, climate change. The potential for increased flooding is of concern
- Increasing demand for resources including fuel and water supplies
- The need to continue to recycle and the problem of fewer waste disposal options
- The need to maintain the overall high and stable economy
- The need to enhance the rural economy in rural areas
- The need to maintain and enhance town and village centres.

5.2 In order to assess the contribution that the Planning Obligations SPD will make to achieving sustainable development, it is necessary to compare the document against a range of sustainability objectives and indicators. These objectives and indicators have already been developed and used in the assessment of the Core Strategy and Site Specific Allocations of Land documents. It is proposed to continue to use these objectives and indicators as they are applicable to the Planning Obligations SPD. The objectives and indicators can be viewed in the final report of the SA/SEA of the Core Strategy and Site Specific Allocations of Land, November 2005. The objectives are however summarised in the box overleaf.

1. To ensure that everyone has good access to good quality affordable homes that meets their needs
2. To ensure that everyone has access to the health, education, leisure and recreation facilities that they require
3. To reduce crime and the fear of crime
4. To conserve and enhance the landscape and townscape character of the District
5. To conserve and enhance the biodiversity of the District
6. To conserve and enhance the historical and cultural environment of the District
7. To maintain a high quality environment in terms of air, soil and water quality
8. To reduce car journeys and promote alternative methods of transport
9. To reduce the risk of flooding
10. To make the most efficient use of land by prioritising brownfield land for development
11. To reduce the amount of waste produced and maximise the re-use and recycling of other facilities
12. To ensure that the rates of energy and water consumption are as efficient as possible
13. To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy
14. To maintain the high and stable economy of the District
15. To seek to enhance areas where there are inequalities in the economy particularly the rural economy
16. To maintain and enhance the vitality of Horsham town and village centres

Assessment of the Planning Obligations Options

- 6.1 As part of the Sustainability Appraisal of the Planning Obligations SPD, it is necessary to consider different options which may be suitable for inclusion in the document. The development of the different plan options has drawn on a range of factors including the following:

Achievability: With the exception of the 'do-nothing' option, the options selected must be capable of being incorporated into the planning system.

Higher level plans and strategies: Some options have been precluded from consideration as a result of higher level plans and strategies. In the case of the Planning Obligations SPD, many options are precluded as a result of the approach taken in the Council's Core Strategy, which has itself been subject to an SA/SEA.

It should be noted that the Core Strategy has not yet been adopted and is subject to an Examination by an independent Inspector. It has, however, been assumed that the strategy is broadly 'sound' as other documents cannot otherwise be produced. If the Core Strategy is found to be unsound as a result of the Examination this document and others that stem from it will have to be appraised.

Consultation with Planning Policy Officers: Officers have a good technical understanding of the different issues surrounding Planning Obligations, together with what is and is not likely to be achievable in planning terms.

- 6.2 On the basis of the factors set out above, the initial options that were selected for the Sustainability Appraisal were as follows:

- A) Leave provision to be negotiated based upon policies in the Core Strategy, and do not prepare a SPD. (The 'Do-nothing' option)
- B) Prepare an SPD on planning obligations, based on the policies set out in the Core Strategy

- 6.3 The results of this assessment are set out in Table Four, overleaf, but in general the assessment of the different options found that production of an SPD would be more sustainable. A Planning Obligations SPD will give a greater level of detail and certainty as to the services and facilities that should be provided as part of a development. Without such a document, it may be more difficult to ensure that services and facilities are provided, particularly in the case of some smaller planning proposals.

- 6.4 As it is more sustainable to produce an SPD it was considered that a Planning Obligations document should be prepared. Some further sustainability assessment of the content of the document is also required. It is considered that main issue for consideration is how the collection of funds is prioritised. This led to the assessment of the following:

Option a) Allocate funds equally between affordable housing, community facilities and other relevant requirements

(Option a could be potentially achieved by requiring a single tariff payment for any proposed development, and this 'sub-option' has not therefore been appraised separately).

Option b) Prioritise funds from affordable housing, community facilities and other requirements

The results of this assessment are set out in Table 5 on page 14.

Table Four: Assessment of the Initial Options for the Planning Obligations SPD

Option a) Leave provision to be negotiated based upon policies in the Core Strategy, and do not prepare a SPD. (The ‘Do-nothing’ option)
 Option b) Prepare an SPD on planning obligations, based on the policies set out in the Core Strategy

SA/SEA Objective	Summary of Effects	Option	
		a	b
1) Access to Affordable Homes	CP12 of the Core Strategy sets out a requirement for the provision of affordable homes, but a greater level of detail setting out the mechanisms for how needs could be met could be provided in an SPD.	☺	☺☺
2) Access to services and facilities	Various policies in the Core Strategy set out a requirement for community services and facilities to be provided, but a greater level of detail setting out how needs, such as education could be met could be provided in an SPD.	☺	☺☺
3) Reduce crime and fear of crime	CP3 sets out a policy for high quality design which would ensure a safe well designed environment that minimises crime, but there is no specific mention in a policy. An SPD could therefore address this issue in greater detail.	☺	☺
4) Conserve and enhance land and townscape character	CP1 of the Core Strategy provides a basis for protecting and enhancing landscape character but an SPD could assist in setting out further information about the types of schemes where funding will be sought.	☺	☺☺
5) Conserve and enhance biodiversity	CP1 of the Core Strategy provides a basis for protecting and enhancing biodiversity but an SPD could assist in setting out further information about the types of schemes where funding will be sought.	☺	☺☺
6) Conserve and enhance historical environment	CP1 /3 of the Core Strategy provides a basis for protecting and enhancing the historic environment but an SPD could assist in setting out further information about the types of schemes where funding will be sought.	☺	☺☺
7) Maintain the high quality environment in terms of air, soil and water quality	CP2 of the Core Strategy provides a basis for protecting and enhancing the environment of a District but an SPD could assist in setting out further information about the types of schemes where funding will be sought.	☺	☺☺
8) Reduce car journeys and promote alternative transport	CP20 of the Core Strategy provides a basis for reducing car journeys and promoting alternative forms of transport, but an SPD could assist in setting out further information about the types of schemes where funding will be sought and the potential costs involved.	☺	☺☺

9) To reduce the risk of flooding	<p>CP2 of the Core Strategy provides a basis for minimising flood risk in the District but an SPD could assist in setting out further information about the types of schemes where funding will be sought.</p> <p>The Core Strategy sets out the strategy for development including the prioritisation of brownfield for development. It is not anticipated that a Planning Obligations SPD would have any further effect in determining the location of development, provided it recognises the potential additional costs involved in developing brownfield land.</p>	☺	☺☺
10) Efficient use of land by prioritising brownfield	<p>CP2 of the Core Strategy provides a basis for minimising waste and maximising recycling but an SPD could assist in setting out further information about the types of schemes where funding will be sought.</p> <p>CP2 of the Core Strategy provides a basis for maximising energy and water efficiency but an SPD could assist in setting out further information about the types of schemes where funding will be sought.</p>	☺	☺
11) Reduce waste and maximise recycling	<p>CP2 of the Core Strategy provides a basis for encouraging the provision and use of renewable energy, but an SPD could assist in setting out further information about the types of schemes where funding will be sought.</p>	☺	☺☺
12) Ensure energy and water consumption is as efficient as possible	<p>The Core Strategy contains policies to ensure that the economy of the District is maintained and enhanced, whilst ensuring this is balanced with the requirement to protect communities and the environment. An SPD will provide further information on the types of facilities and level of funding sought to achieve this balance, but is unlikely to affect the economy significantly over and above the Core Policies themselves, provided the requirements balance the additional costs with the overall improvements resulting.</p>	☺	☺☺
13) Reduce greenhouse gases by encouraging the provision and use of renewable energy	<p>The Core Strategy contains policies to ensure that the rural economy of the District is maintained and enhanced, whilst ensuring this is balanced with the requirement to protect communities and the environment. An SPD will provide further information on the types of facilities and level of funding sought to achieve this balance, but is unlikely to affect the economy significantly over and above the Core Policies themselves.</p>	☺	☺☺
14) Maintain overall high and stable economy	<p>The Core Strategy contains policies to ensure that the town and village centres of the District are maintained and enhanced, whilst ensuring this is balanced with the requirement to protect communities and the environment. An SPD will provide further information on the types of facilities and level of funding sought to achieve this balance, but is unlikely to affect the economy significantly over and above the Core Policies themselves, although improvement may be capable of being made which will benefit the local economy.</p>	☺	☺
15) Enhance areas of inequalities in economy, including rural areas	<p>The Core Strategy contains policies to ensure that the town and village centres of the District are maintained and enhanced, whilst ensuring this is balanced with the requirement to protect communities and the environment. An SPD will provide further information on the types of facilities and level of funding sought to achieve this balance, but is unlikely to affect the economy significantly over and above the Core Policies themselves.</p>	☺	☺
16) Maintain and enhance vitality and viability of Horsham town and other village centres.	<p>The Core Strategy contains policies to ensure that the town and village centres of the District are maintained and enhanced, whilst ensuring this is balanced with the requirement to protect communities and the environment. An SPD will provide further information on the types of facilities and level of funding sought to achieve this balance, but is unlikely to affect the economy significantly over and above the Core Policies themselves, although improvement may be capable of being made which will benefit the local economy.</p>	☺	☺

Table 5: Assessment of the options for the content of the SPD

Option a) Allocate funds equally between affordable housing, community facilities and other relevant requirements
 Option b) Prioritise funds from affordable housing, community facilities and other requirements

SA/SEA Objective	Summary of Effects	Option	
		a	b
1) Access to Affordable Homes	Option a could divert funds away from the provision of affordable homes where they are most needed, in favour of other facilities. Option b would ensure that affordable housing is provided on or off site as part of any development.	☹️	😊
2) Access to services and facilities	Option a could divert funds away from the provision of community facilities where they are most needed, in favour of other services. Option b would ensure that community facilities are provided or funded as part of any development.	😊	😊😊
3) Reduce crime and fear of crime	Equal allocation of funding would ensure that crime prevention measures are incorporated into a development. However, design of a development may be sufficient to prevent crime without the need for funding. Option b would therefore mean that funds are provided where necessary, although there is the potential for higher priority issues to limit funds for crime prevention measures.	😊	😊
4) Conserve and enhance land and townscape character	Equal allocation of funding in all subject areas would ensure that landscape and townscape measures are incorporated into a development. Option b should mean that funding is provided where necessary although there is the potential for higher priority issues to limit funds for landscape measures.	😊	😊?
5) Conserve and enhance biodiversity	Equal allocation of funding in all subject areas would ensure that biodiversity measures are incorporated into a development. Option b should mean that funding is provided where necessary although there is the potential for higher priority issues to limit funds for biodiversity measures.	😊	😊?
6) Conserve and enhance historical environment	Equal allocation of funding in all subject areas would ensure that the historical environment is protected are incorporated into a development. The SPD does not specifically mention the historical environment, and prioritisation of funding could mean that funding is not allocated to enhance historical features affected by a development.	😊	😊

7) Maintain the high quality environment in terms of air, soil and water quality	Equal allocation of funding in all subject areas would ensure that development does not harm the environment of the District. Option b should mean that funding is provided where necessary although there is the potential for higher priority issues to limit funds for providing environmental protection measures.	😊	😊?
8) Reduce car journeys and promote alternative transport	Option a could mean that development provides for facilities which are not necessarily needed at the expense of transport. Option b should mean that funding is provided where necessary although there is the potential for higher priority issues to limit funds for alternative transport measures.	😊	😊?
9) To reduce the risk of flooding	Option a could mean that development provides for facilities which are not necessarily needed at the expense of flood protection. Option b should mean that funding is provided where necessary although there is the potential for other issues to limit funds for flood prevention measures. However planning permission should not be permitted if flood risk cannot be adequately avoided	😊	😊?
10) Efficient use of land by prioritising brownfield	The Core Strategy sets out the strategy for development including the prioritisation of brownfield for development. It is not anticipated that a Planning Obligations SPD would have any further effect in determining the location of development provided it recognises the potential additional costs involved in developing brownfield land.	😊	😊
11) Reduce waste and maximise recycling	Option a could mean that development provides for facilities which are not needed at the expense of recycling. Option b should mean that funding is provided where necessary although there is the potential for higher priority issues to limit funds for recycling measures.	😊	😊?
12) Ensure energy and water consumption is as efficient as possible	Equal allocation of funding in all subject areas would ensure that the energy and water conservation measures are incorporated into a development. The SPD does not specifically mention the energy consumption, and prioritisation of funding could mean that funding is not allocated to enhance energy and water efficiency measures.	😊	😊
13) Reduce greenhouse gases by encouraging the provision and use of renewable energy	Equal allocation of funding in all subject areas would ensure that climate change reduction measures are incorporated into a development. The SPD does not specifically mention renewable energy, and prioritisation of funding could mean that funding is not allocated to enhance historical features affected by a development.	😊	😊

14) Maintain overall high and stable economy	Equal allocations of funds could lead to over provision of services where they are not needed which could harm the economy. More equal funding could provide a balance assisting those who wish to live in the area and providing employment, therefore assisting the economy of the District.	☹	☺
15) Enhance areas of inequalities in economy, including rural areas	Equal allocations of funds could lead to over provision of services where they are not needed which could harm the economy of rural areas. More equal funding could provide a balance assisting those who wish to live in the area and providing employment, therefore assisting the rural economy.	☹	☺
16) Maintain and enhance vitality and viability of Horsham town and other village centres.	Equal allocations of funds could lead to over provision of services where they are not needed which could harm the town and village centres. More equal funding could provide a balance assisting those who wish to live in the area and providing employment, therefore assisting the economy of town and village centres.	☹	☺

- 6.5 The results of this assessment show that by allocating funds equally across a range of areas could result in the overprovision of some facilities where they are not needed and under-provision of those that are. This approach would mean that it would not be possible for some development proposals to be made acceptable. This would have negative effects in sustainability terms as less development would mean the needs of the community (such as affordable housing) could not be provided.
- 6.6 It was, therefore, concluded that it would be more sustainable to enable the allocation of funds to be prioritised to ensure that the required facilities are incorporated into a development. The appraisal, however, revealed that there could be problems with this approach. In particular, there is the risk that the matters assigned a lower priority may not be allocated sufficient funds to enhance or mitigate adequately against a particular consequence arising from a development. The potential for this to happen is however limited, as the aim of a planning obligations agreement is to make a development acceptable, and if this cannot be attained, planning permission should be refused.
- 6.7 The sustainability appraisal also identified that the setting of priorities could also have a negative effect on meeting the sustainability objectives if they are too inflexible. Although the prioritisation of funds has been selected to ensure that it best meets the main needs identified at a District level, the priorities may vary on a site by site basis (for example, biodiversity may be a particular issue, but the provision of public transport may not). It was therefore suggested that the Planning Obligations document be amended stating that each case should be considered on its merits and that there is flexibility to alter the priorities as necessary. This change has been incorporated into the document.
- 6.8 The sustainability appraisal work also revealed that the planning obligations does not specifically cover the historical environment, energy and water consumption and renewable energy and climate change. In many cases, it is considered that the General Development Control Policies document will ensure that these issues are addressed, but it has also been suggested that reference will be made to these issues in the Planning Obligations SPD. These suggestions have not been incorporated at this stage, pending the consultation response but consideration of these suggestions will be made when drafting the final document.

7.0 Implementation and Proposals for monitoring

- 7.1 This document sets out the results of the sustainability appraisal of the different options of the draft Planning Obligations SPD. The results of the appraisal have been taken into account in the preparation of the document.
- 7.2 This document will be published and made available as part of the six week representation period for the draft Planning Obligations SPD. Following this consultation period, the draft Planning Obligations and SA/SEA will be updated to take into account the comments that are submitted on the two documents. The final SA/SEA will be published at the same time as the finalised Planning Obligations document.
- 7.3 It is a requirement that the effects of the Local Development Framework documents on the SA/SEA objectives are monitored. As the objectives used in this appraisal are the same as that for the Core Strategy and Site Specific Allocation of Land Appraisals, this will be achieved by monitoring the indicators which are set out in Chapter 7 and Appendix 4 of the SA/SEA of the Core Strategy and Site Specific Allocations of Land 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. 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. 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.

