HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2018

Sustainability Appraisal and Strategic Environmental Assessment

of the

Brinsbury
Centre of Rural Excellence
Supplementary Planning Document

Final Report

February 2009

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

This document is printed on environmentally friendly material
Published by Horsham District Council
www.horsham.gov.uk/strategic_planning

Non Technical Summary

Introduction

Horsham District is home to the Brinsbury campus of Chichester College. This campus specialises in land based education, including agricultural, horticultural and environmental studies.

To ensure that the Brinsbury Campus remains competitive and viable in the future, there is the need for the site to evolve and grow. It has been proposed that the site becomes a "Centre for Rural Excellence", attracting development partners who enhance business and educational opportunities at the site. Horsham District Council has already agreed to this principle, adopting a policy to enable necessary development to take place in a planning document known as the Core Strategy.

Horsham District Council has prepared a Supplementary Planning Document for the Brinsbury Campus site, setting out more detail and guidance as to how development of the Centre of Rural Excellence should take place. This SPD document has also been examined to ensure that it contributes to the principles of sustainable development (meeting the social, environmental and economic needs of the present without compromising those of the future). This process is known as Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA).

Sustainability Appraisal

The Sustainability Appraisal investigated the impacts of not enabling development at Brinsbury Campus, or producing a Supplementary Planning Document to help bring forward appropriate development on the site. The results showed the following:

- Not assisting with development at the Brinsbury Campus site means there is the potential the site may have to close, resulting in the loss of an important educational facility. This would have a wide range of economic consequences from the loss of teaching jobs, a lack of people in the local area with land management skills, which could in turn lead to a deterioration in the quality of the landscape and biodiversity of the area.
- The production of the SPD was found to have a number of more positive effects. The main effect is the fact that Brinsbury Campus could remain open, and would also attract other businesses to the site, helping the Local economy. Continued courses on the site would help maintain the local rural economy and ensure that local people continue to have the skills to protect and enhance the local landscape and biodiversity.
- Although redevelopment at Brinsbury would have a number of positive effects as illustrated in the bullet point above, it is likely that there would still be some less beneficial impacts. These include the possibility that redevelopment on the site would have a localised negative effect on landscape and biodiversity by increasing the scale of development on the site. Development could also disturb historical remains that may be nearby. (This is thought possible as the site is located on the Roman road of Stane Street).
- There is also the possibility that development on the site could increase the risk of soil or water pollution. There is also potential for development to increase the possibility of flooding downstream.

Proposed Mitigation

To help prevent or minimise any of the potential negative effects that could occur as a result of development at Brinsbury, a number of "mitigation measures" have been suggested. Many of these measures are already included in existing Council Policy documents such as the Core Strategy or General Development Control Policies. Alternatively the measures are set out in more detail in the Supplementary Planning Document, or will be addressed at the planning application stage. These are as follows:

- New development will need to be designed so that it fits in with the local landscape.
- The potential for development to harm wildlife should be investigated, and if this appears likely preventative measures should be implemented.
- An archaeological survey should be undertaken to ensure that any damage to Roman or other remains is prevented as far as possible.
- Any new development should be designed to minimise the risk of flooding downstream. This includes measures such as minimal hardstanding, and where needed these surfaces are able to let water drain into the soil below.
- Development on the site could increase the number of people visiting the site. The development should be designed and operated to minimise the number of car journeys to the site.
- Development on the site will use materials and energy. The new buildings should be designed so that they use as few materials, energy and water supplies as possible.

Next Steps

The Brinsbury Centre of Rural Excellence SPD has been adopted as Council policy and is now published along with this accompanying SA/SEA. These documents will then be monitored to ensure that the development that takes place is meeting the requirements of sustainable development. The results of the monitoring will be incorporated into the Council's Annual Monitoring Report that is published each December.

Contents

1.0 Introduction

1.1 Horsham District Council is preparing a Local Development Framework (LDF), which is a series of documents setting out how development should take place in the District. It is important that each document within the LDF considers how it contributes to sustainable development (meeting the social, environmental and economic needs of today, without compromising those needs in the future). To ensure that each document has considered sustainable development, it has been subject to a process known as Sustainability Appraisal (SA). This process examines each document, measures how it will contribute to sustainable development, and suggests how each document could be improved to make each document as sustainable as possible. The process of Sustainability Appraisal also incorporates the requirements of Strategic Environmental Assessment (SEA), in accordance with European Legislation. Appendix 1 sets out where in this document the specific SEA requirements have been met.

1.2 The Council has already published a number of documents that together form a part of the Local Development Framework. This includes the Core Strategy, which sets out the overarching framework for development within the District, and the Site Specific Allocations of Land Document, which identifies a number of sites for development within the District. Both these documents have been subject to the Sustainability Appraisal process.

1.3 The Site Specific Allocations of Land Document identifies in Policy AL15, land at Chichester College Brinsbury Campus, as being suitable for expansion and enhancement at a scale commensurate with the site being able to become a Centre of Rural Excellence. The policy sets out the broad requirements under which development at the site will be permitted, but a further Supplementary Planning Document (SPD) is needed to set out the principles for development on the site in greater detail.

1.4 In common with other Local Development Framework Documents, it is necessary for the Brinsbury Centre of Rural Excellence SPD to be subject to a Sustainability Appraisal and Strategic Environmental Assessment. The scope of this appraisal was determined by the findings of the SA/SEA for the Site Specific Allocations of Land document, which has already examined the sustainability of development at the Brinsbury Site. This report should therefore be read in conjunction with this document.

2.0 Objectives of the Brinsbury Centre of Rural Excellence SPD

2.1 The main objective of the SPD is to set out the principles and criteria that development at Brinsbury will need to adhere to in order to become a Centre for Rural Excellence. The SPD is focussed on the potential to locate 'development partners' at the campus in order to increase education and training opportunities on the site. The wider rationalisation of the existing educational facilities on the site will be the subject of a separate planning application, but it should be noted that the SA/SEA, in its consideration of the impacts of the new business on the site, has considered the knock-on effects of this on the wider site rationalisation process. More information about the aims and objectives for the Brinsbury Campus are set out in the SPD itself.

3.0 Other Plans and Programs

3.1 The Brinsbury Centre of Rural Excellence SPD has been influenced by a number of other plans and strategies. These documents have already been identified as part of the SA/SEA on The Core Strategy and Site Specific Allocations of Land document, but the key documents for the SPD are set out in the table below.

Table One: Plans and Programmes influencing the Brinsbury Centre of Rural Excellence SPD

Name of Policy / Programme	Broad Aims of Policy /Programme	Requirements in relation to the Brinsbury 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	A SEA must be carried out for the Brinsbury SPD
'Sustainability Appraisal of RSS and LDFs'	Sets out guidance on how to undertake a SA/SEA of an LDF document incorporating the requirements or the SEA directive	The SA must be undertaken from the start of plan preparation and improvements made to the plan must be documented
Planning Policy Statement 7:Sustainable Development in Rural Areas (2004)	Sets out the Government's principles for enabling development in rural areas, whilst maintaining rural character. Councils should set out criteria to enable economic development and community services / facilities to be provided in these areas.	Brinsbury would help provide economic and community facilities in a rural area. The SPD should identify relevant criteria to enable change to take place, whilst still protecting and enhancing rural character
Horsham District Council Core Strategy (2007)	Sets out the spatial vision for the District with particular reference to land-use planning.	Policy CP15 sets out a broad framework to which development at the Brinsbury Campus should adhere.
Horsham District Council Site Specific Allocations of Land (2007)	Identifies a number of sites that are suitable for development for housing, economic or community purposes	Policy AL15 sets out the principle of allowing development at Brinsbury in order to bring about a Centre for Rural Excellence
Horsham District Council Site Specific Allocations of Land Inspector's Report (2007)	States that an SPD will be required for the Brinsbury site, to ensure that development is not at a greater scale than necessary	An SPD should be produced for the site, setting out principles where development will be acceptable
Horsham District Council General Development Control Policies (2007)	Contains a number of policies guiding development that takes place within the District	The Development at Brinsbury will need to be mindful of the policies within the document when drawing up development proposals for the site
Brinsbury: A Rural Campus Emerging Masterplan, February 2008	Sets out thoughts and ideas as to how the buildings at Brinsbury could be enhanced in order to become a Centre for Rural Excellence	Where appropriate, ideas need to be incorporated into the SPD principles

4.0 Baseline Data

4.1 Before any appraisal of how development at Brinsbury can contribute to sustainable development, it is important to have an understanding of the site as it is today together with how this may change in the future without a comprehensive plan for the future. This information or 'baseline data' provides a basis for identifying which sustainability issues affecting the site and also predicting and monitoring the effects of the SPD.

4.2 The table overleaf sets out baseline information for the Brinsbury Campus of Chichester College. As well as the more general information about the site, it also sets out specific environmental information that is required as part of the Strategic Environmental Assessment legislation.

Table Two: Baseline Data for Brinsbury College

Topic	Indicators & Current Status	Comparators, trends and targets
Education	Set within a site of around 250ha, the site is a major rural land-use educational establishment, with around 500 full time and 1,300 part-time courses. Another 1,300 attend commercial short term courses, which are usually one day duration. Facilities include • Commercial farm • Vineyard • Glasshouses • Conference centre • Restaurant and shop • Equine facilities Many of the existing buildings on the site are in a poor state of repair.	Without investment, the existing buildings will continue to decline in quality, limiting the quality of the courses that can be offered, and therefore the likely number of students the campus can attract will be limited. The financial viability of the site could be such that the campus is forced to close.
Housing	There are a few residential properties on the Brinsbury Campus site. In addition there is also a hall of residence. Many students commute in on a daily basis, but the halls are well used for certain short-term courses.	
Transport	Located adjacent to the A29, between Pulborough and Billingshurst. Both settlements have railway stations, linking to Chichester and the South coast and north to Horsham and London. Minibus links from stations to site exist. On-site layout and movement is poor and there is no clear pedestrian / vehicle hierarchy	Trend for car ownership and travel is increasing – this is likely to extend to students using the Brinsbury campus

Topic	Indicators & Current Status	Comparators, trends and targets
Material Assets	The site employs 150 members of staff The existing building stock is generally poor quality with a number of temporary structures. Since merging with Chichester College the site broke even in 2006/7, but made a loss in 2007/8	Financial gains were achieved by increasing the types of courses on offer, but a change in tuition fee policies has reduced the number of adult learners. Strategies are being put in place to attract more 16-18 year olds. The college are also seeking a business partner to add value to student activities and provide an income stream to underpin proposed improvements to the site. Poor quality buildings may currently limit the number of prospective students and hence income for the college
Cultural Heritage	The site is situated adjacent to the A29 which was the Roman Road of Stane Street. The site may therefore contain artefacts from this period.	
Biodiversity Flora and Fauna	The site comprises a mix of arable, horticultural and land used for livestock farming, interspersed with hedgerows. To the north west is an area of woodland that is designated as a Site of Nature Conservation Importance. It comprises hazel coppice and contains a number of plants such as bluebells that are indicative of ancient woodland.	Overall condition of biodiversity on the site is unknown at this stage
Landscape	The site lies within Landscape Character Area J1 “Billingshurst and North Heath Farmlands” It is gently undulating with small to medium sized fields bounded by hedgerows, copse and interspersed with small blocks of woodland. The college teaches land management skills which helps to ensure that the landscape and biodiversity is protected. These also help maintain local cultural skills.	The quality of the landscape has been assessed as being as good, with a moderate sensitivity to change. The landscape has been identified as being at risk from large scale residential or commercial development, and from incremental development such as horse paddocks.
Soil	Land at Brinsbury is generally used for agricultural purposes, and soils are generally likely to be good quality with limited potential for contamination. Some educational courses (e.g. Engineering) do however have the potential to contaminate soils.	No data is available at the current time as to the exact quality of the soils
Water	The land in the south west of Brinsbury has been identified as falling within flood zones 2 and 3. One of the existing buildings on the campus falls within this area. No information exists with regard to water quality in the area, but there is the potential for agricultural practices and other activities (e.g. engineering courses) that take place on the site to pollute local water courses if they are not managed correctly	The frequency and extent of flooding is predicted to increase in future years as the climate changes. This could place more of the site at risk from flooding irrespective of any future development.

Topic	Indicators & Current Status	Comparators, trends and targets
Air	No air quality management zones have been declared in the area around the site	
Climatic Factors	No data exists at a very local level. Greenhouse gas emissions declined in the south-east between 1990 and 2002, but amount from transport increased significantly. Average temperatures in SE are rising	No data available at a very local level.

5.0 Sustainability Issues and Framework

5.1 The background documents influencing the SPD, together with the baseline data for the Brinsbury estate can be used to help identify a number of sustainability issues for the site. These primarily relate to the need to enable the education facilities to improve and remain competitive, and allow enhancements to the rural economy, whilst protecting the rural character of the area. The sustainability issues are set out in more detail in the box overleaf.

SUMMARY OF KEY SUSTAINABILITY ISSUES FACING THE BRINSBURY CAMPUS

- Access to the site may be difficult for those without some means of private transport
- There is a need to enhance the existing facilities on the site for it to remain an attractive site to attend for educational purposes
- There is a need to enable the site to expand in order to enhance the rural economy of the area and wider sub-region.
- Development on the site has the potential to harm
  - i) the historic environment (and in particular possible Roman remains)
  - ii) landscape character
  - iii) biodiversity (and in particular the watercourse and SNCI in the north west of the site)
- Development on the site has the potential to be affected by the current and future flood plain. Development on the site could also increase the risk of flooding downstream.
- Activities on the site have the potential to affect soil and water quality
- Development can contribute to, and be affected by, climate change.

The Sustainability Framework

5.2 In order to assess the contribution that the Brinsbury Centre of Rural Excellence SPD makes in achieving sustainable development, it is necessary to compare them against a range of sustainability objectives and indicators. These objectives and indicators have been based on the sustainability objectives and indicators that were developed for the assessment of the Core Strategy and Site Specific Allocations of Land documents. The objectives have however been modified in order to reflect the more specific issues affecting the Brinsbury Campus. For example, the objective of providing affordable housing has been removed, as development at the Brinsbury

site is about improving educational facilities rather than housing. Not withstanding this, some more general District-wide objectives have been retained, as they are common issues affecting all development that takes place within the District. The objectives are summarised in the box below

SUSTAINABILITY OBJECTIVES

1. To ensure that everyone has access to the educational facilities that they require
2. To conserve and enhance the landscape character of the Brinsbury Campus and its surroundings
3. To conserve and enhance the biodiversity of the Brinsbury Campus and its surroundings
4. To conserve and enhance the historical and cultural environment of the Brinsbury Campus and its surroundings
5. To maintain a high quality environment in terms of air, soil and water quality
6. To reduce car journeys and promote alternative methods of transport
7. To reduce the risk of flooding
8. To reduce the amount of waste produced and maximise the re-use and recycling of other materials
9. To ensure that rates of energy and water consumption are as efficient as possible
10. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy
11. To seek to enhance areas where there are inequalities in the economy, particularly the rural economy

5.3 As part of the SA/SEA process, it can be helpful to compare the compatibility of the different objectives. The findings of this comparison reveal that objectives which aim to protect the environment clash with objectives that are likely to bring about development, such as the need to provide improved educational facilities. In order to achieve sustainable development it will be necessary to balance these objectives and mitigate against any problems which arise.

6.0 Options for the Brinsbury Centre of Rural Excellence SPD

6.1 As part of the Sustainability Appraisal of the Brinsbury Centre of Rural Excellence SPD, it was necessary to consider a range of possible options for inclusion in the Development Plan document. In this instance the number of options for development on the site was limited by higher level documents such as the Site Specific Allocations of Land.

6.2 Policy AL15 of the Site Specific Allocations of Land sets out the broad principles where development at Brinsbury would be considered acceptable. The policy, in line with the Inspector's report into the document, includes a requirement for a Supplementary Planning Document to be produced, outlining these development principles in greater detail. It is therefore possible to consider the effects of producing an SPD which enables development on the site. For the purposes of SA/SEA it is also possible to consider the "do nothing" option of not progressing policy AL15, with no production of the SPD.

6.3 Policy AL15 states that development that takes place at the Brinsbury Campus should only take place if it is to help ensure the sites continued financial and education viability as a rural land-based education centre. It is not therefore possible to consider alternative development options for the site, such as residential development.

6.4 The options that are to be considered as part of the SA/SEA are:

1) Do not implement Policy AL15, with no production of an SPD for the site
2) Produce an SPD to help enable rationalisation and redevelopment at Brinsbury College

7.0 Assessment of the proposed effects of rationalisation and redevelopment of the Brinsbury Campus

7.1 The impacts of producing (or not producing) an SPD for the Brinsbury Centre of Rural Excellence has been assessed by using a series of matrices. The impact of each option has been assessed against the sustainability objectives identified in Section 5. The impacts have been considered in the short (construction phase), medium (first 5 years) and longer term. Where appropriate, cumulative or in-combination effects, where different impacts combine to have a greater impact (either positive or negative) have also been identified.

7.2 The impacts of each option have been assessed using the following key:

Strong positive effect	☺☺
Positive effect	☺
No effect / not applicable	😐
Negative effect	☹
Strong negative effect	☹☹
Effects uncertain	?

The tables below set out an assessment of the effects of the two options for the Supplementary Planning Document.

1) Do not implement Policy AL15, with no production of an SPD for the site

Table Three

SA/SEA Objective	Summary of Predicted Effects	Short term	Medium Term	Long Term
1. To ensure that everyone has access to the educational facilities that they require	By not implementing policy AL15, or producing an SPD, it will be difficult for the necessary improvements at Brinsbury to take place. This will lead to the campus being unable to offer courses with modern facilities, attracting fewer students, and affecting the financial viability of the site. In the long term this could lead to its closure.	😐	☹	☹☹
2. To conserve and enhance the landscape character of the Brinsbury Campus and its surroundings	Brinsbury college specialises in land-based education, and the farming and other associated activities on the site help to maintain the current character of the landscape. If the long term future of the college is compromised by the inability to bring about necessary development on the site, the landscape may change if farming and land management activities cease. These changes to the landscape would be more apparent in the longer term. Negative impacts may also occur in the wider landscape if the closure of courses leads to a shortage of individuals with land management skills.	😐	☹	☹☹
3. To conserve and enhance the biodiversity of the Brinsbury Campus and its surroundings	Brinsbury College offers courses in land management and conservation, and the site is currently managed for biodiversity in order to assist the teaching of these courses. The loss of the educational facility would, longer term, result in a decline in biodiversity (and the landscape) Negative impacts may also occur in the wider landscape if the closure of courses leads to a shortage of individuals with conservation skills.	😐	☹	☹☹
4. To conserve and enhance the historical and cultural environment of the Brinsbury Campus and its surroundings	If development does not take place, any archaeological remains would remain in-situ and would not be harmed. The loss of land management skills could however lead to a loss in traditional land management techniques.	😐	😐	😐
5. To maintain a high quality environment in terms of air, soil and water quality	By not implementing policy AL15 or producing an SPD, it is unlikely that the site would expand, and activities that could pollute air, soil and water quality would not take place. Conversely however, the lack of investment in the site could mean that buildings decline in quality, resulting in leaks of pollutants into the environment.	?	?	?
6. To reduce car journeys and promote alternative methods of transport	The lack of investment in the Brinsbury Campus that would result from a failure to implement policy AL15, would reduce the attractiveness of the site to prospective students. Any resultant drop in student numbers would decrease the number of journeys to the site. These students may however be forced to travel longer distances to other sites offering similar courses, which may increase car journeys, particularly if the alternative sites are not easily accessible by public transport. Effects are likely to be greater in the longer term, particular if the Brinsbury Campus is forced to close.	😐	☹	☹☹

SA/SEA Objective	Summary of Predicted Effects	Short term	Medium Term	Long Term
7. To reduce the risk of flooding	By not implementing policy AL15 or producing an SPD, it is unlikely that the site would expand, therefore limiting any increase in the risk of flooding	😐	😐	😐
8. To reduce the amount of waste produced and maximise the re-use and recycling of other materials	By not implementing policy AL15 or producing an SPD, it is unlikely that the site would expand, therefore limiting any increase in the amount of waste produced on the site.	😐	😐	😐
9. To ensure that rates of energy and water consumption are as efficient as possible	By not implementing policy AL15 or producing an SPD, it is unlikely that the site would expand, therefore limiting any increase in energy and water consumption on site. Should the campus be forced to close, energy and water consumption on the site would cease. However resource requirements on other sites may increase to cope with an increase in demand should Brinsbury close. Furthermore, by not implementing the policy the potential for the site to be re-designed to be more resource efficient will be lost.	☹	😐	☺?
10. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy	By not implementing policy AL15 or producing an SPD, it is unlikely that the site would expand, therefore limiting any increase in CO_2 consumption on site. Should the campus be forced to close, energy and CO_2 consumption on the site would cease. However energy requirements on other sites may increase to cope with an increase in demand should Brinsbury close. Furthermore, by not implementing the policy the potential for the site to be re-designed to be more carbon efficient will be lost.	☹	😐	☺?
11. To seek to enhance areas where there are inequalities in the economy, particularly the rural economy	The lack of investment in the Brinsbury Campus that would result from a failure to implement policy AL15 would have a negative effect on the rural economy. The site itself would cease to be financially viable, and if forced to close would not only result in the loss of a major rural employer, but would also have a wider sub-regional impact, as people in the area who wish to or already are working in rural enterprises, would not be able to attend training on relevant land management training. This would then limit the ability of these people to contribute to the wider rural economy.	☹	☹☹	☹☹

2) Produce an SPD to help enable rationalisation and redevelopment at Brinsbury College

Table Four

SA/SEA Objective	Summary of Predicted Effects	Short term	Medium Term	Long Term
1. To ensure that everyone has access to the educational facilities that they require	Production of an SPD will help to ensure that an appropriate level and type of development takes place on the Brinsbury Campus, helping to ensure the future of the educational purpose of the site.	😐	☺	☺☺
2. To conserve and enhance the landscape character of the Brinsbury Campus and its surroundings	Enabling development at Brinsbury will assist the local landscape character by ensuring the continuation of farming activities and the associated land management that takes place on the site. New development on the site does however have the potential to change the appearance and character of the college, and harm the surrounding landscape. The SPD will also help to ensure that local people continue to be trained in land management, who having completed their courses will be able to seek employment protecting and enhancing the landscape in the wider area.	😐	☺?	☺?
3. To conserve and enhance the biodiversity of the Brinsbury Campus and its surroundings	Enabling development at Brinsbury will assist biodiversity by ensuring the continuation of farming activities and the associated land management that takes place on the site. The SPD will also help to ensure that local people continue to be trained in land management, who having completed their courses will be able to seek employment protecting and enhancing biodiversity in the wider area. There is however the potential for an increase in development and diversification of activities that take place on the site to place pressure on the local biodiversity.	😐	☺?	☺?
4. To conserve and enhance the historical and cultural environment of the Brinsbury Campus and its surroundings	Given the proximity of the site to Stane Street, (a Roman Road), there is potential for the site to contain archaeological remains. New development has the potential to harm this if surveys and protection measures are not put in place. Once the development has been completed, it is unlikely that any further damage to the archaeology will occur. The SPD will ensure that traditional land management techniques are retained.	☹	😐	😐
5. To maintain a high quality environment in terms of air, soil and water quality	By helping to bring forward development on the Brinsbury Campus, there is potential for the SPD to maintain a high quality environment by continuing the existing site management practices. There is however potential for damage to the environment during the construction phase, and also once operational depending on the new courses and business activities that are located on the site.	☹	☹?	☹?
6. To reduce car journeys and promote alternative methods of transport	Development at Brinsbury College is likely to increase car journeys. In the short term this will include construction traffic, but longer term could include increased numbers of students, and trips associated with any business that may locate on the site. Although transport to the college is provided from the closest railway stations to the site, it is not known if this is accessible to all users of the site (e.g. short courses, new businesses), and it may have to expand these operations.	☹	☹	☹

SA/SEA Objective	Summary of Predicted Effects	Short term	Medium Term	Long Term
7. To reduce the risk of flooding	Some of the site at Brinsbury falls within flood zones 2 & 3. The extent of this area is predicted to increase in the future as the climate changes. There is potential for the re-development that takes place to move existing buildings away from the flood zone, but increased numbers of buildings on the site may in itself increase the risk of flooding. Any new business will be located away from this area, but an increase in hardstanding could increase flood risk in the surrounding area.	😐	☹?	☹?
8. To reduce the amount of waste produced and maximise the re-use and recycling of other materials	Development on the site is likely to increase the amount of waste that is produced to some extent, particularly during construction, but also in the longer term as a result of an increase in student numbers, or as a result of new business activities that take place. However, many of the activities that take place on the site may have relatively low levels of waste generation as much of the waste arising from land based activities has the potential to be composted, and increases are unlikely to be significant.	☹	☹	☹
9. To ensure that rates of energy and water consumption are as efficient as possible	Development has the potential to improve on existing energy and water consumption levels by designing buildings to be more efficient than the current often poor quality buildings that exist on the site. The scale of the development is also limited by policy AL15 and the SPD, which will make large scale development with high level increases in energy and water consumption unlikely. Resource use will however rise during the construction phase of the development.	☹	☺?	☺?
10. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy	Development has the potential to reduce CO_2 emissions by designing buildings to be more efficient than the current often poor quality buildings on the site. This reduction in energy usage will also help limit greenhouse gas emissions. There is also the potential for the nature of the business that may locate on the site to be involved in biomass and energy production, thus providing a cleaner and renewable energy source that is linked to local land-uses. The construction phase will however require a certain amount of energy, with consequent increases in CO_2 emissions at this stage.	☹	☺?	☺☺?
11. To seek to enhance areas where there are inequalities in the economy, particularly the rural economy	An SPD which helps to bring forward redevelopment and rationalisation on the Brinsbury site will have a positive impact on the rural economy. The site itself will remain viable, and continue to provide employment for a number of people. This may expand as the number of courses that this site is able to offer increases. In addition, new land-based businesses that locate on the site will also help fulfil an important role within the local rural economy. The continued existence of the site at Brinsbury will also have an important role within the wider sub-region, as it will continue to train local people in land based businesses, who can then work in local rurally based enterprises.	☺	☺☺	☺☺

Summary of Findings

7.3 From the tables above, it can be seen that there are a number of different sustainability impacts that would arise from pursuing either option. The assessment found that by not implementing policy AL15 or producing an SPD to enable the development of a Centre of Rural Excellence, a number of negative impacts could ensue. The main negative impact would be the loss of an important education facility used by a large number of people in the local and wider area. This would have negative economic effects, as it would lead to the loss of an employment site in the local area, and would also limit training opportunities for individuals involved in land based businesses harming the competitiveness of these operations. The loss of land management skills could also have other negative effects, with fewer people having land management skills, and therefore being less able to manage the landscape and biodiversity. Those that are committed to acquiring these skills will have to train further afield, which could increase the emission of pollutants from increased car travel. Those that train further afield may also then find work in these new areas rather than returning to Horsham District or West Sussex as a whole.

7.4 Overall, the implementation of policy AL15, and the production of an SPD was found to have more positive effects. This includes the continued existence of the Brinsbury Campus, thus maintaining the land based educational base in the local area. This will help maintain existing employment on the site, together with the potential for new jobs if other land based businesses locate on the site. Furthermore the continuation of courses at the site will ensure that individuals employed in land based businesses can receive the continued training that they require for their enterprises to remain competitive. It is also anticipated that the retention of the site will help to protect and enhance the environment by continued land management on the site, together with maintaining a skills base that enables countryside protection to continue within the wider sub-region. A Centre of Rural Excellence may also have other positive effects depending upon the design of development, and the nature of any businesses that locate on the site. This could include the potential for the site to contribute to renewable energy production, or minimise resource consumption.

7.5 Although there are a number of positive effects that could arise from the development at Brinsbury College, there are a number of negative impacts that could arise. This includes the potential for the redevelopment on the site to have a localised negative effect on the landscape and biodiversity, through the increase in scale of development on the site. Development on the site could also disturb and destroy any archaeological remains that are in the area.

7.6 A number of uncertainties exist regarding the exact nature of the redevelopment and expansion on the site, but there is the risk that the increase in scale and nature of activities on the site could result in pollution of the soil or local water courses. Depending on the location of the new buildings and the increase in hardstanding, there is also the potential for the development to increase the risk of flooding away from the site. (A separate Flood Risk Assessment has already been undertaken for the proposed rationalisation of the campus on the west side of the A24). The development could also increase flood risk downstream. Finally any increase in development could increase the demand for resources, including energy and water, although as indicated in paragraph 7.4 there is the potential for rationalisation and redevelopment of the existing site to become more efficient than the existing buildings on the site.

Proposed Mitigation

7.7 In order to address any of the potential negative effects that could arise from new development at the Brinsbury Campus, there are a number of mitigation measures that need to be implemented to ensure that the development is as sustainable as possible. Some of these measures have already been identified as a result of the assessment of policy AL15 in the Site Specific Allocations of Land, but they have been repeated here for completeness. Some of these mitigation measures are covered by existing policies in the Core Strategy and General Development Control Policies document, but other issues will need to be taken into account at the planning application stage.

- Design of any development that takes place will need to ensure that it is of a scale and design that fits in with the local landscape.
- Any new development will need to have regard for the potential losses to biodiversity (e.g. removal of hedgerows), and ensure that any necessary mitigation or compensation measures are implemented.
- It will be necessary to carry out an archaeological survey / dig to ensure that there is no damage to any Roman (or other) remains that may exist in the area. It is suggested that the West Sussex County archaeologist is consulted on this matter.
- New business development on the site has the potential to increase the risk of flooding downstream through increasing the amount of hardstanding. Development will need to be designed to take this into account, incorporating Sustainable Drainage Systems (SuDS) where appropriate.
- New development at the campus could increase the attractiveness of the site to prospective students, and the location of new businesses on the site also increase the number of vehicle trips to the site, for commuting or wider business purposes. Although links to the site are provided from the nearby stations, further consideration should be given as to how any increases in traffic arising from new development on the site can be minimised.
- New development on the site has the potential to increase the use of resources, including water and energy to service new buildings. The design of the new buildings and operations should take this into account, maximising the potential for renewable energy, reducing CO_2 and other resource consumption. It is suggested that the development meets BREAAM “very good” standards (or any other government standard for non residential buildings that may emerge).

8.0 Implementation and Proposals for Monitoring

8.1 This document sets out the results of the Sustainability Appraisal of the different options to bring about a Centre of Rural Excellence at Brinsbury College. It follows a period of consultation on the draft SPD and preliminary Sustainability Appraisal. This process did not raise any substantive issues in relation to the SA/SEA, and as a consequence only minor updating of this document has been considered necessary following the consultation period.

8.2 This final version of this SA/SEA is published as an accompanying document to the SPD. To ensure that the sustainability objectives are being attained, it will be necessary for them to be monitored. This will be undertaken on an annual basis and will be incorporated into the wider annual monitoring that is required for the Local Development Framework as a whole. In accordance with the regulations relating to monitoring, the report will be prepared prior to the end of December each year. The objectives will be monitored using indicators that have already been identified as part of the SA/SEA of the Core Strategy and Site Specific Allocations of Land document. 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 from the monitoring process will help to measure how well the Brinsbury Centre of Rural Excellence SPD is contributing to sustainable development.

Appendix One:

Table 1: REQUIREMENTS OF THE SEA DIRECTIVE 2001/42/EC	**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.	Section 2
The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme.	Section 4
The environmental characteristics of areas likely to be significantly affected.	Section 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.	Section 4
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.	Section 3
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.	Section 7
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.	Section 7
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.	Section 6
A description of measures envisaged concerning monitoring (in accordance with regulation 17).	Section 8
A non-technical summary of this information.	Non-technical 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.	Undertaken as part of the consultation on the draft SPD in early winter 2008.
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.	Undertaken as part of the consultation on the draft SPD in early winter 2008.
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: • 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	Adoption notification achieved by contacting all involved in the SPD preparation with formal notices in the press / on website. This includes the statement summarising how environmental considerations have been taken into account. The statement also sets out how monitoring will be undertaken
Monitoring of the environmental effects of the plan or programme's implementation must be undertaken	To be undertaken as part of the LDF monitoring process, with the results set out in the respective Annual Monitoring Reports.