

**PLANNING  
FOR OUR FUTURE**



**HORSHAM DISTRICT  
LOCAL DEVELOPMENT FRAMEWORK  
TO 2018**

**Interim Sustainability Appraisal  
and Strategic Environmental  
Assessment**

**of the**

**Reserve Housing Sites  
Development Plan Document**

**October 2007**

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



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## 1.0 Introduction

- 1.1 A requirement of the new Planning and Compulsory Purchase Act is for a Sustainability Appraisal (SA) to be undertaken for each document produced as part of a Local Development Framework. In addition, a Strategic Environmental Assessment (SEA) is also necessary in accordance with European legislation. As these two processes are very similar they have been combined.
- 1.2 This scoping report sets out how it is intended that the SA/SEA of the Reserve Housing Sites Development Plan Document (DPD) will be undertaken. This report should, however, be read in conjunction with the SA/SEAs of the Core Strategy and Sites Specific Allocations of Land documents. 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 Reserve Housing Sites DPD.

## 2.0 Objectives of the Reserve Housing Sites DPD

- 2.1 The Reserve Housing Sites DPD will identify a number of reserve housing sites and also identify the method of their release. Reserve Housing Sites may be released if the rates of development drops off in relation to the Council's requirements to provide housing as set out in the Core Strategy policies CP4, Housing Provision and CP9, Managing the Release of Housing Land.

At the Issues and Options stage the Reserve Housing Sites DPD will set out the Council's intention to identify a number of reserve housing sites and set out the possible options for the methodology for their identification and release. It will be at the Preferred Options stage that specific reserve housing sites will be identified.

## 3.0 Other Plans and Programmes

- 3.1 The Reserve Housing Sites DPD has been influenced by a range of other plans and strategies. 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. The key documents most relevant to the Reserve Housing Sites DPD are however summarised in the table below:

**Table One: Plans and Programmes Influencing the Reserve Housing Sites DPD**

<b>Name of Policy / Programme</b>	<b>Aims of Policy /Programme and Requirements in relation to the Planning Obligations SPD</b>
EC Directive 2001/42/EC – SEA Directive	Requires that environmental effects of certain plans and programmes are assessed, documented and mitigated against where necessary. An SEA of the Reserve Housing Sites DPD will therefore be 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 Reserve Housing Sites DPD should therefore be undertaken.

<b>Name of Policy / Programme</b>	<b>Aims of Policy /Programme and Requirements in relation to the Planning Obligations SPD</b>
Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development	Sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.
Planning Policy Statement 3 (PPS3) -Housing	This document sets out Government policies relating to the provision of housing.
Horsham District Council Core Strategy (2007)	Core Policy 4 sets out the how provision of at least 10,575 homes and associated infrastructure will be made in the District within the period 2001-2018. Core Policy 9 sets out how land for housing will be managed in order to deliver the level and nature of development indicated in Policy CP4 over the period to 2018 and gives priority to reuse of previously developed land
Horsham District Council Site Specific Allocations of Land submission document	This document sets out how the Council intends to meet the development requirements set out in the Core Strategy
Horsham District Council Annual Monitoring Report	Outlines the progress made by the Council in producing the new LDF documents and produces quantifiable feedback on the policies within the LDF documents.

#### **4.0 Baseline Data**

4.1 The assessment of the effects of the Reserve Housing Sites DPD 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 of The Core Strategy (2007) document. It is considered that this information is also relevant to the Reserve Housing Sites DPD, as this document will apply to the whole District. Full details of the baseline data can be found in Appendix 3 of the Sustainability Appraisal and Strategic Assessment of the Core Strategy (2007), but the information most relevant to the document has been updated where more up to date data is available and is summarised in the table below.

**Table Two: Baseline Date for Horsham District**

<b>Topic</b>	<b>Indicators &amp; Current Status</b>	<b>Comparators, trends and targets</b>
Population	Population of District was 122,087 in 2001 census	Increasing, with predicted population of 134,900 by 2016
Housing	House prices are high and rising, average house prices in Oct-Dec 2006 were £291,458 compared with £269,181 in the same period in 2004. 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	Out of 354 Local Authorities nationwide, only 14 are less deprived. Pockets of inequality do exist, with indications that younger and older people can find it difficult to reach facilities.	Overall trend is relatively stable

<b>Topic</b>	<b>Indicators &amp; Current Status</b>	<b>Comparators, trends and targets</b>
Community Safety	13.1 offences per 1000 population in January – March 2006	This compares to a national average of 24.9 in the same period. Crime levels appear to be fairly stable
Human Health	Life Expectancy is 78.9 for men and 82.0 for women. Overall health generally good, but access to doctors' surgeries can be difficult. Nearest hospitals are also distant for many residents in the District.	Life expectancy has been rising
Education	Overall, good levels of education – 75% school leavers enter further education. However ~ 18% of the adult population have poor literacy and numeracy skills	Concern over lack of nursery provision and pre and post school care
Leisure and Recreation	PPG 17 assessment revealed 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
Material Assets	Employment rate is ~1%. Average income is £591 per week, but hides a discrepancy between high and low paid workers. Rural economy is suffering from changes to agriculture and low rates of pay. Retail in the District has been assessed as being vital and viable.	Low unemployment and high income levels has been consistent in recent years
Cultural Heritage	19 Scheduled Monuments, over 1700 listed buildings, 37 conservation areas. Other studies have revealed historical importance and sensitivity of many settlements in the District.	Appraisals revealed that cultural heritage is threatened by development, increased traffic levels etc. Need to conserve and enhance cultural history of District
Biodiversity, Flora and Fauna	1 SPA, 23 SSSIs, 74 SNClS in the District. Outside designated sites there are a range of important habitats (including ancient woodland) and species, some of which are afforded legal protection	Habitats and species are in overall decline as a result of development pressure and changing agricultural practices
Landscape	2 AONBs. 32 landscape character areas of which 21 were identified as being highly sensitive to change	15 landscape character areas in good condition, 17 character areas in declining condition
Water	River quality generally good. 2750 homes in Sussex at risk from flooding Development will increase the pressure on water resources. Rates of water	Water resources under considerable pressure

Topic	Indicators & Current Status	Comparators, trends and targets
	consumption are at 151 litres a day.	
Waste	Household recycling rates for 2006/7 are 37.95% compared to 30% in 2003/4	Recycling rates are increasing

## 5.0 Sustainability Issues and Framework

### Sustainability Issues Facing the District

5.1 The SA/SEA of the Core Strategy (2007) has identified a range of sustainability issues affecting the District. The issues identified were derived from discussions with key organisations such as Natural England, The Environment Agency and West Sussex County Council. These sustainability issues are also relevant to the Reserve Housing Sites DPD, 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 Reserve Housing Sites DPD will make to achieving sustainable development, it is necessary to compare it against a range of sustainability objectives and indicators. A range of sustainability objectives and indicators have already been developed and used in the assessment of the Core Strategy (2007). Many of these are relevant to the Reserve Housing Sites whilst others are considered not to be relevant. The Core Strategy Objectives have therefore been amended and can be seen in the table below:

**Table Three: Sustainability Objectives and Indicators**

Sustainability Objective	Indicator/Proposed Action
1. To ensure that everyone has access to a good quality affordable home that meets their needs	<ul style="list-style-type: none"> <li>• Number of affordable housing completions</li> <li>• Affordable housing as a percentage of total completions</li> </ul>
2. To ensure that everyone has access to the health, education, leisure and recreation facilities that they require	<ul style="list-style-type: none"> <li>• Number and type of different facilities provided as part of the development</li> <li>• Percentage of homes within 30 minutes public transport time of; a GP surgery; a hospital; a primary school; and a secondary school</li> </ul>
3. To reduce crime and the fear of crime	<ul style="list-style-type: none"> <li>• Number and type of developments where advice from the Police is sought and followed.</li> <li>• Post completion residents survey</li> <li>• Number of crime incidents reported in the new development in comparison with other parts of Horsham</li> </ul>
4. To conserve and enhance the landscape and townscape character of the District	<ul style="list-style-type: none"> <li>• Condition of Landscape Character Areas</li> </ul>
5. To conserve and enhance the biodiversity of the district	<ul style="list-style-type: none"> <li>• Changes in the area of key habitats</li> <li>• Changes in the areas designated for their intrinsic environmental value</li> <li>• Change in the numbers of rare and protected species</li> </ul>
6. To conserve and enhance the historical and cultural environment of the district	<ul style="list-style-type: none"> <li>• Number of listed or locally important buildings lost or damaged as a result of development</li> <li>• Number of archaeological sites / historical landscapes or features lost or damaged as a result of development</li> <li>• Number of archaeological sites, historical landscapes or features and historical (listed) buildings enhanced as a result of development</li> </ul>
7. To maintain a high quality environment in terms of air, soil and water quality	<ul style="list-style-type: none"> <li>• Number of redevelopment proposals which result in the clean-up of contaminated sites</li> <li>• Number of Air Quality Management Zones</li> <li>• Number of rivers in Horsham District meeting river quality targets</li> </ul>
8. To reduce car journeys and promote alternative methods of transport	<ul style="list-style-type: none"> <li>• % of population travelling to work by car, cycle and foot (post completion residents survey)</li> <li>• % population within 10 minutes walk of hourly or better bus or train service</li> <li>• % population within 400m of hourly or better bus service</li> </ul>

<p>9. To reduce the risk of flooding</p>	<ul style="list-style-type: none"> <li>• Number of properties / other land-uses developed in the current or future floodplain</li> <li>• Number of properties/other uses developed against the advice of the Environment Agency</li> <li>• Changes in the flood risk area downstream from the development</li> <li>• Incorporation of sustainable urban drainage into the development</li> </ul>
<p>10. To make the most efficient use of land by prioritising brownfield land for development</p>	<ul style="list-style-type: none"> <li>• Percentage of dwellings completed at (i) less than 30 dwellings per ha; (ii) between 30 and 50 dwellings per ha; (iii) above 50 dwellings per ha.</li> <li>• Percentage of dwellings complying with adopted parking standards</li> <li>• Number of homes built on previously developed land in towns and villages</li> </ul>
<p>11. To minimise the use of resources, particularly water, energy and materials</p>	<ul style="list-style-type: none"> <li>• Number of homes /buildings built to Code for Sustainable Homes/BREEAM standards at each level</li> <li>• Incorporation of Sustainable Urban Drainage Systems into the development</li> <li>• Number of local recycling centres incorporated within development</li> </ul>
<p>12. To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy</p>	<ul style="list-style-type: none"> <li>• Mega Watts of electricity capacity generated by renewable sources installed by type (domestic and non-domestic)</li> <li>• Percentage of homes with an energy efficiency rating of greater than 10% above the minimum established in Part L of the Building Regulations.</li> </ul>
<p>13. To maintain the high and stable economy of the District</p>	<ul style="list-style-type: none"> <li>• Amount of employment land lost to residential development</li> </ul>
<p>14. To Maintain and enhance the vitality of Horsham town and village centres</p>	<ul style="list-style-type: none"> <li>• Amount of new retail floorspace created</li> <li>• Number of retail units converted to other uses</li> </ul>

## 6.0 Options for the Reserve Housing Sites DPD

6.1 As part of the Sustainability Appraisal of the Reserve Housing sites DPD, it is necessary to consider different options and approaches to the production of the document. The possible options for identifying and managing the release of reserve housing sites have been identified and are listed below. These options will be assessed against the sustainability objectives, outlined in table 3 above, in the SA/SEA Draft Final Report. The actual sites put forward as potential reserve housing sites will be identified and assessed in the SA/SEA Draft Final report which will accompany the Preferred Options Reserve Housing Sites DPD.

Option a) Release reserve housing sites on an annual basis

Option b) Release sites over a two year period

Option c) Release sites over a three to five year period

Option a) Release reserve housing sites if the supply of housing is equal to the requirement

Option b) Release sites if there is a marginal shortfall (or small surplus) in net completions rate

Option c) Release sites if there is a shortfall in net completions rate of at least 100 dwellings

Option a) Use the anticipated cumulative completion rate in the Annual Monitoring Report to assess a shortfall

Option b) Use the annualised required completions rate to assess a shortfall

Option a) Use the Annual Monitoring Report to identify an actual shortfall

Option b) Produce an Annual Monitoring Paper in addition to the Annual Monitoring Report to identify future shortfalls

Option a) Release a maximum of 100 homes per annum

Option b) Release a maximum of 100 homes per annum and release a maximum of 500 homes over a 5 year period

Option a) Reserve Housing sites should be deliverable and within category 1 settlements

Option b) Reserve Housing sites should be deliverable, within category 1 settlements and on previously developed land

Option c) Reserve Housing sites should be deliverable and within or adjoining category 1 settlements

Option a) Have small sites capable of accommodating up to 50 homes

Option b) Have larger or higher density sites capable of accommodating a maximum of 100 homes to be released if shortfall reaches 100 homes per annum

Option a) Only have 'new' sites that fulfil the criteria and which have not previously been considered for housing allocation

Option b) Have a mixture of 'new' sites and sites previously considered for housing allocation but only in appropriate locations

Option c) Only have sites previously considered for housing allocation and in appropriate locations

## **7.0 Proposed Methodology**

- 7.1 It is anticipated that the methodology for undertaking the appraisal of the Reserve Housing Sites DPD will use a series of matrices to compare the effects of different options on the objectives. Examples of these matrices can be viewed in the SA/SEA of the Core Strategy (2007).
- 7.2 The work in assessing the different options will be led by the Environmental Officer in the Strategic and Community Planning Department. The Environmental Officer will help guide the analysis, collate and interpret the results and also consider the cumulative and synergistic effects, which will also be carried out using matrices.
- 7.3 The results of the assessment work will be set out in the Draft Final SA/SEA report which will accompany the Preferred Options Reserve Housing Sites DPD, together with the plans and programmes, baseline data, sustainability issues objectives and indicators as identified in this report. It will also cover mitigation measures that are to be put in to place and set out where the DPD has been amended to be more sustainable.

## **8.0 Commenting on this scoping report**

- 8.1 We would like to hear any views you may have on this document, and we would particularly welcome any comments that you may have on the following:
- Are there any other plans and programmes in addition to those set out in this document or the SA/SEA for the Core Strategy and Site Specific Allocations of Land document?
  - Do you feel the sustainability objectives and indicators suggested are appropriate?
  - Do you agree with the options put forward for assessment?
- 8.2 If you would like to comment on this document please reply to

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