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**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2016**

**Sustainability Appraisal
and
Strategic Environmental Assessment**

Draft Final Report

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FOREWORD

This Sustainability Appraisal has examined how the different options for the LDF contribute to sustainable development. The study has shown that in most cases the Council has selected the most sustainable option available to it. The assessment has also enabled the Council to amend plans and policies in the Preferred Options for the Core Strategy and Site Specific Allocations of Land documentation to improve their overall sustainability. The process has therefore succeeded in improving the overall sustainability of the Local Development Framework documentation and the details of how this has been achieved are set out in this document.

This document is published for consultation alongside the Preferred Options for the Core Strategy and the Site Specific Allocations of Land documents. We would welcome any comments you may have on this document, particularly in terms of the assessment of the different plan options and policies. If you would like to make any comments please do so by **Friday 18th March**. Comments should be sent to:

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1.0 NON TECHNICAL SUMMARY

- 1.1 Horsham District Council is working towards producing a Local Development Framework. (LDF) This framework will contain a range of Local Development Documents (LDDs) setting out the policies for land-use planning in the District.
- 1.2 A key aim of the Local Development Framework is to ensure that it contributes to sustainable development. This means balancing social, environmental and economic needs both now and in the future. To help ensure that the Local Development Framework Documents are sustainable a process called Sustainability Appraisal has been undertaken. This has incorporated the requirements of the “Environmental Assessment of Plans and Programmes Regulations 2004”. This non technical summary sets out a summary of the findings.

THE LOCAL DEVELOPMENT FRAMEWORK

- 1.3 The Local Development Framework has been developed taking into account the requirements of a wide range of documents, from international to local levels. Documents include the Government’s Planning Policy Statements, the West Sussex Structure Plan 2001 -2016 and the Horsham District Council Community Strategy. The combination of higher and local level documents has led to the development of the following Local Development Framework Objectives.
 - 1) To protect and enhance the distinctive character of the District.
 - 2) To balance the need for protection of the natural environment and historic heritage of the District with the need to allow the continued evolution of both the countryside and the character and environment of settlements.
 - 3) To meet the diverse needs of the communities and businesses in the District.
 - 4) To protect and enhance community, leisure and recreation facilities, and to assist in the development of appropriate tourism and cultural facilities.
 - 5) To enhance the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District.
 - 6) To seek to provide choice in modes of transport wherever possible.
 - 7) To ensure the provision of a sufficient number of dwellings to meet the identified requirements specified by the West Sussex Structure Plan 2001-2016.
 - 8) To provide for business and employment development needs, particularly for existing local businesses.
 - 9) To ensure that new development in the District is of high quality.

METHODOLOGY

- 1.4 To undertake a SA of the Local Development Documents the Council collected data about the District as it is today on social, environmental and economic issues. This information informed the sustainability issues facing the District today. The Sustainability Issues were then used to develop indicators to measure the success of each LDD. This information was collected in consultation with internal and external organisations.
- 1.5 The Sustainability Objectives were used to assess the sustainability of the different Local Development Framework options. The results of this assessment helped to inform which options were incorporated into the Preferred Options documentation. The effects of the Core Strategy: Preferred Options document and the Site Specific Allocations of Land: Preferred Options were then assessed and mitigation measures suggested which were incorporated into the DPDs.

BASELINE DATA

1.6 'Baseline' data was collected about the District for a range of economic, social and environmental matters. The data looked at the District as it is today, and also how things may change in the future without a Local Development Framework. The overall findings can be summarised as follows:

1.7 Economic

The District economy is generally strong with low unemployment levels. In future there is the potential for the low levels of employment to lead to skills shortages. One part of the economy that is not a buoyant as other sectors is the rural economy, which has declined in recent years.

1.8 Social

Generally, the District has low levels of deprivation. Education levels are good and life expectancy is higher than the national average. Some pockets of deprivation do exist, and one particular problem facing the District is the difficulty faced by residents living in rural areas without a car reaching the services and facilities they need.

1.9 Environment

Overall the District has a high quality environment. It has two Areas of Outstanding Natural Beauty; the High Weald and the Sussex Downs. It also has a range of habitats some of which are designated for their nature conservation importance. Levels of pollution are also low. There are, however, threats to the environment as a result of changing management techniques and development pressures.

SUSTAINABILITY ISSUES IN HORSHAM DISTRICT

1.10 The baseline information and the plans and policies influencing the LDF helped inform the sustainability issues affecting the District. These are as follows:

- Pressure for housing development, high house prices and a 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 in the District.
- Development in the District can contribute to, and be affected by, climate change. The potential for increased flooding is a concern.
- Increasing demand for raw resources, including fuel and water.
- The need to continue to recycle, and the problem of fewer disposal options.
- The need to maintain the high and stable economy.
- The need to enhance the economy in rural areas.
- The need to maintain and enhance town and village centres.

THE SUSTAINABILITY FRAMEWORK

1.11 In order to assess how the plans and policies in the LDDs contribute to sustainability, a set of Sustainability Objectives were developed. In addition a set of indicators was devised, which will be used to measure how the LDDs contribute to Sustainable Development. The Objectives and Indicators are as follows:

Table One: Sustainability Objectives and Indicators

SUSTAINABILITY OBJECTIVE	INDICATOR
Social Progress which meets the needs of everyone	
1. To ensure that everyone has access to good quality affordable home that meets their needs	<ul style="list-style-type: none"> • Number of affordable homes built each year • % of affordable homes built each year • % of 1, 2 and 3 bedroom homes built as a proportion of the total • The number / percentage of people in housing need
2. To ensure that everyone has access to the health, education, leisure and recreation facilities they require	<ul style="list-style-type: none"> • % of applications with S106 agreements for improved facilities • Number of applications resulting in the loss of facilities • Number of applications resulting in the extension or improvement of facilities
3. To reduce crime and the fear of crime	<ul style="list-style-type: none"> • Number and type of developments receiving a Secured by Design award • % of applications with S106 agreements for community safety initiatives
Effective Protection of the Environment	
4. To conserve and enhance the landscape and townscape character of the District	<ul style="list-style-type: none"> • The condition of landscape areas • % of planning permissions granted for new development in the Strategic Gaps
5. To conserve and enhance the biodiversity of the District.	<ul style="list-style-type: none"> • Number of protected sites adversely affected by development. • % of applications with S106 agreements for enhancements to biodiversity • Populations of wild birds
6. To conserve and enhance the historical and cultural environment of the District.	<ul style="list-style-type: none"> • Number of listed buildings lost or damaged as a result of development • Number of archaeological sites lost or damaged as a result of development
7. To maintain a high quality environment in terms of air, soil and water quality	<ul style="list-style-type: none"> • Number of redevelopment proposals which result in the clean –up of contaminated sites • Number of Air Quality Management Zones • Number of rivers in Horsham District meeting river quality targets
8. To reduce car journeys and promote alternative methods of transport	<ul style="list-style-type: none"> • % of applications with S106 agreements for public transport improvements • Percentage of residents in work moving to new developments to be closer to employment • Parking Provision in residential developments
9. To reduce the risk of flooding	<ul style="list-style-type: none"> • Number of development proposals which include a flood risk assessment • Numbers of planning permissions granted / refused on grounds of flood risk
Prudent Use of Natural Resources	
10. To make the most efficient use of land by prioritising brownfield land for development	<ul style="list-style-type: none"> • Percentage of development on brownfield land • Density of development

11. To reduce the amount of waste produced and maximise the re-use and recycling of other materials.	<ul style="list-style-type: none"> • Number of developments built to BREEAM / Ecohome standard • Number of developments using reclaimed materials in construction
12. To ensure that rates of energy and water consumption are as efficient as possible.	<ul style="list-style-type: none"> • Number of developments built to BREEAM / Ecohome standard • Number of developments incorporating water and energy efficiency measures
13. To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy.	<ul style="list-style-type: none"> • Number of developments incorporating renewable energy components • Number of developments built to BREEAM / Ecohome standard • Number of homes / developments linked to a combined heat and power system
Maintenance of High and Stable Levels of Economic Growth and Employment	
14. To maintain the high and stable economy of the District	<ul style="list-style-type: none"> • Vacancy rates on employment sites • Loss of employment sites to other uses (e.g. residential)
15. To seek to enhance areas where there are inequalities in the economy, particularly the rural economy.	<ul style="list-style-type: none"> • Number of rural diversification schemes permitted • Average incomes in rural areas • Amount of employment floorspace permitted
16. To maintain and enhance the vitality and viability of village centres	<ul style="list-style-type: none"> • Amount of new retail floorspace created • Number of retail units converted to other uses
17. To maintain and enhance the vitality and viability of Horsham town	<ul style="list-style-type: none"> • Amount of new retail floorspace created • Number of retail units converted to other uses

COMPATIBILITY OF OBJECTIVES

- 1.12 The sustainability objectives were compared with each other and the LDF objectives to determine whether there are any areas where the objectives conflict. Identification of these conflicts meant that when assessing Local Development Framework plans and policies, possible ways forward to mitigate the conflicts could be found, or if necessary, consideration of which issue should take precedence.
- 1.13 The results from this assessment indicated that most of the objectives were compatible with each other, or had a neutral effect. The main areas where objectives are not compatible are those which result in the need for development against objectives which need to limit development in some way.
- 1.14 When considering which objectives should have priority, it was considered that the need for development will often have to take precedence as this requirement has been identified as part of government, regional and county strategies.

IDENTIFICATION AND PRELIMINARY ASSESSMENT OF OPTIONS

- 1.15 As part of the preparation of the Local Development Framework, a range of possible plan options were developed. This included the 'do-nothing' option of not meeting needs through the LDF. Other options were not considered as they had been precluded by higher level plans and policies. For example, the West of Horsham development is a requirement of the West Sussex County Structure Plan. The options were assessed against the sustainability objectives to determine the most sustainable option. As part of this assessment, preliminary recommendations were also made as to how the options could be improved and made more sustainable. A summary of the findings is set out in the table below, together with how the recommendations were incorporated into the Preferred Options stage.

Table Two: Summary of Assessment of the Local Development Framework Options

Local Development Framework Option	Most sustainable option	Option selected for Preferred Options stage	Recommendations and Comments
<p>General Countryside Protection a) Protect the character of rural areas by limiting development on greenfield sites outside built-up area boundaries. b) Do not control development in rural areas</p>	a	a	
<p>Landscape Character a) Protect the landscape character of the District b) Protect and enhance the landscape character of the District c) Do not protect landscape beyond that which we are statutorily required to</p>	b	b	<p>Option a would protect the landscape but would be less likely to provide economic and social benefits.</p>
<p>Local and Strategic Gaps a) Retain local gaps and strategic gaps in their current form b) Get rid of local and strategic gaps and replace them with a landscape policy to prevent the coalescence of settlements c) Get rid of local gaps, reduce strategic gaps and replace with a policy to prevent the coalescence of settlements</p>	a	c	<p>Removal of these gaps was considered to increase the likelihood of development in the areas between settlements.</p> <p>In light of government guidance set out in PPS7 the Council does not feel that it would be able to keep the gaps in their current form and therefore selected option c.</p> <p>To help mitigate the environmental effects of this policy, the need for careful wording of the 'coalescence policy' was highlighted. A further recommendation was to consider realigning the strategic gap boundaries to take into account environmental features such as woodlands.</p>
<p>Protection of Important sites / features a) Do not protect areas unless they are a designated site (e.g. historical / nature conservation importance) b) Protect designated sites and seek to enhance other areas</p>	b	b (amended)	<p>It was recommended that the wording of the two options be combined to " Protect both statutory and locally designated sites of landscape, nature conservation, and cultural importance, and seek to enhance other areas outside these designations where possible".</p>

<p>Rural Diversification</p> <ul style="list-style-type: none"> a) Enable all rural diversification proposals to take place b) Enable diversification schemes providing the character of the area is retained c) Do not allow rural diversification schemes 	b	b	
<p>Rural Brownfield sites</p> <ul style="list-style-type: none"> a) Disused rural brownfield sites to be left alone b) Identify key rural brownfield sites for diversification / redevelopment c) Restore them back to their former use (e.g. farmland) 	b	b	<p>It was recommended option b be clarified to read "Identify key rural brownfield sites for diversification / redevelopment and make them a priority for new development". The recommendation to prioritise rural brownfield sites has not generally been progressed, as the government strategy is to develop in existing urban areas first.</p>
<p>Developer Contributions</p> <ul style="list-style-type: none"> a) Seek contributions from developers to help fund community facilities b) Don't seek contributions from developers 	a	a	<p>It was recommended that further investigation into the capacity of existing facilities be undertaken.</p>
<p>Location and scale of development</p> <ul style="list-style-type: none"> a) Enable development of any scale to occur in all villages and towns b) Develop a hierarchy of settlements which concentrates development in places with more services and facilities, and limit development elsewhere to meet local needs. c) Develop a hierarchy which concentrates development in the most sustainable locations taking into account scale, economic, social and environmental considerations, and limit development elsewhere to meet local needs 	c	c	<p>It should be noted the proposals in the Issues and Options documentation were set out following option b, but the shortcomings of this option were recognised through the analysis of representations on the Issues and Options and on further examination of the issues with Members.</p>
<p>New and existing facilities</p> <ul style="list-style-type: none"> a) Reduce the need for new facilities by locating development close to those which already exist b) Do not allow existing sites to change c) Allow partial development of existing facilities to bring about their enhancement 	A combination of a and c	A combination of a and c	<p>A further recommendation was the need to consider provision of new facilities in smaller settlements to reduce the need for travel.</p>
<p>Horsham Football Club</p> <ul style="list-style-type: none"> a) Retain Horsham Football Club in its current location b) Relocate Horsham Football Club at Hilliers/Hornbrook Farm, with other associated development 	b	b	<p>The relocation of Horsham Football Club would have a positive effect by increasing economic activity in the area and also provide increased affordable housing.</p>

<p>Secondary Schools</p> <p>a) Safeguard land for a future secondary school in Southwater</p> <p>b) Do not safeguard land for a future secondary school</p>	a	a	It was recommended that a viability study be carried out on the need for a new school in this area, at present & 20 years into the future.
<p>Maintain the balance of services in town and village centres</p> <p>a) Resist change of use from retail to residential</p> <p>b) Allow retail properties to change use</p>	a	a	Allowing retail premises to change use would have an adverse effect on the vitality of town and village centres
<p>Expansion in Horsham to meet the identified long term need</p> <p>a) Provide a food store in the north –east of the town</p> <p>b) Meet the need through expansion of existing facilities</p> <p>c) Do not meet the identified need</p>	b	b	On the basis of this assessment the north-east of Horsham proposals set out in the Issues and Options document will not be included in the Preferred Options documentation.
<p>Evening Economy</p> <p>a) Encourage the evening economy</p> <p>b) Don't encourage the evening economy</p>	a	a	Options a and b were found to have positive and negative effects. On balance it was considered that encouraging the evening economy has more positive effects, but the need for a carefully worded policy was highlighted.
<p>Reducing demand for travel</p> <p>a) Reduce the need to travel by enhancing and locating development close to existing facilities</p> <p>b) Do not take into account travel needs when locating development</p>	a	a	
<p>Transport Hierarchy</p> <p>Should the priority for focussing transport services be: a) pedestrians, b) those with mobility impairments, c) cyclists, d) public transport users, e) commercial and business f) deliveries g) short stay car users and then h) long stay car users, or is another order more sustainable?</p>	a, d, c, b, h, e, f	a, b, c, d, e, f, g, h	It was noted the order may change if the assessment is weighted. This will be necessary for consideration as part of the preferred options, particularly in the case of the mobility impaired.
<p>Park and Ride</p> <p>a) Expand the number of park and ride sites to other entrances to the town</p> <p>b) If park and ride sites go ahead should they be at north-east of Horsham, Hilliers/Hornbrook Farm and part of the strategic allocation, or should there be a combination or phasing of these sites</p> <p>c) Do not expand the number of park and ride sites</p>	b	b (but not including north-east of Horsham)	Option b was assessed as the most positive option subject to further work on predicted future traffic flows and vehicle movements and the predicted usage. Further work led to the conclusion that development at the north-east of Horsham site is not appropriate at this stage.

<p>Employment Provision</p> <p>a) Accommodate 190,000m² employment land within Horsham District</p> <p>b) Accommodate some of the 190,000m² employment land in Crawley Borough, linked through the West of Crawley development</p>	a	To be determined as part of the Area Action Plan	Some of the employment land will be included in the West of Crawley development
<p>Existing Employment Sites</p> <p>a) Allow the conversion of employment sites to housing development</p> <p>b) Protect all employment sites from conversion to housing development</p> <p>c) Protect economically viable employment areas in BUABs.</p>	c	c	
<p>Affordable Housing</p> <p>a) seek 30% affordable housing on all developments</p> <p>b) seek 40% affordable housing on all developments</p> <p>c) vary the level of affordable housing depending on the size and location of the site</p>	c	c	It was recommended option c be carefully planned and monitored to ensure that adequate affordable housing is provided.
<p>Built-Up Area Boundaries (BUAB)</p> <p>a) use existing boundaries of built-up areas</p> <p>b) amend built-up area boundaries to include minor extensions suitable for development, curtilages of dwellings, and open space where their existing use can be protected.</p>	b	b	It was recommended that the environmental effects of each area proposed for inclusion in the BUAB be assessed and taken into consideration.
<p>Development West of Horsham</p> <p>a) Develop land (including Rookwood golf course) inside the A24 only</p> <p>b) Partial development south of Broadbridge Heath and land north of the Arun inside the A24 (not including the golf course) (1,250 homes)</p> <p>c) Full development south of Broadbridge Heath and land inside A24 not including the golf course.</p>	b	b	The assessment recommended that further investigation into the environmental constraints of the sites is undertaken, as some adverse impact can be mitigated through design and layout of developments.
<p>Development West of Crawley</p> <p>a) Develop Ifield golf course and landfill site areas</p> <p>b) Develop Ifield golf course or the landfill site area</p>	b	b	

<p>Small Site Allocations</p> <p>a) Locate small scale developments which are closest to facilities, have good transport links, have low ecological value and are not damaging to the landscape, and where local need for housing has been identified.</p> <p>b) Locate small scale developments which are closest to facilities, have good transport links, have low ecological value and are not damaging to the landscape</p> <p>c) Locate small sites randomly around the District.</p>	a	a	<p>The Council has followed option a as far as possible. There are some occasions where other sites have been brought forward to bring about a specific need.</p>
<p>Gypsy Accommodation</p> <p>a) Make no further provision for gypsy accommodation</p> <p>b) Allocate a further gypsy site and have a criteria based policy to meet needs thereafter</p> <p>c) Don't allocate a further gypsy site, but have a criteria based policy to meet needs</p>	All have positive and negative effects	Further work being undertaken	<p>The assessment of the options for provision of gypsy accommodation revealed a mix of positive and negative effects for each. It was recommended that further investigation be made into each of the options proposed.</p>
<p>Brownfield and greenfield developments</p> <p>a) Prioritise development of contaminated or derelict sites prior to gardens</p> <p>b) Develop a policy to protect the character of settlements in terms of density / loss of gardens</p>	a	Combination of a and b	<p>There are relatively limited numbers of contaminated and derelict sites in Horsham District and many are outside built-up area boundaries. The Council felt that in some areas there should be some protection of the existing densities and size of gardens to maintain the character of some developments in the District.</p>
<p>Design of development</p> <p>a) Do we encourage modern style of architecture</p> <p>b) or not</p>	Both have positive and negative effects	Further work undertaken on design issues	<p>Both a and b can have positive and negative effects. It was recommended that further work be undertaken on this issue especially in relation to urban design, townscape, streetscape and safety through design.</p>
<p>Flooding</p> <p>a) Do not develop in current floodplains</p> <p>b) Do not develop in likely future floodplains</p>	a	a, and b where possible	<p>Not developing in future floodplains is likely to be too prohibitive to development, and so may have negative effects</p>
<p>Resource Use and Pollution</p> <p>a) Develop policies which aim to improve the environmental quality of design including reducing waste and energy consumption, and prevent flooding</p> <p>b) Develop a specific policy on climate change</p> <p>c) Do not have a policy on climate change but incorporate the issue into more general thinking</p>	A combination of a and b	A combination of a and b	

ASSESSMENT OF THE CORE STRATEGY AND SITE SPECIFIC ALLOCATIONS OF LAND PREFERRED OPTIONS DOCUMENTS

- 1.16 Following the assessment of the LDF options, consultants appointed by the Council undertook a sustainability appraisal of the policies in the Preferred Options documents. They looked at how each of the policies would affect the various sustainability objectives. In addition, the cumulative effects of the different policies was considered.
- 1.17 In brief, the assessment of the Preferred Options found that the policies generally have positive effects when assessed against the sustainability objectives. The consultants made some suggestions as to how the sustainability of the different options could be further improved. Suggestions included clarification of wording, or identified issues which need consideration at a later stage, for example as part of a Supplementary Planning Document or Area Action Plan. The Council will address the wording of the policies when preparing the Submission Documents, and will undertake further consultation on any changes where necessary.
- 1.18 A summary of the results of the appraisal of the Preferred Option policies is set out in table three below.

Table three: Summary of findings of the assessment of the Preferred Options Policies

Preferred Option	Summary of findings	Action by HDC
General	Sustainable development is a major theme through out the LDF document. A definition could be usefully made in the supporting text.	To be addressed as part of work towards the submission draft
CP1	The policy will generally have a positive effect against the SA/SEA Objectives. Incorporation of a term such as environmental features could help enable consideration of features in addition to biodiversity.	To be addressed as part of work towards the submission draft. A Landscape character SPD will also help to address this issue.
CP2	This policy is generally positive in effects of the SA/SEA objectives. It is noted that the policy states enhancement as a main principle; however the measures stated do not generally require enhancement.	Consideration of enhancement measures to be incorporated into work towards the submission draft.
CP3	Overall, this policy ensures good design of new development and seeks to take into account a wide variety of measures that will lead to high quality developments in the District. The various measures for proposals to incorporate have an overall positive effect on the socio-economic sustainability objectives. In (b), the policy states that proposals should respect the character of the District in terms of the 'social activities in the area', amongst other elements. It is unclear exactly what this is referring to, and how an assessment would be undertaken.	Clarification of wording to be incorporated into work towards the submission draft.
CP4	This policy would have a positive effect on the SEA objectives relating to affordable housing, access to services and facilities, and economic growth. The effects on the environmental objectives are negative or unknown.	Mitigation of environmental effects to be addressed through site specific policies, area action plans and future design briefs.
CP5	This policy is generally positive when assessed against the SA/SEA objectives. There is concern that the policy could be interpreted as enabling all residential developments over 15 dwellings, providing they meet the appropriate affordable housing requirements and not accounting for impacts on surrounding area/character/amenity etc.	This core policy will not be used in isolation, and character issues etc will therefore be considered. Clarification of this will be considered as part of work towards the submission draft.

Preferred Option	Summary of findings	Action by HDC
CP6	The policy was generally positive, particularly against the economic objectives. There are some potential negative environmental effects with development in the strategic locations	Mitigation measures to be addressed as part of subsequent documentation (e.g. Area Action Plans)
CP7	This policy is generally positive when assessed against the SA/SEA objectives. Many of the environmental effects are unknown, as it would depend on site-specific issues.	Environmental measures to be further addressed & mitigated as part of subsequent documentation (e.g. Area Action Plan)
CP8	This policy is generally positive in regard to the SA objectives. The policy relates to a wide range of services and facilities, however policy CP8 a) only applies to facilities and b) only applies to recreational facilities and open space and an additional generic term may need to be used to encompass all services and facilities. Rewording may also help encourage improvement in accessibility to facilities and services and would therefore have an added positive effect on SA/SEA Objective 2.	Clarification of wording to be incorporated into work towards the submission draft.
CP9	This policy is supportive towards reducing inequalities between urban and rural parts of the District and in strengthening the rural economy and protect the environment.	
CP10	The need for social cohesion and integration is a key theme in sustainability terms and is one that can be met through the identification of needs of all sections of the community. The policy does not appear to place enough emphasis on how the variety of very specific needs identified will be taken into account for each development proposal and this could be a significant effect in terms of meeting the objectives of accessible homes and facilities for everyone.	Clarification of this will be considered as part of work towards the submission draft
CP11	This policy has a positive effect on the SA/SEA objectives. The policy could however be enhanced by including a section on maintenance and enhancement of the character of the retail frontages/areas.	This will be considered as part of work towards the submission draft
CP12	This policy has a positive impact on the economic sustainability objectives, but may lead to a slightly negative impact on social objectives connected with the quality of life of the residents of the District. There could also have some negative effects on the environmental objectives. The wording of the policy could be amended to help minimise impacts on the amenity of existing communities, for even on the character of the urban or rural area.	Clarification of wording to be incorporated into work towards the submission draft
CP13	<p>Overall this policy has a positive effect on socio-economic sustainability criteria. By improving the infrastructure network and locating development where there are choices in modes of transport available, this should in turn improve accessibility of homes, businesses and community facilities for residents.</p> <p>The only negative aspect may be in terms of inequalities between urban and rural areas, as development is more likely to be located within existing towns and larger villages.</p> <p>The wording giving preference to 'people' could be clarified to refer to 'pedestrians and cycling'.</p>	Clarification of wording to be incorporated into work towards the submission draft

Preferred Option	Summary of findings	Recommendations
AL1	This policy has an overall positive effect on the SA/SEA Objectives. There is no specific provision for alternative transport, flooding or resource efficiency of new development	Development will not necessarily occur within a BUAB if there are other policy considerations (such as flood risk) which mean development is not appropriate. Consideration of flood and resource issues has been undertaken as part of the BUAB assessment work and forms part of the evidence base.
AL2	Policy AL 2 sets the threshold for new development affordable housing provision an appropriate provision of affordable housing of 40% with an exception where there are overriding site constraints or site-specific issues. This will ensure that any environmental or other site-constraints can be taken into consideration. Overall the policy is neutral. Whilst affordable housing has a negative effect in 4 areas; land/townscape, soil, water and alternative transport, there should be a sliding scale approach adopted on a case-by-case basis for developments. Where there is not provision on-site for the affordable home target then off-site provision, with contribution from the developer, in areas of need should be considered to meet the 40% target.	Contributions to affordable housing will be addressed as part of further documentation on planning obligations.
AL3	The impact of this policy is generally positive and should result in both greater access to health, education, leisure and community facilities and to the promotion of a high and stable economy. In looking at residential sites individually, it should ensure that provision is made for both urban and rural areas, thereby helping to reduce inequalities. However, there are negative effects for soil, water and noise.	Mitigation of environmental impacts to be addressed on a site by site basis.
AL4	Generally a positive policy in regards to the SA/SEA objectives. It is noted that no hierarchy of development on previously developed land is provided to prioritise areas	A sequential approach to development on brownfield land forms part of the Core Strategy and does not need to be repeated.
AL5	Policy AL 5 generally has a negative effect on the majority of the environmental objectives but is more positive in social and economic objectives. These may be mitigated through the implementation of CP1, CP2 and CP3. Further work on future recreation needs for the area is recommended.	Policies CP1 -3 will help to mitigate environmental issues. The Horsham District PPG17 Assessment will help provide more information on the types of facilities needed.
AL6	The development of land west of Horsham and the associated road traffic works will have positive effect on SA/SEA policies that relate to the provision of affordable housing and the economy but will generally have a negative effect on the environmental objectives. These may be mitigated through the implementation of CP1, CP2 and CP3. Further work on future recreation needs for the area is recommended.	Policies CP1 -3 will help to mitigate environmental issues. The Horsham District PPG17 Assessment provides information on the types of facilities needed. Clarification of this will be considered as part of work towards the submission draft
AL7 -20	The site allocations have economic and social benefits, but have negative implications for the environmental objectives. These may be mitigated through the implementation of CP1, CP2 and CP3	Policies CP1 -3 will help to mitigate environmental issues. Further site specific considerations will also be necessary before planning permission is granted. Clarification of this will be considered as part of work towards the submission draft
AL21	Policy AL21 has a positive effect on the economic objectives and SA/SEA Objective 8. a) could be strengthened to ensure some positive effects/to prevent negative effects (for SA/SEA Objectives 4, 7, 12, and 13).	This will be considered as part of work towards the submission draft

AL22	This policy generally has a positive effect on the SA/SEA Objectives. Policy AL22 should be strengthened to ensure greater positive effects. This could include enhancement of the landscape features, a more specific policy on design, scale and form of development, and promotion of eco-design/zero emissions type exemplar development.	This will be considered as part of work towards the submission draft
AL23	This would have positive effects on the economy, but there are likely to be negative effects on environmental and social objectives	Work to mitigate these issues will be undertaken as part of work towards the submission draft
AL24	This policy would have positive effects on social objectives but could have a more negative effect on environmental and economic objectives.	Work to mitigate these issues will be undertaken as part of work towards the submission draft

2.0 BACKGROUND: SUSTAINABLE DEVELOPMENT AND THE SUSTAINABILITY APPRAISAL PROCESS

WHAT IS SUSTAINABLE DEVELOPMENT?

- 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 has developed four objectives to meet this aim. These are:
- Social progress which recognises the needs of everyone
 - Effective protection of the environment
 - Prudent use of natural resources
 - Maintenance of high and stable levels of economic growth and employment

SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

- 2.2 The need to contribute to sustainable development has been incorporated into a range of laws, guidance and advice. The Planning and Compulsory Purchase Act places a duty on Local Authorities to exercise their functions with a view to contributing to the achievement of sustainable development and the requirement for a Sustainability Appraisal (SA) is set out in Planning Policy Statement 12. In addition the European Directive 2001/42/EC, adopted into UK law as the “Environmental Assessment of Plans and Programmes Regulations 2004” requires that the environmental effects of certain plans and programmes, including land-use plans are taken into account.
- 2.3 The aim of the Sustainability Appraisal and Strategic Environmental Assessment (SEA) is to ensure that the Local Development Framework is as sustainable as possible. The process involves examining the likely effects of the plan, and considering how they contribute to environmental, social and economic well being. Where problems are identified measures to counteract them can be put into place. The process of undertaking a SA / SEA can therefore improve the overall sustainability of the plan being prepared.
- 2.4 The process of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are similar and has therefore been undertaken together. For ease of reference this document will refer to both processes as a Sustainability Appraisal. There are however some differences in the two processes and Table 4 sets out where the specific requirements of the SEA directive have been met in this report.

Table Four: Schedule of SEA requirements

REQUIREMENTS OF THE DIRECTIVE	WHERE / HOW COVERED
Preparation of an environmental report: taking into account current knowledge and methods of assessment, the content and level of detail of the plan, its stage in the decision making process, and the extent to which certain matters are more appropriately assessed at different levels the information to be given in the report is:	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Chapter 4 & Appendix 2
The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Chapter 5 & Appendix 3
The environmental characteristics of areas likely to be significantly affected	Chapter 5 and Appendix 3 (Appraisals of further documents will pick this up in more detail).
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 5 & 6 Appendix 3
Any existing environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 4, Chapter 7 & Appendix 2 and Appendix 4
The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and their interrelationships between the above factors.	Chapters 9, & Appendix 7 (chapters 10 and 11 will also address this)
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.	Chapters 9, & Appendix 7 (chapters 10 and 11 will also address this)
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 9
A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 12, Appendix 4
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	Set out in Chapter 3 and Appendix 1
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	Set out in Chapter 3 and Appendix 1
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	Not Applicable: documentation not

<p>following made available:</p> <ul style="list-style-type: none"> • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme in accordance with the requirements of the legislation • The measures decided concerning monitoring 	<p>yet adopted</p>
<p>Monitoring of the environmental effects of the plan or programmes implementation must be undertaken</p>	<p>Not Applicable: documentation not yet adopted</p>

3.0 METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL

- 3.1 The Sustainability Appraisal was started at the same time as preparation of the Local Development Framework began. The assessment process has been led by the Environmental Officer based in the Strategic and Community Planning Department, but has drawn on technical information and expertise from all members of the Department. The assessment has also drawn on advice and expertise from other departments of the Council and external organisations. In order to ensure that the Sustainability Appraisal process has been as independent from the policy making process as possible, consultants were employed to undertake the assessment of the preliminary plan options and the Preferred Options.
- 3.2 The process of Sustainability Appraisal has not been undertaken as a single continuous process; rather it has been iterative and continually updated. To date, the process of Sustainability Appraisal has taken place in three main stages which are as follows:
- Sustainability Appraisal: Identifying Issues and Targets – November 2003.** This publication set out the results of the first stages of collection of information about the District, plans and strategies affecting the LDF and proposals for sustainability objectives and indicators. This document was sent to other departments of the Council and external organisations for consultation.
- Sustainability Appraisal and Strategic Environmental Assessment of the Local Development Framework – Scoping Report June 2004.** This report set out in more detail the baseline data and plans and policies affecting the LDF. The report also identified sustainability issues affecting the District, and set out an updated set of sustainability objectives and indicators for comment. The document also set out the LDF options to be assessed to help inform which options would be progressed to the Preferred Options stage. This document was made available for comment as part of the Issues and Options consultation in June 2004. The Scoping Report was also subject to an independent review by consultants.
- Sustainability Appraisal and Strategic Environmental Assessment of the Local Development Framework – Draft Final Report February 2005.** This document sets the information previously included in the scoping report, as updated in response to comments on the Issues and Options Consultation Document and Scoping Report, and the independent review by consultants. This document also sets out the results of the preliminary assessment of the LDF options, and the more detailed assessment of the Preferred Options for the Core Strategy document and the Site Specific Allocations of Land document.

CONSULTATION

- 3.3 In undertaking the Sustainability Appraisal the Council has sought to include as wide a range of views as possible, and has therefore consulted with a range of external organisations as well as other departments within the Council. A full list of consultees is set out in Appendix One, but the consultation has included the statutory consultees required under the SEA regulations: The Countryside Agency, The Environment Agency, English Nature and English Heritage. The consultation process has been both formal, for example through the Issues and Options process; and also more informal, for example through telephone conversations and meetings with neighbouring Councils and other organisations such as the Sussex Biodiversity Record Centre.

- 3.4 The consultation on the Sustainability Appraisal – Identifying Issues and Targets document was less extensive than the Scoping Report. At this early stage the Council was seeking technical information that could be supplied by other Council departments of the Council and other organisations. The consultation was widened on publication of the Scoping Report and was made available to Parish Councils and was also made available to the general public.
- 3.5 Responses to the Identifying Issues and Targets documentation were received from English Nature, the Environment Agency, the County Archaeologist, the County Ecologist and the County Sustainability Officer. Internal comments were also received from Housing, Leisure and Building Services Departments. No comments were received from the Countryside Agency and English Heritage.
- 3.6 The responses set out new sources of baseline information and other plans and policies that will influence the LDF. The County Archaeologist highlighted the need for further inclusion of information on cultural heritage, and this was incorporated into the Scoping Report. It was also suggested that references to biodiversity be enhanced. The Scoping Report was updated as far as possible, but the amount of information included had to be balanced against social and economic issues. In addition some of the data on biodiversity was limited at a District level.
- 3.7 Written comments made on the objectives and indicators suggested that the objectives needed to be specific to the District rather than using those at a regional level. In response to this objectives were developed to reflect the local situation as well as taking into account the requirements of the higher level objectives. Other comments suggested indicators that could be used and, where possible, these have been incorporated. Indicators were not selected, however, if they did not easily link in to the planning process, as they would not provide a direct measure of the effects of the LDF.
- 3.8 Fewer written comments were received on the Scoping Report. Those that were received included comments from English Nature, the RSPB and Ashington and Coldwaltham Parish Councils. Informal comments were through a meeting with Crawley Borough Council. The comments from English Nature and Crawley BC have been incorporated into this document as far as possible. The remaining comments were not specific enough to enable the comments to be incorporated into the document, for example just stating their support for the SA.
- 3.9 Due to the lack of comments on the Scoping Report, consultants were commissioned to undertake an independent review of the document. Points raised included the need to update and enhance the baseline data, particularly in terms of the environmental information, and to include more detail on the methodology, and the selection of objectives and indicators and the LDF options. This advice has been incorporated into this report.

METHODOLOGY

- 3.10 The methodology for each element of the Sustainability Appraisal process to date is set out in more detail in the following paragraphs.

Plans and Programmes influencing the LDF

- 3.11 The main method of determining the plans and policies influencing the LDF was achieved by conducting interviews with the staff developing the LDF policies. Staff

were asked which plans and policies they had referred to at international, national, regional, county, district and a more local level when undertaking research on the different policy areas. They were also asked if they were aware of any areas of conflict. Other plans and policies were identified through consultation with other organisations. For this report the plans and policies were reviewed and updated taking into account changes in legislation, and the further suggestions made by the consultants and other local authorities. The information collected was set out in a table which identified the level and name of the document, its main aims, and the specific requirements in relation to the LDF.

Baseline Data

- 3.12 The baseline data was collected by reviewing a range of documents and data available to the Council. This included studies already undertaken by the Council such as the Horsham District Community Profile 2002. Other information included data available from the Office of National Statistics. Websites were a particularly valuable source of information on a range of issues, from local crime figures published by the Sussex Police, to water quality data on the Environment Agency web site. Sources of information made available or suggested by consultees were also used where applicable. Where possible the data was collected at a District level. Where this information was not available, county, regional or national data was recorded.
- 3.13 The data collected was grouped under three main topic headings – Environmental, Social and Economic. The data was initially presented in a prose form, but following the consultant’s review it was placed in table format. Information set out in the table includes any comparative data available, the current trend and any problems with data collection.

Sustainability Issues Facing the District

- 3.14 By examining the requirements of the plans and policies influencing the LDF, as well as findings of the baseline data issues affecting the District were identified. These were presented in the Identifying Issues and Targets and Scoping Reports and the views of other organisations sought. The results were fed back in to the next stage of the process.

The Sustainability Framework

- 3.15 Taking into account the sustainability issues, a range of sustainability objectives were developed. The objectives were devised in consultation with a range of organisations, for example becoming more specific following the comment that the regional objectives proposed in the Identifying Issues and Targets document were too broad. The draft objectives set out in the Scoping Report were further refined, taking into account comments made as part of the consultation and the review undertaken by the consultants. For example, the economic objective has been broadened into two, one of which focuses on the rural economy.
- 3.16 Indicators to measure the contribution the LDF makes to each objective were also drawn up as part of the Sustainability Framework. The indicators have been refined so that as far as possible they provide a direct measure of how the planning process contributes to each objective. A table was drawn up setting out each indicator, a target to be achieved, the source of data to be used, and any perceived problems with the indicator selected.

Compatibility of Objectives

- 3.17 The Sustainability Objectives were assessed against each other and the Local Development Framework Objectives, to determine their compatibility with each other. The aim of this process was to identify areas of potential conflict between the different aims of sustainable development and the aims of the LDF. Identification of these conflicts means that when assessing Local Development Framework plans and policies, possible ways forward to mitigate the conflicts can be found.
- 3.18 For each objective, its likely requirements or outcomes were identified and set out in a table with different objectives along a horizontal and vertical axis. This resulted in two outcomes set out in one box. From this, it was then possible to identify the likely compatibility of the two outcomes. These were assessed as being positive, negative or neutral. The neutral effect was given in instances where the objectives did not affect each other, or where positive and negative effects balanced out.

Identification and Assessment of Local Development Framework Options

- 3.19 There are several alternative ways that the Council could try to meet the objectives for the Local Development Framework. This fact led to the development of a range of Local Development Framework 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. Preliminary options were set out in the Scoping Report and, following consultation and the independent review by consultants they were further refined. The options were set out in a table explaining reasons for their selection, as well as explaining why certain options have not been chosen.
- 3.20 Independent consultants tested the LDF options against the Sustainability Objectives in an assessment matrix. The following criteria were used to describe the likely effects:

+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown
+?	The effect of this option is unknown but is probably positive towards the SA/SEA objectives
-?	The effect of this option is unknown but is probably negative towards the SA/SEA objectives
X	This sub-option has no effect on the SA/SEA objectives

The results from the assessment matrix were summarised and recommendations made as to which options have the most positive effects. Recommendations were also made as to how the options could be improved and where further work is needed. The Council has reviewed these results and incorporated them as far as possible in the Preferred Options.

Assessment of the Preferred Options for the Core Strategy document and Site Specific Allocations of Land document

- 3.21 Following the assessment of the possible Local Development Framework Options, the Core Policies and site specific allocations of land were also assessed against the sustainability objectives. This assessment was again undertaken by independent consultants. Possible effects were considered in the short, medium and long term and consideration was given as to how this would affect each sustainability objective. The effects were then given an overall score, as set out in the table below.

+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown .
X	This sub-option has no effect on the SA/SEA objectives

The assessment also included consideration of the cumulative and synergistic impacts which would result from a combination of the different policies acting together, as well as consideration of the significance of the impacts.

4.0 THE LOCAL DEVELOPMENT FRAMEWORK

- 4.1 Before undertaking a Sustainability Appraisal, it is necessary to have an understanding of what a Local Development Framework (LDF) is and the context in which it is being produced in Horsham District. This chapter provides a brief introduction to the Horsham District LDF process, including its aims and objectives. More detail is provided in the Preferred Options documentation which this report accompanies.

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 4.2 The Horsham District Local Development Framework will set out the Council's vision for future spatial development in the District. The LDF will comprise a folder of documents, at the heart of which is the 'The Core Strategy'. This document will set out the overall vision for future development in the District and provides the basis for more detailed documents in the folder. These will include:
- Area Action Plans – which set out the policies for areas of major change
 - Site Specific Allocations of Land
 - Generic Development Control Policies

In addition to these documents, the Local Development Framework will contain a variety of non-statutory Supplementary Planning Documents providing more detailed guidance on specific policies.

VISION, AIMS AND OBJECTIVE OF THE LOCAL DEVELOPMENT FRAMEWORK

- 4.3 The Horsham District Community Partnership has set out the following vision for the District as a basis for the Community Strategy:

“A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life.”

The LDF will be the spatial representation of this strategy and has therefore adopted this vision.

- 4.4 In order to meet this vision, the Local Development Framework has developed a range of aims. These can be briefly summarised as follows:
- Maintain and enhance the role of Horsham town.
 - Protect the distinctive character of settlements within the District, whilst allowing for appropriate levels of growth where necessary in order to meet local needs.
 - Protect and enhance the diverse character of the countryside within the District.
 - Ensure development is sustainable and contributes to the needs of the community, either within specific settlements or within the District as a whole.
 - Balance the requirements of improving accessibility to the community whilst minimising any adverse impact this may have.
 - Create a climate enabling enterprise, public sector interest and public sector involvement.
 - Maintain and enhance the provision of high quality leisure and cultural facilities.
 - Plan positively in order to address the issues facing the District and to meet local needs.

4.5 To meet these aims, a range of objectives have been developed for the Local Development Framework. These are briefly set out below:

- 1) **To protect and enhance the distinctive character of the District**
- 2) **To balance the need for protection of the natural environment and historic heritage of the District with need to allow the continued evolution of both the countryside and the character and environment of settlements**
- 3) **To meet the diverse needs of the communities and businesses in the District**
- 4) **To protect and enhance community leisure and recreation facilities, and to assist in the development of appropriate tourism and cultural facilities**
- 5) **To enhance the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District**
- 6) **To seek to provide choice in modes of transport wherever possible**
- 7) **To ensure the provision of a sufficient number of dwellings to meet the identified requirements specified by the West Sussex Structure Plan 2001-2016**
This includes ensuring there is an appropriate mix of types and sizes of dwelling and addresses affordable housing need.
- 8) **To provide for business and employment development needs, particularly for existing local businesses**
- 9) **To ensure that new development in the District is of high quality**

4.6 More detail on the vision and objectives of the LDF is set out in The Core Strategy Preferred Options documentation.

PLANS AND PROGRAMMES INFLUENCING THE LDF

4.7 The policies and plans contained in the Local Development Framework have been influenced by a wide range of other plans and strategies, ranging from international and national guidance to those at a more local level such as the District Community Strategy. A requirement of the Sustainability Appraisal and the SEA legislation is that the plans and programmes which have influenced the LDF are identified, together with any potential constraints, conflicts and synergies that may exist.

4.8 Appendix Two provides an outline of the plans and strategies that influence the policies and strategies in the LDF. Whilst every attempt has been made to ensure that it is as complete as possible, it should be noted that it is not completely exhaustive. The Appendix also attempts to identify where there are constraints, conflict and synergies between different plans and strategies affecting the LDF documentation. Where such issues have been identified the precedence of the plan or programme has been considered. A summary of the plans and programmes influencing the LDF is set out in the following paragraphs.

- 4.9 There is a hierarchy of documents which affect the LDF. These start at an international level, moving down through national, regional, county, district and more local levels. Generally where there are conflicts between the different levels of documentation, the higher level document takes priority.
- 4.10 There are a range of international plans and programmes which influence the LDF, including the Convention on Biological Diversity and the Kyoto Protocol. Most of these international programmes have now been interpreted at a national level and incorporated into guidance at this level.
- 4.11 One of the main influences on the content of the LDF is national planning guidance. Planning Policy Guidance notes (PPGs) and their successors, Planning Policy Statements (PPSs) set out the Government's strategy for development on a wide range of issues, including housing, the economy, transport and the environment. Requirements set out in PPGs and PPSs that are of particular relevance to the Horsham District LDF include:
- re-using previously developed land within urban areas before considering the release of greenfield sites;
 - reducing reliance of the use of the car;
 - ensuring that retail development is in town centres rather than in edge of town locations;
 - the need to ensure a vibrant rural economy;
 - the need to protect the character of the countryside, including biodiversity and cultural heritage.
- 4.12 The Government has also prepared Regional Planning Guidance (RPG9) which sets out the overarching framework for the preparation of development plans in the South-East. In addition to setting out policies which provide a regional dimension to the national planning policies, it sets the housing requirement for West Sussex for the period until 2016. In addition to the Regional Planning Guidance some more detailed regional policy documents have been published in relation to transport, tourism and renewable energy. Guidance has also been produced at a regional level providing advice on undertaking urban housing potential and housing needs surveys.
- 4.13 The main strategy which has influenced the development of the Local Development Framework at the county level is the West Sussex Structure Plan 2001 -2016. This document sets out the broad framework for development within the County. The policies in this document aim to ensure that development helps provide for local needs and supports the rural economy. It is also intended that development be sited in such a location that it reduces the need for car travel and that development does not occur where it would harm the natural, historical environment or the landscape character of the County. The document also sets out the requirement for the District to accommodate 190,000m² of employment floorspace and 9,335 dwellings, of which 2500 are to be accommodated west of Crawley and 1000 west of Horsham.
- 4.14 At a District level a key strategy influencing the LDF is the Community Strategy prepared by the District Local Strategic Partnership (The Horsham District Community Partnership). It aims to co-ordinate the activities of the public, private, voluntary and community sector organisations in trying to achieve an agreed vision for improving the economic social and environmental well-being of Horsham District. The Local Development Framework will provide a spatial expression to the elements of the community strategy (as expressed in the action plan) which relate to the use and development of land.

- 4.15 At a more local level there are other documents such as village design statements and parish plans which influence the LDF. These set out the aspirations and needs of different parishes and communities. Where needs are identified the planning process can help to meet these requirements, for example by working with communities to provide affordable housing sites and community facilities.
- 4.16 The different plans and strategies influencing the LDF raise a series of challenges and requirements that the Council must try to address. One main challenge is the need to accommodate development whilst ensuring that there is protection of the built and rural character of the District. For example, diversification schemes and businesses in rural areas have the potential to increase traffic and more buildings could adversely affect the undeveloped nature of the countryside.
- 4.17 The level of housing that the County Structure Plan has identified for development within the District conflicts with many village strategies and plans, which often prefer no, or a small amount of housing to meet local needs. The Council cannot affect the overall number of houses that must be accommodated, or the broad area of the strategic locations, but it is working with local communities to ensure that the housing meets local needs as far as possible.
- 4.18 The need for housing to be accommodated as far as possible on previously developed land is also another potential source of conflict. Horsham District has a relatively low level of derelict and contaminated sites, which has led to pressure on existing employment land. This could potentially lead to settlements becoming predominantly housing dominated 'dormitory towns.' Also, new employment sites may end up being built on greenfield land, which would negate the benefit of using previously developed land for housing. The Council has tried to balance these competing requirements when developing the Core Strategy.

5.0 THE BASELINE

- 5.1 Before any appraisal of how policies in the Local Development Framework documents contribute to sustainable development is undertaken, it is important to have an understanding of the District as it is today, together with how this may change in the future without an LDF. This information or 'baseline' data provides the basis for identifying sustainability issues affecting the District, and most likely to be affected by the LDF, as well as helping to inform the sustainability framework, and predicting and monitoring effects of each Local Development Document.
- 5.2 The baseline information collected for Horsham District is set out in Appendix 2. At this stage the data has been collected at a District scale, as the LDDs under preparation cover the whole District. It is acknowledged that more detailed baseline information will be necessary for other LDDs. The information has been grouped under three main headings: Economic, Social and Environmental Issues. Where appropriate the headings have been subdivided into different topics, including those specifically identified in the SEA regulations. The tables in Appendix 3 set out the current data available as well as any comparisons that exist, for example with other Districts. The data also includes trends and targets where these are known, and makes note of any problems with the information, such as where it is missing or incomplete. A summary of the key findings is set out below.

HORSHAM DISTRICT – GENERAL CHARACTERISTICS

- 5.3 Horsham District is situated in the south-east region of England, in the County of West Sussex. Covering an area of 530km² (205 square miles), the District is predominantly rural in nature. Villages and small market towns are dotted across the District, with the biggest urban area being the historic market town of Horsham.

SOCIAL ISSUES

Population

- 5.4 At the time of the 2001 census the population of Horsham District was 122,087. It has risen significantly in the last 30 years, mainly as a result of residential development and associated in-migration. (Office for National Statistics [ONS]). Projections by West Sussex County Council suggest that by 2011 the population of the District is likely to be around 134,900. This takes into account the expected level of new housing.
- 5.5 The District currently has as a relatively large working age population, with 59.8% of the population aged 16-64. (ONS mid year estimates). The population is, however, ageing.

Housing

- 5.6 At the 2001 Census, there were 50,037 households in Horsham District. 79% of these households own their properties. Just 1% of properties were classified as being classified as unfit for habitation. (ONS). The cost of owner occupied houses has risen steadily since 1998 and the average property price in the District between April and June 2004 was £254,114. This is a 50% rise from the same period in 2003 when average prices were £169,389. (HM Land Registry)

- 5.7 In 2003, Horsham District Council undertook a Housing Needs Survey to assess the number of people in need of affordable housing. The assessment estimated that there was a need for an additional 7,496 additional affordable homes in the period to up to 2011. This equates to a need for 937 new affordable homes each year.

Social Inclusiveness and Deprivation

- 5.8 The Index of Multiple Deprivation gives a useful indication of the level of deprivation in the District. It provides an overall measure of how deprived a community is by scoring a wide range of issues, including Employment, Health, Education, Housing and Crime. Overall, levels of deprivation in the District are very low, with only 14 Districts across the UK less deprived. (Index of Multiple Deprivation, ODPM, 2004)
- 5.9 Despite very low levels of deprivation in the District as a whole, there are areas where deprivation exists. The indices of multiple deprivation have been broken down into 'Super Output Areas' which are below ward level in size. These figures show that certain areas within Billingshurst and Shipley, Steyning and Chantry, Horsham Park and Roffey South wards are more deprived than other parts of the District, although they are still less deprived than the national average. (Index of Multiple Deprivation, ODPM, 2004)
- 5.10 The index of multiple deprivation provides important information relating to certain types of deprivation in the District. However, little other information is available, particularly at a more in depth level, and ways to locate, measure and resolve deprivation need to be found over the coming years. Deprivation issues that have been identified recently include the lack of access to facilities for those without a car. Many young people are not able to reach the facilities they would like (Horsham District Council Youth Strategy 2003) and in some rural villages, families have problems accessing child care. (Horsham District Community Profile 2002). A further deprivation issue is fuel poverty. In 2003 8.8% of the households in the District were classified as being in fuel poverty. These are households which need to spend in excess of 10% of their income to heat their home adequately. (House Condition Survey 2003).

Education

- 5.11 The District has a range of Local Authority schools including 45 primary schools, 5 secondary schools, one nursery, and one special needs school. Many of the primary schools are in rural areas, and although they are generally flourishing due to their popularity with parents who are attracted to rural areas to live and work, the future viability of some rural primary schools may still be at risk, as the population of school-aged children is predicted to fall slightly between 2002 and 2007. Although primary school provision itself is generally good, before / after school provision and holiday care for 5 -8 year olds is limited (Horsham District Community Profile 2002).
- 5.12 On leaving school, 75.7% of pupils enter further education. Of the remainder, most enter employment (13%), and relatively few are unemployed. (Horsham District Community Profile 2002).
- 5.13 Amongst the working age population, 23.3% has a qualification of NVQ level 4 or above. This is slightly higher than the county average of 19.0%. (ONS Census 2001). Notwithstanding this, approximately 18% of the adult population have poor literacy and numeracy skills. In Roffey and Sullington wards this percentage exceeds 21% which is higher than the county average. (West Sussex Learning Partnership 2001).

Community Safety

- 5.14 Horsham District is generally a very safe place to live. Recent figures show that overall crime rates are 4.71 incidents a month per 1000 residents.(Sept 03 to August 04) This is a slight increase on 4.14 per 1000 residents figures from the same period in 2002-03. Violent crime has also increased slightly but burglary and vehicle crime has reduced slightly. (Sussex Police)
- 5.15 Although the level of crime in the District is very low, fear of crime is still an issue. Parish Plans reveal that this fear is a particular concern in rural areas, especially as police operations are now increasingly concentrated in larger centres. Community Wardens have been recruited in some villages to try to counteract this problem (Horsham District Community Profile, 2002).

Health

- 5.16 Overall, the health of Horsham District's residents is good. Life expectancy is 78.9 for men and 82 years for women. This is higher than the national average of 75.1 for men and 80.0 for women. (Horsham District Community Profile 2002) In the 2001 Census only 5.7% described their general health as 'not good'. This is lower than the county average of 9.2%
- 5.17 Although levels of health are generally good, there is pressure on many of the GP surgeries in the District, some of which are now not currently able to take on any further patients. Work is however underway to expand and improve many surgeries in the District. There are no acute hospital services located in the Horsham District, so residents have to go to hospitals in Redhill, Worthing, Chichester or elsewhere.

Leisure and Recreation

- 5.18 Horsham District Council recently commissioned a study to assess the level of provision, quality and accessibility of open space, sport and recreation facilities in the District. (Horsham District Council PPG17 Open Space and Sport Assessment). The draft report concluded that the overall quantity, quality and accessibility of sites are good, although there are some deficiencies in smaller settlements.
- 5.19 The report identified a requirement for more allotments, an additional artificial turf pitch, some play areas, bowling greens, tennis courts and youth activity areas. A further problem was the lack of accessibility to village halls for wheelchair users. It was recommended that, where possible, priority should be given to enhancing existing facilities.
- 5.20 Tourism forms a part of the cultural and leisure aspects of life in Horsham District. At this stage, limited information is available, although further research will be undertaken as part of the preparation of the Local Development Framework and the Sustainability Appraisal process.

Transport

- 5.21 Most households in Horsham District own a car, with 47.7% of households owning two or more. Only 10 other authorities have a higher level of two car ownership. Public transport in the District is fairly limited, with one rail route through the District linking the Arun valley to the south coast and London. Bus services in the District are reasonably good in Horsham itself, but in rural areas services are often infrequent. This is reflected in the figures from the 2001 census which show that just 1.9% of the working population travel to work by bus.

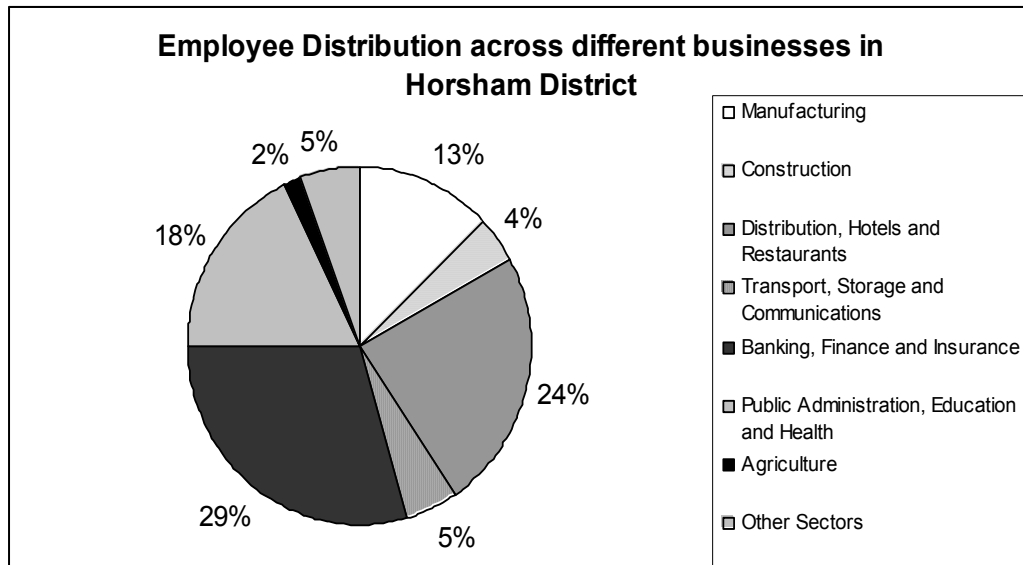
- 5.22 At the time of the 2001 census, most people in the District used their car in order to travel to work, (64%). Of the remainder, 9% walk with just 5.6% of the population using public transport (bus and train) to travel to work (ONS, 2001 Census). This is one of the lowest percentages of people using public transport to get to work across all Local Authorities in England and Wales.
- 5.23 In future years, studies show that as the population of the District continues to grow, the amount of traffic in Horsham District is expected to increase significantly, perhaps by as much as 37% (Travel in West Sussex, WSCC, 2000).

ECONOMIC ISSUES

Material Assets

- 5.24 Horsham District has a diverse economy. The most common business sector is banking, finance and insurance. A breakdown of employment in the different sectors is set out in Figure 1 below.

Figure One



Source: Nomis

The overall distribution of business sectors in Horsham District disguises the differences between the North and South of the District. For example, in the north of the District, the industrial and commercial sector is common, whereas the south of the District has a more rural economy. (Horsham District Community Profile)

- 5.25 Overall, unemployment is low (0.9% in September 2004), which is well below the county and national averages of 1.1% and 2.2% respectively for the same period. (WSCC Unemployment Statistics).
- 5.26 The average weekly income for residents in the District is £591.50. This equates to an annual salary of £30,758. (Nomis 2004). The figure disguises the fact that there is a major gap between well and poorly paid work.

- 5.27 The retail sector forms an important part of Horsham District's economy. It employs around 15% of the workforce, (ONS 2001 Census) and also meets residents' everyday needs. Horsham town was recently assessed as part of the Horsham District Retail Health Check, and was considered to be a vital and viable town centre with a good range and choice of facilities.
- 5.28 The retail health check also found the main villages in the District have a good provision of retail services, with a main high street food retailer supplemented by specialist stores and service units. This balance of shops will need to be carefully monitored to ensure that there is no decline in the retail mix, which could harm the vitality of the villages.

ENVIRONMENTAL ISSUES

- 5.29 Environmental information that has been collected in Horsham District is very wide ranging. It covers issues such as landscape, nature conservation and pollution. Environmental information is often more complex than other data collected about the District. It can be hard to collect within administrative boundaries; wildlife for example moves from place to place. Data also tends to be gathered at certain points rather than collected across a whole area. For example, air quality is measured from specific locations, whereas in the case of employment figures they are collected for villages, wards and towns.

Cultural Heritage

- 5.30 Horsham District has a rich and varied heritage ranging from prehistoric sites to Roman roads, Anglo-Saxon settlements, the remains of the Wealden iron working industry and many timber framed buildings. The importance of many of these sites has been recognised with 19 archaeological sites given legal protection as Scheduled Ancient Monuments since 1992.
- 5.31 As well as Scheduled Ancient Monuments many more sites have been designated locally as archaeologically sensitive areas. In addition to these sites, over 1700 buildings have been designated as listed buildings, and 37 Conservation Areas are designated for their 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

Biodiversity, Flora and Fauna

- 5.32 Horsham District has a wide variety of life or biodiversity. Around 8% of the land area is designated for its importance in nature conservation terms. This includes 23 Sites of Special Scientific Interest (SSSIs) which are areas of national importance for nature conservation or geology, and 69 Sites of Nature Conservation Importance (SNCIs) which are designated by West Sussex County Council. The condition of SSSIs has recently been assessed, and across West Sussex 83.3% are in a favourable or recovering position. The District also has one SPA which is an international site of importance for birds.
- 5.33 Outside the designated sites, the District supports a range of important habitats and species. Habitat types include heathland, woodland (including ancient woodland), grassland and grazing marsh. Available data indicates that these habitats are declining with, for example, 30 hectares of heathland lost in West Sussex between 1981 and 1996. Species decline is also of concern; in the south-east, wild bird populations declined by 13% in total, with woodland birds declining by 29% and farmland birds by 38%. A more local survey of swift numbers shows the same

pattern; a survey carried out in the southern part of Horsham District in 1970 and again in 1999 found that the number of birds had declined from 137 to 68, representing a reduction of 49%. (www.susos.org.uk)

Landscape

- 5.34 The landscape and biodiversity of Horsham District is very varied. 21% of the land area has been designated as a nationally important Area of Outstanding Natural Beauty (AONB). There are two AONBs in the District; the High Weald situated in the north-east of the District, and the Sussex Downs situated along the southern boundary. Work is currently ongoing to designate the South Downs as a National Park.
- 5.35 Due to historical patterns of land-use, much of the landscape of the District is heavily wooded, some of which has been present for several hundred years. These areas of woodland are important in landscape terms and also for their species assemblage. Many of the larger areas of this old woodland in the District have been formally classified as ancient woodland by English Nature.
- 5.36 In a recent study of the landscape of the District, 32 separate character areas have been identified. (Horsham District Landscape Character Assessment 2003). The condition of the landscape is declining in 17 of these areas, particularly those nearest to settlements. The study also revealed that 21 of the character areas are highly sensitive to change.

Soil

- 5.37 The earth itself is an important asset to Horsham District. It is important in agricultural terms, and in terms of the raw resources it contains. Within Horsham District sand, gravel and clay are important resources. Former mineral working sites are now often used as landfill sites for the disposal of waste.
- 5.38 It has been recognised that it is important to use land as efficiently as possible, for example by developing brownfield (previously developed) land before greenfield sites. Between 1st July 2003 and 30th June 2004, 83.3% of all development took place on previously developed land. The Council is also working towards returning vacant dwellings into occupation.
- 5.39 As a result of a variety of activities, land can become contaminated and threaten human health and the environment. Relatively little is known about the extent of contaminated land in the District, but following legislation which came into force in 2000, the Council has outlined, and is undertaking, an inspection strategy to identify contaminated land in the District. This process will be continuing until 2006.
- 5.40 Recycling waste can help minimise the need for raw resources and landfill / waste disposal sites. In 2003/4 23.4% of domestic waste was recycled. This is an increase from 12.87% the previous year following a new waste collection scheme. Recycling rates are predicted to increase further as the scheme is rolled out across the whole of the District.
- 5.41 There is always a certain amount of waste that has to be disposed of permanently. Most of this waste currently goes to landfill sites but alternatives to this may have to be found in the future, as there is currently less than 10 years of landfill space available.

Water

- 5.42 Within Horsham District, the water quality of rivers is generally good and has been so since the early 1990s. The biological quality of rivers is slightly better than the chemical quality (Environment Agency).
- 5.43 The use of water in Sussex is rising, with customers of Southern Water using around 160 litres of water a day (Southern Water www.southernwater.co.uk). This is an increase of 50% compared with water use 25 years ago.
- 5.44 Around 2750 properties within Sussex are at risk from flooding. Data is not currently available as to how many properties are at risk at a District Level.

Air

- 5.45 The assessment of air quality in the District is required by the Environment Act 1995. Assessment and modelling of a wide range of air pollutants in the District showed that concentrations were unlikely to exceed specified threshold levels at which damage to health is considered likely. Horsham District Council does not therefore need to declare any Air Quality Management Areas. Air Quality objectives have however been exceeded for levels of PM10s in the Pondtail Road area of Horsham town. (HDC Air Quality Assessment).
- 5.46 Noise (defined as unwanted sound) levels are also generally low in the District. During 2001, a large proportion of the total noise complaints received by Horsham's Environmental Health Department involved noise from residential properties, specifically from neighbours and dogs.

Climatic Factors

- 5.47 Climate change is one of the biggest issues facing the District today. Global temperatures are increasing as gases such as carbon dioxide and methane trap heat from the sun in the earth's atmosphere. Five of the six warmest years in the UK have been recorded since 1990, and there has been an average increase in temperature of 1°C since 1900 (ONS).
- 5.48 Overall emissions of greenhouse gases have fallen 10% nationally since 1990. However there has been a large increase in the emission of greenhouse gases from transport in the same period and domestic oil consumption has also risen 5% in the last 30 years (ONS).
- 5.49 To help reduce reliance on fossil fuels, renewable sources of fuel consumption can be used for energy production. To date however just 0.65% of energy is produced from renewable sources in the south east.

6.0 SUSTAINABILITY ISSUES IN HORSHAM DISTRICT

- 6.1 From an analysis of the plans and programs and the baseline data for the District, it is possible to identify the key sustainability issues which are facing the District. These issues have been identified through discussion with other departments of the Council, statutory consultees and key organisations such as English Nature, the Environment Agency and West Sussex County Council and through consultation on the Issues and Options document published in June 2004.
- 6.2 The key issues are set out in the box below and discussed in more detail in the following paragraphs. The issues have been grouped under the Government's four key aims of sustainable development. It should be noted that some of the issues are cross cutting in nature and could be placed under more than one category, but for ease of discussion have been placed under one section only. It should be noted that not all the issues identified can be directly influenced by planning, but have been taken into account as far as possible when formulating policies.

SUMMARY OF KEY SUSTAINABILITY ISSUES FACING THE DISTRICT

- 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 in 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 raw resources, including fuel and water
- The need to continue to recycle, and the problem of fewer disposal options
- The need to maintain the high and stable economy
- The need to enhance the economy in rural areas
- The need to maintain and enhance town and village centres

SOCIAL PROGRESS WHICH MEETS THE NEEDS OF EVERYONE

- 6.3 The provision of housing is a very important issue facing Horsham District. The baseline data reveals that there is a shortage of non-market housing for those who need it, and in addition, house prices are much higher than average incomes, which make it difficult to buy homes. To try to address the problem of high house prices, preliminary work has been undertaken to investigate the provision of housing for 'key workers' (people who are employed in vital occupations in the public sector but cannot afford market housing). In future years, provision of this type of housing may become a more common feature of housing developments.
- 6.4 Settlements in Horsham District will have to grow in order to meet the Government's requirements for housing in the area. Government guidance places an emphasis on providing this development on previously developed land prior to greenfield sites

being developed. Any development is also expected to be at a high density to reduce the overall land take.

- 6.5 Another key sustainability issue is access to facilities. Whilst levels of health, education and recreational facilities are generally high, there are people in the District, particularly the young and those in rural areas, who have limited access to transport which can make it difficult to reach services. The Local Development Framework will need to ensure that facilities are provided in areas of population growth, and that they are accessible to all. The LDF also needs to ensure that facilities are capable of meeting the changing needs of the population as it ages.
- 6.6 Horsham District has very high levels of car ownership compared with most other Districts / Boroughs in the UK. The need to travel by car is currently exacerbated by the lack of public transport, particularly in rural areas. Transport can contribute to climate change, and as noted above the lack of access to transport can lead to difficulties in reaching health care, leisure and recreation, education and even employment sites. This has the potential to result in social inequality. Horsham District Council is trying to encourage the use of other forms of travel other than the private car, for example by ensuring that development is close to public transport routes.
- 6.7 The baseline data revealed that although crime rates in the District are low, fear of crime is an issue. Planning has a role to play in ensuring that crime levels remain low; for example, by ensuring the design and layout of new developments does not encourage crime, and by providing youth facilities which may perhaps reduce the occurrence of antisocial behaviour.

EFFECTIVE PROTECTION OF THE ENVIRONMENT

- 6.8 Horsham District has an attractive and varied landscape, and a wealth of biodiversity, some of which is considered nationally important. It also contains several attractive settlements. There is potential for change to the character of the landscape and townscape to be affected by development, farming diversification schemes, and also climate change, where different species / crops may displace those which can currently thrive in the area.
- 6.9 It is hoped that adverse effects on landscape and biodiversity can be limited by increasing the amount of development on brownfield land. This helps to reduce the pressure on greenfield sites, which may well have a high landscape and biodiversity value. However, some care is needed when developing brownfield sites as there have been instances where brownfield sites are home to important plant and animal species. In addition, further residential development on such sites has the potential to alter the mix of building types in villages and towns.
- 6.10 The District also has a very varied historical environment. The historical and built heritage of the District is finite, and pressure for development and change in the District has the potential to adversely affect archaeological sites, or the features and character of historical buildings and areas. This Council is keen to ensure that the effects of development on the District's heritage are adequately assessed, minimised or where necessary mitigated.
- 6.11 Climate change is one of the key sustainability issues which faces the District. Development, increased car use and energy consumption all lead to the emission of greenhouse gases. Effects from global warming are difficult to predict, but changes could affect the landscape as different crops may have to be grown to cope with the

new climatic conditions. Habitats may also change; ponds could dry out, or species that prefer a cooler climate may be forced further north. Climate change may also have an impact on the economy as increased flooding and extreme weather events may have implications as to where businesses are able to locate and will also affect the goods and services that are required. Climate change is also likely to have an effect on social issues. For example, leisure activities may change with people spending more time out of doors in summer. This could perhaps lead to increased problems in terms of noise impact on neighbours.

- 6.12 As climate change is now to a certain extent inevitable, future development will need to adapt to a changed climate, as well as incorporating measures to ensure that the amount of greenhouse gases that are produced are reduced. Buildings will need to be built to withstand warmer summers and more severe weather events. Measures to reduce the production of greenhouse gases will require better energy efficiency measures, reduced travel and energy generated from renewable sources.

PRUDENT USE OF NATURAL RESOURCES

- 6.13 Water consumption in the south-east has risen continuously over the last twenty-five years. As the south-east is one of the driest regions of the country the amount of available water has the potential to be less than the actual demand. Development is likely to increase water demand further as well as affecting the frequency of flooding. Water cannot easily enter the soil where there is a large amount of man-made surfaces such as concrete, tarmac and so on. This can increase rain water run-off and lead to flash flooding.

- 6.14 Development also requires the use of raw resources and energy, and in addition generates waste. This can contribute to global climate change through the consumption of fossil fuels and also uses these valuable non-renewable resources, as well as placing pressure on waste disposal sites.

- 6.15 In order to reduce the pressure on natural resources, the design of development will be important. It can help conserve water and energy and enhance the rates of recycling. The design of development can also help reduce the need for travel and design out crime.

MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH

- 6.16 As shown in the baseline data, the economy of the District is generally good, with low unemployment levels. It needs to be ensured that this can be maintained in the future. Although difficult to predict, future problems could include skills shortages, where the local employment market is not large enough to enable existing businesses to expand, or for new businesses to locate in the area. This skills shortage could also lead to a large influx of workers to the area, particularly if the development of a second runway at Gatwick Airport goes ahead.

- 6.17 In the south of the District the economy is more vulnerable due to the decline in the agricultural sector, as well as the traditionally low incomes in this sector. There is support for diversification schemes to try to assist this problem, but at the same time these schemes have the potential to affect the character of rural areas, for example through increased traffic, new buildings and so on.

- 6.18 Many of the goods and services that the community requires are provided in the District's shopping areas. At the current time food and other basic needs are met within the villages in the District, with Horsham town centre providing a larger range

of goods and services. The vitality of some village centres is under threat through pressure for conversion to residential dwellings, and from pressure from national businesses that are able to afford higher rents. The LDF will need to ensure that the retail balance of towns and villages is retained.

7.0 THE SUSTAINABILITY FRAMEWORK

- 7.1 In order to assess the contribution that the plans and policies in the LDF make to sustainable development, a range of sustainability objectives and indicators have been developed. The sustainability objectives are distinct from the LDF objectives which aim to deliver the spatial vision of the District. The indicators set out how progress towards achieving sustainable development will be measured once the Local Development Documents have been adopted.

SUSTAINABILITY OBJECTIVES

- 7.2 The Sustainability Objectives have been developed taking into account the range of documents, plans, policies and guidance influencing the LDF strategy. This includes the higher level objectives at local to international levels. The objectives have also drawn on the baseline data and key sustainability issues identified and discussed in the previous chapter. The objectives have also been devised in consultation with a range of organisations as well as taking into account the views of the wider public. Key stakeholders were asked for their views on possible objectives in a preliminary consultation in winter 2003. Draft objectives were developed in light of these comments, and consultees were asked for further views on the draft objectives as set out in the Scoping Report (published June 2004). The responses to the Scoping Report and the Issues and Options Consultation and the results from the consultant's review of the Scoping Report have been taken into account when refining the draft objectives.

SUSTAINABILITY INDICATORS

- 7.3 In order to measure the Council's progress towards achieving the Sustainability Objectives a series of indicators have been developed. As with the Sustainability Objectives they have been drawn up in consultation with other departments of the Council, and a range of other organisations including statutory consultees and other Authorities.
- 7.4 The indicators selected have been chosen so that as far as possible they measure outcomes that are directly attributable to the plans and policies in the Local Development Documents. This has not always been possible, and it may be that the indicators will need to be reviewed and amended as more data becomes available. The indicators may also need to be amended for the Area Action Plans which will be emerging in due course, as these plans will be more specific in nature than the broad policies currently being formulated. At this stage some difficulties still exist with collecting the indicator information, including a lack of current data at a local level and the need to set up a monitoring programme.
- 7.5 Further details about the chosen objectives and indicators are set out in the paragraphs below under the Government's four key aims for attaining sustainable development. More detailed information relating to the indicators is provided in Appendix 4, including targets the Council should aim for, sources of data to be used for monitoring, as well as any difficulties with the collection of information.

SOCIAL PROGRESS WHICH MEETS THE NEEDS OF EVERYONE

7.6 This key aim seeks to ensure that there is reduced poverty, inequality and social exclusion, and that communities live in a safe environment, and have the opportunity to access services, facilities and housing that they require. Within Horsham District particularly important issues are the need for affordable housing and accommodating the housing numbers specified at a higher level. Access to services and facilities is also important, both in terms of there being sufficient numbers of them per head of population as well as physically being able to reach a service. The fear of crime is also an issue.

Sustainability Objectives: Social Progress which meets the needs of everyone

1. To ensure that everyone has 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 they require
3. To reduce crime and the fear of crime

Objective One: To ensure that everyone has access to good quality affordable homes that meets their needs

7.7 In order to measure whether policies in the LDF achieve the above objective; the following indicators have been selected. These indicators will provide a measure of how many affordable homes are being built, as well as the size of home. A further measure is the number of people in housing need, which if the LDF is successful should reduce over time:

- Number of affordable homes built each year
- % of affordable homes built each year
- % of 1, 2 and 3 bedroom homes built as a proportion of the total
- The number / percentage of people in housing need

Objective Two: To ensure that everyone has access to the health, education, leisure and recreation facilities they require

7.8 The LDF will need to ensure that development does not place a burden on existing services, and seek to provide new ones where necessary. The Council will also need to try to ensure that they are accessible to all, either through their location or the provision of transport. The indicators chosen to measure this are:

- % of applications with S106 agreements for improved facilities
- Number of applications resulting in the loss of facilities
- Number of applications resulting in the extension or improvement of facilities

It should be noted that contributions to transport facilities are also a measure of this, objective, but this indicator is discussed further under Objective eight.

Objective Three: To reduce crime and the fear of crime

7.9 In general, the rates of crime in Horsham District are low although there is a fear of crime and the perception that crime rates are higher than is actually the case. Whilst planning cannot directly influence crime rates, the Council will need to ensure that

development which takes place in the District is designed in such a way to minimise the possibility of crime occurring, and to provide services and facilities that contribute to quality of life and reduce the risk of offending. Measures of this will therefore look at the design of development and financial contributions by developers. The indicators are:

- Number and type of developments receiving a Secured by Design award
- % of applications with S106 agreements for community safety initiatives

EFFECTIVE PROTECTION OF THE ENVIRONMENT

- 7.10 This key aim seeks to ensure the protection of the rural and urban environment. It encompasses a wide range of issues from the quality of greenspace to biodiversity, the historical environment to global issues such as climate change. The quality of the environment in Horsham District is high but is under increasing pressure. Guidance, consultees and the public have all recognised that development has the potential to affect biodiversity, landscape character and the historical environment. English Nature in particular emphasised the importance of biodiversity and suggested a range of objectives. These were noted, but in line with guidance which indicates that the number of objectives should not be too high, many of these objectives have been grouped together under a broader biodiversity heading. Where appropriate, the suggestions for objectives have been incorporated elsewhere in the document, for example as part of the baseline data or as indicators.
- 7.11 Car use is also a concern in terms of the quality of the District's environment, as are issues such as climate change and the potential for development to impact air, soil and water quality.

Sustainability Objectives: Effective Protection of the Environment

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

Objective Four: To conserve and enhance the landscape and townscape character of the District

- 7.12 Landscape and townscape character is under considerable pressure from development and changing landscape management practices. To ensure that the character of the countryside and settlements is retained, the location of development will need to be given careful consideration, and when development does occur, its type and design will need to fit in to the surrounding area.
- 7.13 To measure the success of policies in protecting landscape character the following indicators have been selected:
- The condition of landscape areas
 - % of planning permissions granted for new development in the Strategic Gaps

Objective Five: To conserve and enhance the biodiversity of the District.

- 7.14 Biodiversity in the District is being threatened by development pressure, and the Council will need to ensure that development does not result in the loss of biodiversity, either directly or indirectly. The Council should also seek to enhance the biodiversity of the District as far as possible.
- 7.15 Changes to biodiversity can be hard to measure, as wildlife does not stay contained within District boundaries, and data is therefore often difficult to gather at a local level. In addition, biodiversity can be affected by development which takes place some distance away, and this can be difficult to measure. The indicators selected will show how biodiversity is changing more 'generally', but until local data sets and availability improve some may not be directly attributable to planning:
- Number of protected sites adversely affected by development.
 - % of applications with S106 agreements for enhancements to biodiversity
 - Populations of wild birds

Objective Six: To conserve and enhance the historical and cultural environment of the District.

- 7.16 The historical environment is a very important element of Horsham District. Development has the potential to affect these features through direct loss, or from alterations, and even indirect effects such as climate change. The Council needs to ensure that development respects the historic and cultural environment and minimises damage and loss of archaeological sites. To measure the Council's success in attaining this, the following indicators have been selected:
- Number of listed buildings lost or damaged as a result of development
 - Number of archaeological sites lost or damaged as a result of development

Objective Seven: To maintain a high quality environment in terms of air, soil and water quality

- 7.17 The District currently has a high quality environment with clean air and, few issues with soil contamination, noise pollution and good water quality. Development and changes to land use can affect this. Although development can lead to pollution, it is often difficult to ascertain the precise impact. The indicators selected should however give some indication as to how development is affecting the quality of the environment:
- Number of redevelopment proposals which result in the clean –up of contaminated sites
 - Number of Air Quality Management Zones
 - Number of rivers in Horsham District meeting river quality targets

Objective Eight: To reduce car journeys and promote alternative methods of transport

- 7.18 Transport is a very important issue affecting Horsham District. The District Council is aiming to increase the choice of transport that is available to people living and working in the District and attempting to reduce the need for car journeys. To achieve this, the Council needs to ensure that new development is close to areas of employment, services and facilities, and that there are good public transport facilities in place.

- 7.19 To measure the contribution that the local development documents make to achieve this objective, the following indicators will be used:
- % of applications with S106 agreements for public transport improvements
 - Percentage of residents in work moving to new developments to be closer to employment
 - Parking Provision in residential developments

Objective Nine: To reduce the risk of flooding

- 7.20 Development can both affect and be affected by flooding. There is also the potential for climate change to worsen the area at risk from flooding. The Council therefore needs to be careful as to where development is sited, and also ensure that development which does take place is constructed in such a way to minimise rates of rainfall run-off.
- 7.21 The indicators which have been selected to measure how well the Council is addressing the issue of reducing flood risk are as follows:
- Number of development proposals which include a flood risk assessment
 - Numbers of planning permissions granted / refused on grounds of flood risk

PRUDENT USE OF NATURAL RESOURCES

- 7.22 This national aim seeks to ensure that resources such as land, water and energy are used wisely and do not result in long term shortages or damage to the environment. Issues that particularly face Horsham District include the need to limit the use of greenfield sites for housing development. Other concerns include the high demand for water relative to the available supply.

<p>Sustainability Objectives: Prudent Use of Natural Resources</p> <p>10. To make the most efficient use of land by prioritising brownfield land for development</p> <p>11. To reduce the amount of waste produced and maximise the re-use and recycling of other materials</p> <p>12. To ensure that rates of energy and water consumption are as efficient as possible</p> <p>13. To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy</p>

Objective Ten: To make the most efficient use of land

- 7.23 In the period to 2016, the Council needs to accommodate 9,335 dwellings and 190,000m² of employment space. This will, necessarily, take up land and therefore has the potential to threaten the undeveloped nature of the District. It is therefore important to ensure that any development uses land as efficiently as possible. In order to achieve this, the Council will as far as possible use previously developed land prior to building on greenfield sites, and will also ensure that development takes place at a higher density, in order to minimise the amount of land actually required for development.
- 7.24 The need to use of brownfield sites and increase densities of development is already set out in planning guidance and the Council is already measuring our progress to meeting the government targets for these types of development. The Council will therefore continue to use these indicators:

- Percentage of development on brownfield land
- Density of development

Objective Eleven: To reduce the amount of waste produced and maximise the re-use and recycling of other materials.

7.25 The production and disposal of waste is an issue which is affecting West Sussex as a whole. Waste production is rising but landfill space is increasingly limited, and there is currently no other provision for the disposal of waste in the area. Although planning for the disposal of waste is a matter for the County Council it is still important that everyone contributes to the reduction of waste. The planning process can contribute to this by seeking to ensure that development re-uses and recycles material where possible, and also incorporates recycling facilities into the developments. The indicators which should show this are as follows:

- Number of developments built to BREEAM / Ecohome standard
- Number of developments using reclaimed materials in construction

Objective Twelve: To ensure that rates of energy and water consumption are efficient as possible.

7.26 The consumption of resources has a range of implications for those living and working in Horsham District. This includes burning fossil fuels, which results in the emission of greenhouse gases; the cost of fuel; and the use of water resources. The planning process can help to reduce the consumption of energy and water by incorporating measures into developments to reduce energy and water consumption. This can be measured by the indicators listed below:

- Number of developments built to BREEAM / Ecohome standard
- Number of developments incorporating water and energy efficiency measures

Objective Thirteen: To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy.

7.27 Climate change has the potential to affect all aspects of life within the District. Current climate change predictions suggest that hotter drier summers will become more common as will warmer wetter winters. The Council needs to help reduce the emission of gases contributing to climate change. Energy efficiency is one means of attaining this, as set out in objective 12, but encouraging the use of renewable sources of energy is also important. Indicators for monitoring this are as follows:

- Number of developments incorporating renewable energy components
- Number of developments built to BREEAM / Ecohome standard
- Number of homes / developments linked to a combined heat and power system

MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

7.28 This key aim seeks to maintain a stable strong and competitive economy which provides opportunities for all. It involves being sensitive to the needs of businesses and ensuring that there is adequate provision of infrastructure and housing to support it. The economy in Horsham District is strong and needs to be maintained. A particularly key issue is the rural economy, as well as protecting existing employment sites from the pressure of conversion to housing. It is also necessary to ensure the vitality and viability of towns and village centres across the District.

Sustainability Objectives: Maintenance of High and Stable Levels of Economic Growth and Employment

- 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 village centres
- 17. To maintain and enhance the vitality of Horsham town centre

Objective Fourteen: To maintain the high and stable economy of the District

7.29 Horsham District has a strong, diverse economy with low levels of unemployment. It is important that this is maintained in the future. The LDF can help to ensure that the strong economy of the area is maintained by allocating land for employment use, and where necessary protecting existing sites to prevent them from converting to other uses. The following indicators have been selected to show how the LDF is contributing to maintaining the economy. It should be noted that, while the vacancy rate on employment sites is not a direct indicator of the planning process, it gives a broad indication of the overall health of the economy which is influenced in part by planning:

- Vacancy rates on employment sites
- Loss of employment sites to other uses (e.g. residential)

Objective Fifteen: To seek to enhance areas where there are inequalities in the economy, particularly the rural economy.

7.30 One area of the economy which is less buoyant than other sectors in the District is the rural economy. The LDF needs to ensure that rural business can diversify and expand where necessary, and that new businesses can locate in rural areas when appropriate. The indicators chosen to measure this are as follows:

- Number of rural diversification schemes permitted
- Average incomes in rural areas
- Amount of employment floorspace permitted

Objective Sixteen: To maintain and enhance the vitality of village centres

7.31 The village centres in the District have an important role in providing residents with a range of goods. The vitality of village centres is currently good and this needs to be maintained. The planning process can help to achieve this by ensuring that the range of different services and facilities in the centres is retained, and that where need is identified, provision is made for new shopping facilities. The indicators selected to measure how this objective is met are as follows:

- Amount of new retail floorspace created
- Number of retail units converted to other uses

Objective Seventeen: To maintain and enhance the vitality of Horsham Town Centre

7.32 Horsham town centre has an important role in providing residents with a wide range of goods. The vitality of the centre is currently good and this needs to be maintained. The planning process can help to achieve this by ensuring that the range of different services and facilities in the centres is retained, and that, where need is identified, provision is made for new shopping facilities. The indicators selected to measure how this objective is met are as follows:

- Amount of new retail floorspace created
- Number of retail units converted to other uses

- 8.2 The compatibility of the objectives was considered at a broad scale, looking at the most likely implications of each of objective. For example objective one – “everyone has access to good quality affordable homes that meet their needs” is likely to result in housing development. This is likely to include development on greenfield land, and therefore conflicts with the objective five – conserving and enhancing the biodiversity of the District. Where objectives do not affect each other or have both positive and negative effects they were scored as being neutral; more detail on the assessment of the objective compatibility is set out in Appendix 5.
- 8.3 In general, most of the objectives were found to be compatible with each other or to have a neutral effect. The main area where objectives are not compatible with each other are objectives which result in the need for development against those which need to limit development in some way, for example to protect the environment. One other area in which the objectives were not compatible is the potential for rural diversification to detract from village and town centres. It is likely that carefully located development will help to avoid this.
- 8.4 When considering which objectives should have priority when they do not accord with each other, it is likely that the need for development will have to take precedence as development needs have been identified and as part of Government, regional and county strategies. It will, however, be important for any conflicts to be addressed and mitigated against as far as possible.

COMPATIBILITY OF THE LDF AND SUSTAINABILITY OBJECTIVES

- 8.5 Following on from the assessment of the overall compatibility of the sustainability objectives, an assessment of the compatibility of the LDF and SA objectives (as updated from the Issues and Options consultation) was undertaken. This formed an initial stage in the process in the process of undertaking the SA, as it helps give an indication as to how well the overall aims of the LDF contribute to sustainability. The results are summarised in Figure 3 overleaf.
- 8.5 The results of the comparison of the different sets of objectives are set out more fully in Appendix 6. The results of this assessment again show that the objectives are mainly neutral or positively compatible with each other. The main area where the objectives do not accord with each other is where there is an objective which creates a need for development conflicting with an objective seeking environmental protection.
- 8.7 The pattern of results from the two different objective comparisons illustrates the similarity between the two sets of objectives. The LDF objectives are broader in focus and relate more directly to spatial change and development, but fit in with the broader aims of sustainable development. The LDF is therefore being prepared with the aims of sustainable development in mind.
- 8.8 Although the LDF is being prepared in accordance with the aims of sustainable development, conflicts which do arise between the different objectives will still need to be resolved and mitigated against as far as possible. In cases where one objective needs to take precedence, it is likely that this will often be the need for development give the requirements for development that have been placed on the District through higher level plans.

Figure 3: Compatibility of the Sustainability and Local Development Framework Objectives

Sustainability Objective	1	x	x	✓	0	0	0	✓	x	0
	2	x	0	✓	✓	0	0	0	0	0
	3	0	0	✓	0	0	0	0	0	✓
	4	✓	x	0	0	0	0	x	x	0
	5	✓	0	x	x	0	0	x	x	0
	6	✓	✓	x	0	0	0	x	x	0
	7	✓	✓	x	0	0	0	x	x	0
	8	✓	0	0	0	0	✓	0	0	0
	9	✓	✓	0	0	0	0	x	x	✓
	10	✓	0	0	0	0	✓	0	0	0
	11	✓	0	0	0	0	0	0	0	✓
	12	0	0	0	0	0	0	x	0	✓
	13	0	0	0	0	0	0	0	✓	✓
	14	x	0	✓	✓	✓	✓	0	✓	0
	15	x	x	✓	0	x	x	0	✓	0
	16	✓	0	✓	0	✓	0	0	✓	0
	17	✓	0	✓	0	✓	0	0	✓	0
	1	2	3	4	5	6	7	8	9	
	Local Development Framework Objective									

Key

- ✓ - Compatible objective
- x - Not compatible
- 0 – No link / neutral effect

Local Development Framework Objectives

- 1) To protect and enhancing the distinctive character of the District
- 2) To balance the need for protection of the natural environment and historic heritage of the District with need to allow the continued evolution of both the countryside and the character and environment of settlements.
- 3) To meet the diverse needs of the communities and businesses in the District
- 4) To protect and enhance community leisure and recreation facilities, and to assist in the development of appropriate tourism and cultural facilities
- 5) To enhance the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District
- 6) To seek to provide choice in modes of transport wherever possible
- 7) To ensure the provision of a sufficient number of dwellings to meet the identified requirements specified by the West Sussex Structure Plan 2001-2016
- 8) To provide for business and employment development needs, particularly for existing local businesses.
- 9) To ensure that new development in the District is of high quality

Sustainability Objectives

- 1) To ensure that everyone has access to good quality affordable homes that meet their needs
- 2) To ensure that everyone has access to the health, education, leisure and recreation facilities 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 materials
- 12) To ensure that rates of energy and water consumption is 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 village centres
- 17) To maintain and enhance the vitality of Horsham town centre

9.0 IDENTIFICATION AND ASSESSMENT OF PLAN OPTIONS

- 9.1 The Sustainability Appraisal Scoping Report published in June 2004 set out a range of possible development plan options for consideration and comment. The proposed options have now been re-examined in the light of the responses on the Scoping report and the Issues and Options consultation. The options have also been amended in the light of changing circumstances affecting the District. For example the Issues and Options documentation set out proposals for development of a university campus to the West of Horsham. The University of Sussex have stated that they no longer wish to consider this location for a campus, and the option is no longer being pursued.

IDENTIFICATION OF PRELIMINARY DEVELOPMENT PLAN OPTIONS

- 9.2 The development of the different development plan options has drawn on a range of factors. These are briefly summarised as follows:

Achievability: The options selected are all capable of being incorporated into the planning system, (with the exception of the do nothing approach). Although planning influences a wide range of issues it is not comprehensive, and options such as changing land management practices to enhance biodiversity, or alterations to industrial processes to reduce pollution, have not been considered as they are not easily influenced through the planning system.

Higher level plans and strategies: Some options have been precluded from consideration as a result of higher level plans and strategies. For example it has not been possible to consider accommodating a lower level of housing in the District, as the housing requirements have been predetermined at a national, regional and county level. These higher level plans have been subject to their own Sustainability Appraisal processes, although it should be noted that they predate the SEA legislation.

Responses to the Scoping Report and Issues and Options Consultation: Responses to the Issues and Options consultation were generally supportive of the overall development strategy for the District, with the bulk of comments relating to site specific issues, such as the inclusion or exclusion of certain sites. Where appropriate these comments have been or will be incorporated into the site specific allocations of land, area action plan or other DPD documents. Reasons for not pursuing some of the options proposed as part of the Issues and Options consultation include: lack of practicability and deliverability; and potential conflict with the principal current government guidance. In addition many proposals did not fit in with the overall aims of the LDF (as influenced by higher level plans and programmes).

Consultation with Planning Policy Officers: Officers have a good understanding of the different issues facing specific policy areas, as well as what is and is not likely to be achievable in planning terms.

- 9.3 The table below sets out the different plan options for the Core Strategy and other development plan documents, in particular those relating to the site specific allocations. The options are grouped according to the relevant LDF objective, together with further information as to how the option was selected and why other options have been scoped out.

Local Development Framework Objective	Options	Reasons for selection / scoping out of other options
<p>To protect and enhance the distinctive character of the District</p>	<p>1) General Countryside Protection a) Protect the character of rural areas by limiting development on greenfield sites outside built-up area boundaries. b) Do not control development in rural areas</p> <p>2) Landscape Character a) Devise a policy which protects the landscape character of the District b) Devise a policy which protects and enhances the landscape character of the District c) Do not protect landscape over that which we are statutorily required to</p> <p>3) Local and Strategic Gaps a) Retain local gaps and strategic gaps in their current form b) Get rid of local and strategic gaps and replace them with a landscape policy to prevent the coalescence of settlements c) Get rid of local gaps, reduce strategic gaps and replace with a policy to prevent the coalescence of settlements</p>	<p>The need to protect the landscape and heritage of the District is reflected in other plans and policies including the West Sussex Structure Plan. Methods for doing so are also reflected in the plan.</p>
<p>To balance the need for protection of the natural environment and historic heritage of the District with the need to allow continued evolution of both the countryside and the character and environment of settlements</p>	<p>1) Protection of Important Sites / Features a) Do not protect areas unless they are a designated site (e.g. historical / nature conservation importance) b) Protect designated sites and seek to enhance other areas</p> <p>2) Rural Diversification a) Enable all rural diversification proposals to take place b) Enable diversification schemes providing the character of the area is retained c) Do not allow rural diversification schemes</p> <p>3) Rural Brownfield sites a) Disused rural brownfield sites to be left alone b) Identify key rural brownfield sites for diversification / redevelopment c) Restore them back to their former use (e.g. farmland)</p>	<p>The need to protect and enhance biodiversity and cultural heritage is reflected in a wide range of Government and other strategies. Planning is not able to influence land management practices but can help protect sites which are designated or through design of developments.</p> <p>The need for rural diversification is highlighted in PPS7, but must be balanced with countryside protection. Development of rural brownfield sites may also help this diversification.</p>

Local Development Framework Objective	Options	Reasons for selection / scoping out of other options
<p>To meet the diverse needs of communities and businesses of the District</p>	<p>1) Developer Contributions a) Seek contributions from developers to help fund community facilities b) Don't seek contributions from developers 2) Location and scale of development a) Enable development of any scale to occur in all villages and towns b) Develop a hierarchy in settlements which concentrates development in places with more services and facilities and limit development elsewhere to meet local needs c) Develop a hierarchy which concentrates development in the most sustainable locations taking into account economic, social and environmental considerations, and limit development elsewhere to meet local needs</p> <p>1) New and existing facilities a) Reduce the need for new facilities by locating development close to those which already exist b) Protect existing facilities in their current state c) Allow partial development of existing facilities to bring about their enhancement 2) Horsham Football Club a) Retain Horsham Football Club in its current location b) Relocate Horsham Football Club at Hornbrook/Hilliers, with other associated development 3) Secondary Schools a) Safeguard land for a future secondary school in Southwater b) Do not safeguard land for a future secondary school</p> <p>1) Maintain the balance of services in town and village centres a) Resist change of use from retail to residential b) Allow retail properties to change use 2) Expansion in Horsham to meet the identified long term need a) Provide a food store in the north –east of the town b) Meet the need through expansion of existing facilities c) Do not meet the identified need</p>	<p>It is necessary for development to meet the needs of those living and working in the District as far as possible.</p> <p>In terms of the location and scale of development a further option of building development of a sufficient scale to meet identified needs only has not been considered as the Council must accommodate a certain level of housing from the Structure Plan.</p>
<p>To protect and enhance community, leisure and recreation facilities and to assist in the development of appropriate tourism and cultural facilities</p>	<p>1) New and existing facilities a) Reduce the need for new facilities by locating development close to those which already exist b) Protect existing facilities in their current state c) Allow partial development of existing facilities to bring about their enhancement 2) Horsham Football Club a) Retain Horsham Football Club in its current location b) Relocate Horsham Football Club at Hornbrook/Hilliers, with other associated development 3) Secondary Schools a) Safeguard land for a future secondary school in Southwater b) Do not safeguard land for a future secondary school</p> <p>1) Maintain the balance of services in town and village centres a) Resist change of use from retail to residential b) Allow retail properties to change use 2) Expansion in Horsham to meet the identified long term need a) Provide a food store in the north –east of the town b) Meet the need through expansion of existing facilities c) Do not meet the identified need</p>	<p>It is necessary to meet the needs of those living in the District as far as possible by providing adequate community facilities.</p> <p>The option of relocating Horsham Football Club at other sites has not been considered as they are away from the town, and in more rural locations.</p> <p>Consideration of moving the football club with no further development at the site is not possible in financial terms.</p>
<p>Enhancing the vitality and viability of Horsham town centre and the centres of the smaller towns and villages in the District</p>	<p>1) Maintain the balance of services in town and village centres a) Resist change of use from retail to residential b) Allow retail properties to change use 2) Expansion in Horsham to meet the identified long term need a) Provide a food store in the north –east of the town b) Meet the need through expansion of existing facilities c) Do not meet the identified need</p>	<p>There is a need to ensure that village and town centres retain a balance of shops and services (e.g. banks). A way of controlling this is through change of use policies.</p>

Local Development Framework Objective	Options	Reasons for selection / scoping out of other options
	<p>3) Evening Economy a) Encourage the evening economy b) Don't encourage the evening economy</p> <p>1) Reducing demand a) Reduce the need to travel by enhancing and locating development close to existing facilities b) Do not take into account travel needs when locating development</p> <p>2) Transport Hierarchy Should the priority for focussing transport services be: a) pedestrians, b) those with mobility impairments, c) cyclists, d) public transport users, e) commercial and business deliveries, f) short stay car users, and then g) long stay car users or is another order more sustainable?</p> <p>3) Park and Ride a) Expand the number of park and ride sites to other entrances to the town b) If park and ride sites go ahead should they be at north-east of Horsham, Hilliers/Hornbrook Farm and part of the strategic allocation, or should there be a combination or phasing of these sites c) Do not expand the number of park and ride sites</p>	<p>The need to reduce the need to travel and to encourage forms of transport other than the car forms part of government policy. The options have therefore often focused on these aspects.</p> <p>The option of closing the existing park and ride site is not considered as the decision to develop the scheme has formed part of the Council's wider transport strategy and was opened before preparation of the LDF began.</p>
<p>To seek to provide choice in modes of transport wherever possible</p>	<p>1) Employment Provision a) Accommodate 190,000m² employment land within Horsham District b) Accommodate some of the 190,000m² employment land in Crawley Borough, linked through the West of Crawley development</p> <p>2) Existing Employment Sites a) Allow the conversion of employment sites to housing development b) Protect all employment sites from conversion to housing development c) Protect economically viable employment areas in BUABs.</p>	<p>Although the Structure plan specified the need for 190,000 m² in the District, the issue has been raised as to whether some could be accommodated in Crawley, given the West of Crawley allocation.</p> <p>There is also a concern that existing employment sites could be lost to housing development, and the options set out ways this could be addressed in the LDF.</p>
<p>To provide for business and employment development need, particularly existing local businesses</p>		

Local Development Framework Objective	Options	Reasons for selection / scoping out of other options
<p>To ensure the provision of a sufficient number of dwellings to meet the identified requirements specified by the West Sussex Structure Plan 2001 -2016</p>	<p>1) Affordable Housing a) Seek 30% affordable housing on all developments b) Seek 40% affordable housing on all developments c) Vary the level of affordable housing depending on the size and location of the site</p> <p>2) Built-Up Area Boundaries a) Use existing boundaries of built-up areas b) Amend built-up area boundaries to include minor extensions suitable for development, curtilages of dwellings, and open space where their existing use can be protected.</p> <p>3) Development West of Horsham a) Develop land (including Rookwood golf course) inside the A24 only b) Partial development south of Broadbridge Heath and land north of the Arun inside the A24 (not including Rookwood golf course) (1,250 homes) c) Full development south of Broadbridge Heath and land inside A24 not including the golf course.</p> <p>4) Development West of Crawley a) Develop ifield golf course and landfill site areas b) Develop ifield golf course <u>or</u> the landfill site area</p> <p>5) Small Site Allocations a) Locate small scale developments which are closest to facilities, have good transport links, are of low ecological value and are not damaging to the landscape, and where local need for housing has been identified. b) Locate small scale developments which are closest to facilities, have good transport links, are of low ecological value and are not damaging to the landscape c) Locate small sites randomly around the District.</p> <p>6) Gypsy Accommodation a) Make no provision for gypsy accommodation b) Allocate a gypsy site and have a criteria based policy to meet needs thereafter c) Don't allocate a gypsy site, but have a criteria based policy to meet needs</p>	<p>The West Sussex Structure Plan sets out requirements for the provision of a certain number of dwellings in the period to 2016. Two strategic locations are identified: West of Crawley and West of Horsham. For this reason, other possible sites for larger scale development have not been considered at this stage (e.g. Billingshurst and Southwater), although they may need to come forward in the longer term.</p> <p>The broader strategy for development has also not been considered (e.g. develop urban extensions before sites elsewhere) as this strategy is part of a higher level plans.</p> <p>The numbers of dwellings in the two locations has been considered due to changes (such as the Gatwick Airport proposals) since the preparation of the Structure Plan.</p> <p>Smaller site allocations and gypsy needs have also been considered.</p>

Local Development Framework Objective	Options	Reasons for selection / scoping out of other options
<p>To ensure that new development in the District is of high quality</p>	<p>1) Brownfield and greenfield developments a) Prioritise development of contaminated or derelict sites prior to gardens b) Develop a policy to protect the character of settlements in terms of density / loss of gardens 2) Design of development a) Do we encourage modern style of architecture or not 3) Flooding a) Do not develop in current floodplains b) Do not develop in likely future floodplains 4) Resource Use and Pollution a) Develop policies which aim to improve the environmental quality of design including reducing waste and energy consumption, and prevent flooding b) Develop a specific policy on climate change c) Do not have a policy on climate change but incorporate the issue into more general thinking</p>	<p>The development of greenfield sites before brownfield sites was not set out as an option as this forms part of higher level strategy.</p> <p>Other options have been set out following on from the needs of higher level plans and policies.</p>

ASSESSMENT OF PRELIMINARY OPTIONS

- 9.4 Following the identification of the Local Development Framework options, a preliminary assessment of their sustainability was undertaken using the sustainability objectives. To ensure that this process was not influenced by the views of those developing the LDF documentation, the assessment was undertaken by independent consultants. The results of this assessment are set out fully in Appendix 7, but they are summarised in the paragraphs below. The following paragraphs also set out which options it is proposed to progress further in the preliminary options documentation, taking into account the recommendations made as part of the Sustainability Appraisal process.
- 9.5 The Council is aware that it has progressed some options to the Preferred Options stage without consulting on the preliminary assessment. The reason for this is that the assessment process was started prior to the publication of “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks - Consultation Paper”. Prior to the publication of this guidance, the Council had been following “The Strategic Environmental Assessment Directive: Guidance for Planning Authorities” and in line with this guidance was intending to publish the assessment of preliminary and preferred options at the Preferred Options Stage, and the final assessment with the submission draft. Although this guidance has now been superseded, the Council’s timetable is such that the LDF needs to be progressed as soon as possible. As the SA process has been undertaken in good faith, the Council has continued with the appraisal process, and will take into account comments on the preliminary and more detailed preferred options set out in the following chapters. **Where necessary the options will be re-examined and assessed to ensure that the sustainability of the Plan has been fully accounted for prior to the publication of the Submission Documentation.**

Protecting and Enhancing the Character of the District

General Countryside Protection

- 9.6 Limiting development on greenfield sites outside built-up area boundaries was found to be more sustainable than not controlling development in rural area. The latter option would have negative environmental, economic and social effects, whereas controlling development would help protect the environment of the District.
- 9.7 In response to this assessment, option a: “to protect the character of rural areas by limiting development on greenfield sites outside built-up area boundaries”, has been selected for incorporation into the LDF strategy.

Landscape Character

- 9.8 This assessment highlighted option b: “devise a policy which protect and enhances the landscape character of the District”, as the most sustainable. Option c would not provide as high a level of landscape protection. Option a would protect the landscape but would be less likely to provide economic and social benefits. In response to this assessment option b has been selected for incorporation into the LDF strategy.

Local and Strategic Gaps

- 9.9 The appraisal found that retention of local and strategic gaps in their current form is the most sustainable option. Removal of these designations and replacement with a policy to prevent coalescence of settlements was considered to increase the likelihood of development in the areas between settlements, and, in addition, adversely affect environmental features such as woodlands.
- 9.10 Although retention of strategic and local gaps is more sustainable, the Council does not feel that it would be able to keep the designations in their current form, in light of government guidance set out in PPS7. The Council has therefore selected option c: “removal of local gaps, reduce the area of strategic gaps and replace with a policy to prevent the coalescence of settlements”, which seeks to retain strategic gaps as far as possible. It should also be noted that in any case there will still be a presumption against development outside built-up area boundaries regardless of any other designation.
- 9.11 To help mitigate the environmental effects of this policy, the need for careful wording of the coalescence policy was highlighted. A further recommendation was to consider realigning the strategic gap boundaries to take into account environmental features such as woodlands.

Balancing Protection of the Environment with Continued Evolution

Protection of Important Sites and Features

- 9.12 The assessment of the two options found that they would both have some positive effects as they both go beyond the statutory minimum. It was recommended that the wording of the two options be combined and clarified to “Protect both statutory and locally designated sites of landscape, nature conservation, and cultural importance, and seek to enhance other areas outside these designations where possible”. This amended wording is being progressed to the Preferred Options stage.

Rural Diversification

- 9.13 Option b “Enable diversification schemes providing the character of the area is retained” was assessed as being the most sustainable of the possible options. Not controlling diversification at all could lead to a range of negative effects environmentally, socially and economically, whereas preventing any diversification would adversely affect the rural economy. In response to this assessment option b was progressed into the Preferred Options.

Rural Brownfield Sites

- 9.14 Option b “Identify key rural brownfield sites for diversification / redevelopment”, was assessed as being the most sustainable option. It was, however, recommended that this option be clarified to read: “Identify key rural brownfield sites for diversification / redevelopment and make them a priority for new development”. Option a was found to have broadly negative effects on the SA/SEA Objectives including pressure on greenfield sites. Option c would have a mix of negative and positive effects. The economic viability of this option was also highlighted as a potential problem. Option b was selected for inclusion in the Preferred Options. The recommendation to prioritise rural brownfield sites has not been progressed, as the Government strategy is to develop in existing urban areas first.

Meeting the Needs of Local Communities and Businesses

Developer Contributions

- 9.15 Option a: “Seek contributions from developers to help fund community facilities”, was assessed as being the most sustainable option. Certain types of community facilities may help improve skill levels and lead to improvements for the economy. However, it was noted that provision towards facilities may be perceived as being onerous and discourage developers. It was therefore recommended that further investigation into the capacity of existing facilities be undertaken. Option a was selected to be developed in the Preferred Options documentation as the second option of not seeking contributions would restrict the amount of investment channelled into the creation/enhancement of facilities and may affect the ability of the Council to provide community facilities needed to match the future population growth.

Location and Scale of Development

- 9.16 Option c: “Develop a hierarchy which concentrates development in the most sustainable locations taking into account economic, social and environmental considerations, and limit development elsewhere to meet local needs”, was assessed as the most sustainable option as it takes into consideration all the aspects of sustainable development. The proposals in the Issues and Options documentation were set out following option b, but the shortcomings of this option were recognised through analysis of representations on the Issues and Options and on further examination of the issues. In response to this, option c will be progressed into the Preferred Options.

Protecting and Enhancing Community, Leisure and Recreation Facilities

New and Existing Facilities

- 9.17 The assessment determined that the most sustainable option would be “to reduce the need for new facilities where possible, for example through careful location of development, and in addition allow partial development of existing facilities to bring about their enhancement”. This is a combination of options a and c, and this has been progressed as part of the Preferred Options. A further recommendation was the need to consider provision of new facilities in smaller settlements to reduce the need for travel. It is considered that the findings of the PPG17 Open Space, Sport and Recreation assessment will go some way to help identifying local recreation need in this regard.

Horsham Football Club

- 9.18 The relocation of Horsham Football Club was assessed as being the more sustainable option as it would increase economic activity in the area and also provide increased affordable housing. It was, however, recommended that the new football club facility would need to include public transport to ensure access to the new stadium for those who do not travel by car. The redevelopment of the Hilliers/Hornbrook site is therefore being progressed as part of the Preferred Options.

Secondary Schools

- 9.19 The assessment found that safeguarding land for a future secondary school would have benefits in terms of meeting future needs. Not planning for a new school is likely to result in negative effects in the future due to limitations on site availability,

viability of a new school in this area and issues relating to access. It was, however, recommended that a viability study should be carried out on the need for a new school in this area, both at present or 20 years into the future. This Council has been involved in discussion with the West Sussex County Council Education Department to help ascertain the need, and is progressing the option of safeguarding land for a school in the Preferred Options.

Enhancing the Vitality and Viability of Horsham Town and other Village centres

Maintain the Balance of Services in Town and Village centres

9.20 Allowing retail services to convert to residential use was found to have a negative effect on sustainability. Loss of shops would lead to reduced viability of village and town centres and would therefore have a negative effect on the economy. In addition the loss of shops would also adversely affect the communities living nearby. This option could also have a negative effect on the environment as loss of local shops would lead to higher levels of car use and consequent pollution, as village residents drive to facilities which are further afield. Option a would help maintain the balance of services and was therefore included in the Preferred Options document.

Expansion in Horsham to Meet the Identified Long Term Need

9.21 Provision of a food store in the north-east of the town was found to have a negative effect on the environment given the scale and proposed location for development. Option b: "to meet the need through expansion of existing facilities", was found to have fewer adverse effects whilst still catering for the increased need. Option b was assessed as being the most sustainable, and the north-east of Horsham proposals will not therefore be included in the Preferred Options documentation.

Evening Economy

9.22 Both encouraging and not encouraging the evening economy was found to have positive and negative effects. On balance it was considered that encouraging the evening economy has more positive effects, but the need for a carefully worded policy was highlighted in order to prevent negative effects on the District's townscape and the culture of Horsham. Policies to enable the enhancement of the evening economy will be considered as part of the Preferred Options.

To seek to Provide Choice in Modes of Transport Wherever Possible

Reducing Demand

9.23 Option a: "Reduce the need to travel by enhancing and locating development close to existing facilities", was found to be more sustainable than not taking travel needs into account. Option a would help prevent some environmental degradation, and existing facilities would benefit financially from the developments. Not accounting for travel needs could lead to new and possibly unnecessary development which would be a source of environmental degradation. In addition, it could increase the dependence and the distances travelled by car. Option a has therefore been selected for further consideration and incorporation into the Preferred Options.

Transport Hierarchy

- 9.24 The assessment found the most to least sustainable forms of transport to be pedestrians, public transport, cyclists, the mobility impaired, long stay users, commercial and business deliveries and then short stay users. It was noted that this may alter if the assessment is weighted. It is likely that this will be necessary for the Preferred Options, particularly in the case of the mobility impaired. Furthermore, the existing hierarchy has already been determined as part of the County Local Transport Plan and it will therefore be difficult to change the order at this stage, as it will conflict with countywide priorities.

Park and Ride

- 9.25 The assessment of the park and ride options found that provision of further park and ride sites could have adverse impacts on biodiversity and environmental quality, but would help reduce car journeys and greenhouse gas emissions. It was noted that the location of any park and ride facilities should follow investigations into predicted future traffic flows and vehicle movements and the predicted usage. On balance the assessment found the provision of park and ride at north-east of Horsham, Hilliers/Hornbrook Farm and, in the longer term, the strategic allocation west of Horsham to be the most positive option, subject to the further study work needed. The Council has therefore looked at these recommendations in more detail as part of the work on the Preferred Options, and on the basis of this work has determined that Park and Ride at the north-east of Horsham site is not appropriate at this stage.

Providing for Business and Employment Needs

Employment Provision

- 9.26 The assessment of employment provision in the District considered that it would be most sustainable to accommodate 190,000m² of employment land within the District. Doing so will help retain a balance between areas of housing and areas of work. Providing the land outside the District could create increase the inequality between the more rural economy of the District and other areas. Provision of employment land outside the District could also encourage longer journeys travelled by people to reach their place of work, which could have a negative impact on the quality of the environment. It is likely that most employment land will be accommodated in the District, but further work needs to be undertaken as to its precise location.

Existing Employment Sites

- 9.27 It was considered that the most sustainable option was to protect economically viable employment land from conversion to other uses. Not enabling alternative uses for disused sites would not be an efficient use of land. Conversely allowing all sites to convert to residential use would have a negative effect on the economy. It could also lead to longer journeys travelled by people to reach their place of work, which could have a negative impact on the quality of the environment. Option c, to protect economically viable employment sites from conversion to residential, has therefore been selected for the Preferred Options.

To Ensure the Provision of a Sufficient Number of Dwellings

Affordable Housing

9.28 The assessment of the different options in terms of providing affordable housing found that option c: “vary the level of affordable housing depending on the size and location of the site”, to have most positive effects. A downside of affordable housing provision was the impact of fear of crime and effects on the townscape and landscape if very high density housing was provided. Option c was found to be the most adaptable approach which would help limit some of the negative effects, and could help in providing suitable sites for key worker homes. The Council will consider this option further as part of the Preferred Options, including the recommendation that affordable housing will need to be carefully planned and monitored to ensure that adequate affordable housing is provided and that allocations do not discourage developers.

Built-up Area Boundaries

9.29 It was considered that amending built-up area boundaries was more positive than letting them remain as they are, as this would allow little scope for development and change whilst protecting the majority of the countryside of the District. It was recommended that the environmental effects of each area proposed for inclusion should be assessed for any environmental effects. The option to extend built-up areas has therefore been selected.

Development West of Horsham

9.30 Development west of Horsham was generally considered positive in terms of the economy as it provides a large skill base, although there may be negative aspects in terms of ensuring that sufficient employment opportunities are available. The development of such a large area would also have significant adverse impacts on the environment.

9.31 In terms of the possible options in terms of the development locations, the sustainability appraisal found that development of land inside the A24 including the golf course was the most damaging in sustainability terms. Given the proximity to the nature reserve it is likely the development would impact on biodiversity. In addition there would also be adverse effects on flooding and water quality. There would also be a low level of amenity for any future development located adjacent to the A24 due to existing and future traffic noise and air quality impacts. Development of the whole area west of Horsham before 2011 would be the most positive in terms of meeting the needs for good quality affordable housing, but would result in a significant loss of greenfield land in this area. The development of 1,250 homes would result in the loss of less land, although the provision of affordable housing may potentially be more limited. On balance this option was considered to be the least damaging option in sustainability terms, and is being progressed as part of the Preferred Options and will be set out in an Area Action Plan in due course.

9.32 The appraisal recommended that further investigation into the environmental constraints of the different sites is undertaken, as some adverse impact can be mitigated through design and layout of developments, if appropriate environmental policies are included in the LDF. Much of this assessment work has already taken place and will be presented at the more detailed Area Action Plan stage and as part of a subsequent Environmental Impact Assessment as part of any planning application.

Development West of Crawley

- 9.33 The assessment found that development west of Crawley would be beneficial in terms of housing provision and economic objectives, but would have significant negative environmental effects, particularly if both the (inert) landfill and golf course areas were developed. If either the Ifield golf course or the landfill site area is developed, the assessment found that loss of the golf course would have a greater negative effect as development on the landfill site would potentially have more positive effects in terms of provision of alternative transport and a positive effect on soil quality. Although the landfill was assessed as being the less damaging site for development, development of the golf course is being considered as part of the Preferred Options as it is better related to the existing form of Crawley and minimises intrusion in the 'gap' between Horsham and Crawley.

Small Site Allocations

- 9.35 The assessment of the small site allocations found that option a: "Locate small scale developments which are closest to facilities, have good transport links, low ecological value and not damaging to the landscape, and where local need for housing has been identified", was the most sustainable as this option caters for need, as well as trying to balance out the environmental effects. The other options do not take into consideration housing needs, and if housing were placed randomly across the District nearly all the SA/SEA objectives were found to be negatively affected. Option a has therefore been selected for incorporation into the LDF strategy.

Gypsy Accommodation

- 9.36 The assessment of the options for provision of gypsy accommodation revealed a mix of positive and negative effects. It was recommended that further investigation was made into each of the options proposed. The Council is currently undertaking a gypsy needs survey and is examining the outcomes of recent legal rulings on gypsy sites as part of this work. The Core Strategy will include a policy aimed at addressing the needs of particular groups including gypsies and travellers.

Improving the Quality of New Development

Brownfield and Greenfield Developments

- 9.37 The assessment of the options for the development of brownfield and greenfield land found that prioritising development of contaminated land or derelict sites would have the most benefits in sustainability terms as it would bring about soil and landscape improvements. There are however relatively limited numbers of these sites in Horsham District. There is also a need to consider protecting the existing densities and sizes of gardens to maintain the character of some settlements in the District although this option would potentially reduce the amount of extensions and conversions that are possible. The Preferred Options will identify some rural brownfield sites for their potential for redevelopment, but many are difficult to bring forward due to other constraints such as remediation costs for contaminated land.

Design of Development

- 9.38 In considering the contribution modern architecture can make to development, the appraisal noted that modern architecture can attract people to the area, be innovative in creating affordable homes, reduce crime and create vital town/village centres. However, not using modern architecture can help preserve the townscape and landscape, the heritage and cultural feel of the District. However, existing buildings of poor architectural design may detract from these areas thus necessitating redevelopment or redesign. It was recommended that further work be undertaken on this issue especially in relation to urban design, townscape, streetscape and safety through design. This further work will continue to be pursued through the production of Local Development Documents and Supplementary Planning Documents.

Flooding

- 9.39 When considering whether or not to develop in floodplains, option a was assessed as being more sustainable, as not developing in future floodplains is likely to be too prohibitive to development in terms of cost. The Council is also progressing option b where possible.

Resource Use and Pollution

- 9.40 The assessment of the options for resource use and pollution the found that a combination of options a and b was the most sustainable option. This will be taken forward in the Preferred Options.

10.0 APPRAISAL OF CORE STRATEGY PREFERRED OPTIONS

- 10.1 Following the assessment of the possible Local Development Framework Options the next stage of the assessment was to look at the sustainability of the Core Policies. This assessment was again undertaken by independent consultants. Each policy was assessed against each sustainability objective and possible effects of the policy on the objective were considered in the short, medium and long term. The effects were then given an overall score, as set out in the table below.

+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown .
X	This option has no effect on the SA/SEA objective

The assessment also included consideration of the cumulative and synergistic impacts which could result from a combination of the different policies acting together, as well as consideration of the significance of the impacts. The results of this assessment are set out fully in Appendix 8, but a summary is given below together with an explanation of how the Council is intending to take the findings of the assessment into account in the preparation of the Core Strategy.

General Findings

- 10.2 The assessment found that the plan has generally addressed the main aims of sustainable development. It was suggested that a general sustainable development policy be included in the Core Document to help emphasise this. The Council has, however, written policies CP1, CP2 and CP3 to address the three main aims of sustainable development rather than having a single less specific policy and it was therefore felt that this amendment was not required.
- 10.3 It was also suggested that the policies could be amended to help encourage non-traditional and exemplar forms of development, as well as recommending that another core policy be introduced to prioritise development has a small eco-footprint and zero carbon dioxide emissions. The Council noted these remarks, but as core policies are meant to be very general it is anticipated that these policies will be written as part of the Development Control Policies Document.

Policy CP1 – Landscape and Townscape Character

- 10.4 This policy was found to be generally positive in terms of meeting the sustainability objectives. It was noted that the policy could be fairly restrictive in terms of enabling new development, but would meet the environmental sustainability criteria. Furthermore, it was noted that by safeguarding the character of the District new business may be attracted to relocating in the area which would benefit the economy. On the negative side however, an attractive natural and built environment could encourage in-migration and thereby create even more demand for new housing development.

- 10.5 The consultants considered that the term ‘biodiversity’ was fairly specific wording for the policy, and suggested that a more generic term such as ecological value would enable smaller scale features that may not have high biodiversity importance for the District but may have local landscape significance (for example species poor hedgerows, small isolated areas of woodland and small ponds) to be protected. The Council has noted this comment; however, the phrase biodiversity covers all wildlife, and it is considered that it is important to retain this word. The wording will however be given further consideration when preparing the Submission Document.

Policy CP2 – Environmental Quality

- 10.6 This policy was found to be generally positive in terms of its effect on the SA/SEA objectives. Overall, the policy means that good quality development proposals will be permitted, which will have a benefit on the residents of the District in socio-economic terms. However, in seeking high quality development which includes sustainable construction technology and energy minimisation measures, the cost of development could be pushed up and ultimately have a negative effect on providing access to good quality affordable homes.
- 10.7 The assessment found that whilst the policy stated the main principle of the policy was enhancement of the environment, it was considered that the measures in the policy to ensure this stated could be strengthened. The wording of the policy will therefore be re-examined prior to the publication of the Submission Document and if necessary further guidance will be provided in the form of an SPD.

Policy CP3 – Improving the Quality of New Development

- 10.8 Overall it was found that this policy would help development to be well designed. It was however considered that the wording could be clarified to help set out the types of social activities referred to in the policy, and provide a greater degree of protection for existing open spaces. As a consequence of this the wording of the policy will be re-examined prior to the publication of the Submission Document

Policy CP4 - Development Strategy for Horsham District: Housing Provision

- 10.9 This policy was found to have a positive effect on the SEA objectives relating to affordable housing, access to services and facilities, and economic growth. The policy makes provision for housing within some of the smaller towns and villages to meet identified local need and to ‘assist in the gradual growth and evolution of communities’. A possible negative effect of the policy could be that development at the two strategic locations may reinforce inequalities between urban and rural areas, and making these locations a ‘magnet’ for future growth. This effect was not considered to be significant.
- 10.10 It was suggested that the policy incorporate a hierarchy for development on brownfield sites to encourage redevelopment of contaminated sites in the first instance, then derelict land, vacant sites, and finally conversions and intensification (in gardens). It is considered that this is not necessary as the housing pressures and economic climate in the District are such that any vacant and derelict land are limited in number and are coming forward for development anyway.

Policy CP5 – Affordable Housing

- 10.11 It was considered that this policy would have a positive effect on the SEA objectives relating to affordable housing. It will provide access to affordable homes, in line with socio-economic sustainability objectives, and in addition may have further economic benefits by providing homes for a pool of workers for the local economy. It was noted that no justification is provided for the criteria set out in the policy. The Council will therefore look to address this when preparing the Submission Document.
- 10.12 The consultants stated that the policy did not mention issues such as character, environment and amenity, and queried whether this would mean that housing developments meeting their affordable housing quotas would be permitted without taking this into account. This would not be the case however, as other policies would be considered as part of any development proposal, including those relating to environmental issues.

Policy CP6 - Employment Provision

- 10.13 Policy CP6 was found generally to have a positive effect on the SA/SEA objectives. The policy provides for a range of employment types, sizes and sites in a variety of locations throughout the District and as such meets the economic sustainability criteria. As with Policy CP4, there may however be a long-term negative impact on the vitality of existing centres with the creation of two mixed-use strategic locations, although this is not considered to be significant.

Policy CP7 - Meeting the Needs of the Local Community and Businesses: Infrastructure Requirements

- 10.14 This policy was considered to be generally positive when assessed against the SA/SEA objectives. The policy encourages the provision of infrastructure, services and community facilities and as such the positive effect on socio-economic sustainability objectives are twofold; firstly, in terms of providing services that may make facilities and homes more accessible to local residents and, secondly, in enhancing infrastructure to create a more competitive business environment.
- 10.15 Access to services and facilities is not covered in this sub-policy and it was recommended that the policy be reworded to address this. In addition, the policy has not made mention of sequencing development with adequate infrastructure requirements. These issues will therefore be considered further when preparing the Submission Document.

Policy CP8 - Meeting the Needs of the Local Community and Businesses: Protection and Enhancement of Community Facilities

- 10.16 This policy was found to be supportive of the objective to ensure that all residents have access to community and social facilities. Concern was however raised in relation to the treatment of proposals that may result in the loss of existing recreational or amenity open space as there is no requirement to provide alternative space and it may be difficult to quantify 'significant enhancement' and 'appropriate proportion'. This issue will be given further consideration and clarification as part of the preparation of the Submission Document, and if necessary further guidance will be developed as part of a Supplementary Planning Document.

Policy CP9 – Rural Strategy

10.17 This policy was found to be supportive towards reducing inequalities between urban and rural parts of the District, and in strengthening the rural economy whilst remaining protective of the character of the countryside. The policy was found to have sufficient scope for new development to meet the needs of residents and local businesses, including farm enterprises. It was suggested that some clarification of the policy wording could be helpful. This will be given further consideration as part of the preparation of the Submission Document.

Policy CP10 - Inclusive Communities

10.18 The assessment found this policy to be positive in terms of seeking to create socially inclusive communities and adaptable environments. However, it was considered that the policy does not appear to place enough emphasis on how the variety of very specific needs will be taken into account for each development proposal, which could be a significant effect in terms of meeting the objectives of accessible homes and facilities for everyone. This will be given further consideration as part of the preparation of the Submission Document

Policy CP11 – Vitality and Viability of Existing Centres

10.19 This policy aims to maintain and enhance the vitality and viability of existing centres within the District and was therefore found to be supportive of the sustainability objectives relating to town centres and to the maintenance of a high and stable economy. Areas where there may be some negative impact include furthering inequalities between urban and rural areas (for example by promoting development in existing centres and larger villages) and in the vitality and viability of some of the smaller villages.

Policy CP 12 – Tourist Development

10.20 Whilst this policy was found to have a positive impact on the economic sustainability objectives, it was considered the wording could lead to a slightly negative impact on purely social objectives connected with the quality of life of the residents of the District. For example the policy does not include anything to minimise impacts on the amenity of existing communities. Other suggestions for improving the policy included the consideration of eco-tourism, sustainable transport and the character of the area. As a consequence of these findings the Council will give further consideration to the wording of the policy as part of the submission draft. It is however considered that other policies will help to address many of the issues raised as policies are not considered in isolation when examining development proposals. If necessary a Supplementary Planning Document may help to mitigate the issues raised.

Policy CP 13 – Managing Travel Demand and Widening Choice of Transport

10.21 Overall this policy was found to have a positive effect on socio-economic sustainability criteria. It was noted that new development will need to be considered in relation to its impact on the environment as there could be negative impacts such as community and ecological severance. The Council will consider these issues on a site specific basis.

Consideration of Collective Impacts

10.22 Whilst many projects may individually have a minor impact on the environment, they may collectively may have a significant effect. Additionally, the environmental 'response' to the collective impacts of these projects may be delayed until a certain threshold is crossed or when the impact comes to light in sudden or dramatic form such as flooding.

10.23 There are two main kinds of collective impacts that may occur as a result of LDF policies. These are cumulative and synergistic effects:

Cumulative impacts occur when for example, there are impacts from several developments in one vicinity. The combined effects of these developments can have a significant impact.

Synergistic effects are where there are the combined impacts from one development have a particular effect on a certain receptor.

10.24 The cumulative and synergistic effects have been considered as part of the assessment of the effects of the Local Development Documents. This was undertaken by independent consultants. Synergistic effects were by necessity assessed using professional judgement. Cumulative impacts were assessed in the context of other planned developments or recent developments in the immediate area of the Plan. It should be noted that there are uncertainties about the potential range of cumulative impacts, especially when considering the time scales involved with spatial plans.

10.25 The main cumulative effects of the Core Strategy Preferred Options were considered to be the following:

- Future increases in population due to the development of strategic site allocations have the potential for increased traffic generation and reliance travel by car. This would have effects on air quality, green house gas emissions, noise environment, and accessibility to services and facilities.
- The effects on landscape and townscape both from the strategic site developments, and incrementally from the several smaller site development and town centre developments. In addition there may be effects on the Areas of Outstanding Natural Beauty (AONB).
- There may be adverse cumulative effects on waterways and rivers due to the major greenfield development of the strategic site allocations and associated increased hardstanding. These effects would include biological and chemical water quality, increased flood risk, and changes in hydrological regime (drainage).
- Effects on biodiversity; from both the direct effects from the strategic site allocations and from indirect effects from impacts on water quality, drainage/hydrology regimes, air quality, and by any severance of wildlife linkages.

Significant Effects

- 10.26 The most significant effects resulting from the Core Strategy Preferred Options are likely to be the development of the strategic site allocations on the environmental sustainability objectives. A further significant effect is likely to be the trend for increased reliance on the car to travel to work and other needs, and the effect that this will have on the transport infrastructure the environment. The cumulative effects of development on the landscape and townscape may also have significant effects given the high quality landscape in the area.
- 10.27 These potential significant effects can be minimised by careful wording of the policies. Further consideration of the policy wording will be made as part of the preparation of the Submission Document. In addition, the effects can also be mitigated by ensuring that there are adequate provisions for protection and enhancement of the environment in the Area Action Plans for the Strategic Locations. In addition it will be necessary to undertake an Environmental Impact Assessment for these two developments, which will further consider and set out mitigation measures for, a wide range of environmental effects.

11.0 APPRAISAL OF SITE ALLOCATIONS OF LAND PREFERRED OPTIONS

- 11.1 Following the assessment of the possible Local Development Framework Options and Core Document Policies, the site allocations of land were also assessed against the sustainability objectives. This assessment was again undertaken by independent consultants. Each policy was assessed against each sustainability objective and possible effects of the policy on the objective were considered in the short, medium and long term. The effects were then given an overall score, as set out in the table below.

+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown .
X	This option has no effect on the SA/SEA objective

The assessment also included consideration of the cumulative and synergistic impacts which would result from a combination of the different policies, together with consideration of the significance of the impacts. The results of this assessment are set out fully in Appendix 9, but a summary is given below together with an explanation of how the Council is intending to take the findings into account.

- 11.2 The assessment of the site allocations focussed on the more major development sites and has assessed all the policies with the exception of each individual amendment to the built-up areas boundaries, each individual large site allocation for development on previously developed land, and each individual small site allocation on greenfield land. These sites have not been considered at this stage as the policies cover social, economic, and environmental criteria in their sub-policies and therefore generally have mitigation measures to address likely negative effects. Furthermore, before these site allocations can go ahead they will need to meet the requirements of the core policies, for example CP1, 2 and 3.

Policy AL1 – Development in Built-Up Areas

- 11.3 Overall, this policy was found to have a positive effect on the SA/SEA Objectives. It was noted by the consultants that the policy makes no specific provision for alternative transport or resource efficiency of new development. However the policy will enable development within appropriate locations for housing, community facilities and employment uses. The Council does not consider that this policy requires a further addition in terms of transport or resource efficiency as this is covered by the Core Policies and further detail will also be provided by the Development Control Policies Document in due course.

Policy AL2 – Affordable Housing Delivery

- 11.4 Policy AL2 sets the threshold for affordable housing provision at 40%, but has an exception where there are overriding site constraints or site-specific issues. This will ensure that any environmental or other site-constraints can be taken into consideration. The policy will help to ensure that affordable homes targets are met. This may also have a knock-on benefit on the local economy in terms of providing a local workforce.

- 11.5 The consultants recommended that the clause in this policy related to alternative sites be given further consideration. It was considered that the wording of the policy could lead to arguments over the suitability of sites for affordable housing. It was suggested that it would be desirable that any site not suitable for affordable housing still made a contribution towards the District's affordable housing stock. The Council will consider these issues as part of the preparation of the Submission Document. Notwithstanding this it is anticipated that the requirements for developer contributions will be set out in a Supplementary Planning Document.

Policy AL3 – Infrastructure Requirements and Community Services/Facilities

- 11.6 Policy AL3 was found to have a generally positive effect on the SA/SEA Objectives relating to access to services and facilities, and social-economic factors. This policy should result in both greater access to health, education, leisure and community facilities and to the promotion of a high and stable economy. It was suggested that when looking at potential residential sites it should be ensured that provision is made for provision of facilities in both urban and rural areas, thereby helping to reduce any potential inequalities. It was suggested that the wording of the policy could be clarified to reflect this. This will be considered as part of the preparation of the Submission Document.

Policy AL4 – Previously Developed Land: Large Identified Sites

- 11.7 This policy was found to be largely supportive of the sustainability criteria. There were, however, some areas where the impact is unknown, including instances where housing development would involve the relocation of local businesses, which could result in a negative impact on the local economy. The significance of this impact was not thought to be too high if land is safeguarded for the relocation of businesses elsewhere. It was suggested that the policy be strengthened to prioritise the development to occur on contaminated or derelict land in the first instance.

Policy AL 5 – Land West of Crawley Strategic Location

- 11.8 The proposal for the land west of Crawley Strategic Location has a number of positive benefits. These include the provision of homes, including a significant proportion of affordable housing, together with a good proposed mix of neighbourhood uses and facilities. The principles of development include improvements to the local road infrastructure, which may have knock-on benefits for local businesses. A negative element of the proposal from the socio-economic perspective could occur as a result of the strengthening of the urban economy and therefore increasing inequalities between urban and rural areas and on the vitality of nearby village centres.
- 11.9 Policy AL5 was found to be have a negative effect on the majority of the environmental objectives; however it was suggested these may be mitigated to a certain extent through the implementation of CP1, CP2 and CP3 and through clarification of the policy wording. The Council anticipates using the Core Policies; further mitigation will be set out in the Area Action Plan and the Environmental Impact Assessment to be carried out for the development. The wording of the policy will also be re-examined when preparing the Submission Document.

Policy AL 6 – Land West of Horsham

- 11.10 The proposal for the land west of Horsham Strategic Location has a number of positive benefits. These include the provision of homes, including a significant proportion of affordable housing, together with a good mix of neighbourhood uses and facilities. The principles of development include improvements to the local road infrastructure, which may have knock-on benefits for local businesses. A negative element of the proposal, from the socio-economic perspective could result from development strengthening of the urban economy and therefore increasing inequalities between urban and rural areas and on the vitality of nearby village centres.
- 11.11 Policy AL6 was found to have negative effects on the majority of the environmental objectives; however it was suggested these may be mitigated through the implementation of CP1, CP2 and CP3 and through clarification of the policy wording. The Council anticipates that the core policies will be used to mitigate the environmental effects. In addition further mitigation will be set out in the Area Action Plan and Environmental Impact Assessment to be carried out for the development. The wording of the policy will also be re-examined when preparing the Submission Document.

Policies AL 7 – AL 20

- 11.12 Policies AL7 to AL20 were not assessed individually. All the policies cover social, economic, and environmental criteria in their sub-policies and the consultants considered they therefore generally contain sufficient mitigation measures to address likely negative effects. Furthermore, before these site allocations can go ahead they will need to meet the requirements of the core policies, for example CP1, 2 and 3. Notwithstanding this, the contribution these sites make to sustainability will be given further consideration as part of the preparation of the Submission Document.

Policy AL 21 – Centre of Rural Excellent at Brinsbury

- 11.13 Policy AL 21 was found to have a positive effect on the economic objectives and SA/SEA Objective 8. The effect on a number of environmental objectives is largely unknown and further work on the site will be necessary to help identify and mitigate any problems. This will be given further consideration as part of the preparation of the Submission Document.

Policy AL22 – Shoreham Cement Works

- 11.14 This policy was found to have generally positive effects on the SA/SEA Objectives. The policy includes employment, leisure and tourism uses and the provision that the site must make a major contribution to the regeneration of the coastal area. The impact of this policy should therefore be positive in terms of strengthening the local economy and the possible attraction of new businesses. The policy may also encourage accessibility within the area for existing residents, through the provision of sustainable transport opportunities.
- 11.15 The effects of the policy on a number of the environmental objectives is not known at this stage, and further work on the site will be necessary to help identify and mitigate any problems. It was suggested that the policy could be strengthened to ensure greater positive in terms of enhancement of the landscape features, a more specific policy on design, scale and form of development, and promotion of eco-design/zero

emissions type exemplar development. This work will be undertaken as part of the preparation of the Submission Document.

Policy AL23 – Warnham and Wealden Brickworks

11.16 This policy was considered to generally have a positive effect on the SA/SEA Objectives. The policy is strongly supportive of the objective to maintain a high and stable economy, by the provision of new employment floorspace and the provision of a new waste management facility. Some of the effects on the environmental objectives are unknown but the policy could, however, be strengthened to ensure greater positive effects. This could include enhancement of the landscape features, more specific policy on design, scale and form of development, and promotion of eco-design/zero emissions type exemplar development. The enhancements to the policy will be considered as part of the preparation of the Submission Document.

Policy AL24 – Land West of Southwater

11.17 This policy will have a beneficial effect on the access to school facilities. However, whilst this policy is generally supported it is considered that a needs assessment should be carried out to support its allocation. Further consultation will be undertaken with the Education Directorate at West Sussex County Council to ensure that educational needs for the area are met in the Submission Document.

Consideration of Cumulative Effects

11.18 Whilst many projects may individually have a minor impact on the environment, they collectively may have a significant effect. Additionally, the environmental response to the collective impacts of these projects may be delayed until a certain threshold is crossed or when the impact comes to light in sudden or dramatic form such as flooding.

11.19 There are two main kinds of collective impacts that may occur as a result of LDF policies. These are cumulative and synergistic effects:

Cumulative impacts occur when for example, there are impacts from not only a several developments in one vicinity. The combined effects of these developments can have a significant impact.

Synergistic effects are where there are the combined impacts from one development have a particular effect on a certain receptor.

11.20 The cumulative and synergistic effects have been assessed as part of the assessment of the effects of the Local Development Documents. This was undertaken by independent consultants. Synergistic effects were by necessity assessed using professional judgement. Cumulative impacts were assessed in the context of other planned developments or recent developments in the immediate area of the Plan. It should be noted that there are uncertainties about the potential range of cumulative impacts, especially when considering the time scales involved with spatial plans.

11.21 The main cumulative effects of the Site Specific Allocations of Land Preferred Options are:

- Future increases in population due to the development of strategic site allocations have the potential for increased traffic generation and reliance

on travel by car. This would have effects on air quality, greenhouse gas emissions, noise environment, and accessibility to services and facilities.

- The effects on landscape and townscape both from strategic site development, and incrementally from the several smaller site development and town centre developments. In addition there may be effects cumulatively on the Areas of Outstanding Natural Beauty (AONB).
- There may be adverse cumulative effects on waterways and rivers due to the major greenfield development of the strategic site allocations and associated increased hardstanding. These effects would include biological and chemical water quality, increased flood risk, and changes in hydrological regime (drainage).
- Effects on biodiversity; from both the direct effects from the strategic site allocations and from indirect effects from impacts on water quality, drainage/hydrology regimes, air quality, and by any severance of wildlife linkages.

Significant Effects

11.22 The most significant effects resulting from the Site Specific Allocations of Land Preferred Options are likely to be the development of the strategic site allocations on the environmental sustainability objectives. A further effect is the trend for the reliance on the car to travel to work and other needs, and the effects that this will have on the transport infrastructure and in turn the effect that this will have on the environment. The cumulative effects on the landscape and townscape may also have significant effects given the high quality landscape environment including AONBs.

11.23 The need for social cohesion and integration is a key theme in sustainability terms and is one that can be met through the identification of needs of all sections of the community. The policies do not appear to place enough emphasis on how the variety of very specific needs identified will be taken into account for each development proposal and this could be a significant effect in terms of meeting the objectives of accessible homes and facilities for everyone.

11.24 These significant effects can be minimised by careful wording of the policies, and consideration of wording will be made as part of the preparation of the Submission Document. In addition, the effects can also be mitigated by ensuring that there are adequate provisions for protection and enhancement of the environment in the Area Action Plans for the Strategic Locations. In addition it will be necessary to undertake an Environmental Impact Assessment for these two developments, which will further consider, and set out mitigation measures for, a wide range of environmental effects.

12.0 IMPLEMENTATION AND PROPOSALS FOR MONITORING

- 12.1 This document sets out the results of the assessment of the LDF options and Preferred Options undertaken to date, and is being made available for comment as part of the Preferred Options consultation.
- 12.2 The comments made on this Document and the Preferred Options will be taken into account when preparing the Submission Documents. Where necessary further assessment of the options will be undertaken, along with any updating of the baseline data, plans and policies and so forth.
- 12.3 The results of this final assessment will be set out in a final Sustainability Appraisal report, and published at the same time as the Submission Documents. This appraisal will also be subject to the independent Examination of the Submission Documentation.
- 12.4 Once the Examination has taken place the Local Development Documents will be adopted. At the same time the Sustainability Appraisal will also be published, along with the necessary statements required by the legislation stating how the effects of the plan have been accounted for, and the relevant statutory authorities informed of this.
- 12.5 Once each LDD is adopted, the effects of the LDF will be monitored. This will include monitoring of the sustainability indicators set out in Chapter 7 and Appendix 4. At this stage it is anticipated that the monitoring will take place annually alongside the monitoring of the LDD itself. It should be noted that there may be some indicators which cannot be measured annually, depending on the type and nature of the indicator. The findings of these indicators will help measure how well the plan contributes to sustainable development, and inform future reviews of the plans and policies.

APPENDIX ONE: LIST OF CONSULTEES

Statutory Organisations

The Countryside Agency
The Environment Agency
English Nature
English Heritage

Other External Organisations

Government Office for the South East
Sussex Wildlife Trust
Action in Rural Sussex
South East England Development Agency
West Sussex County Council – Planning Services
West Sussex County Council - Environment and Economic Policy
RSPB
Worthing Borough Council
Chichester District Council
Crawley Borough Council
Adur District Council
Mid Sussex District Council
Arun District Council
Local Parish and Town Councils
Sussex Biodiversity Record Centre

Internal Consultees

Elected Members
Head of Public Health and Licensing
Head of Environmental Management, Waste and Cleansing
Head of Property and Design Services
Building Services Manager
Leisure Services Manager
Business Development Officer
Head of Housing Services
Performance Indicator Co-ordinator
Head of Building Control
Head of Development
Head of Business Services

APPENDIX TWO: PLANS AND PROGRAMMES INFLUENCING THE LOCAL DEVELOPMENT FRAMEWORK

This Appendix sets out in detail the Plans and Programmes which influence the policies and proposals in the Local Development Framework Documentation. This is a requirement of Regulation 12(3) of the SEA directive, as set out in Schedule 2, (1 and 5). Most of the Plans and Programmes have been set out in tables under each of the Local Development Framework objectives, but there is also an additional table which sets out the plans and programmes which have a wider influence on the Local Development Framework.

Each table sets out the level at which the plan or programme has been prepared (i.e. International, National, Regional, Council, District or more locally) and provides an explanation of the aims and requirements of the plan or programme in relation to the Local Development Framework. With each table there is also an explanation of the conflicts that may arise as a result of the requirements of the different plans and programmes. It should also be noted that although the plans and strategies set out in the tables have been placed under certain subject areas, many will influence on other subject areas will be taken into account as part of the process of preparing the Local Development Framework.

PLANS AND POLICIES: GENERAL

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
International	European Directive 2001/42/EC – (commonly known as the SEA Directive) as adopted in UK law as the Environmental Assessment of Plans and Programmes Regulations 2004).	Requires that the environmental effects of certain plans and programmes are assessed, documented and mitigated against where necessary.	A Strategic Environmental Assessment must be made for Local Development Framework Documents.
International	Agenda 21 Declaration (Rio de Janeiro)	Committed countries to the principles of sustainable development.	Translated into national planning guidance
International	The Johannesburg Declaration	Re-affirmed nations' commitment to the principles of sustainable development.	Translated into national planning guidance
International	European Spatial Development Perspective	Aims for more balanced and sustainable development of the EU including more balanced competitiveness of the European territory.	Translated into national planning guidance

International	EU Sixth Environmental Action Plan	Aims for a high level of protection of the environment and human health, and for general improvement in the environment and quality of life.	Translated into national planning guidance
National	Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultations Paper (September 2004)	Sets out guidance on how to undertake a sustainability appraisal of a LDF document, incorporating the requirements of the SEA Directive.	The SA process must be undertaken from the start of the process of LDF preparation and the improvements made to the plan as a result of the appraisal must be documented.
National	Planning and Compulsory Purchase Act 2004	Requires Local Authorities to prepare Local Development Frameworks with a view to achieving sustainable development.	Section 39 places a duty on Local Authorities to prepare LDF's with the objective of contributing to the achievement of sustainable development.
National	Draft Planning Policy Statement (PPS) 1 Creating Sustainable Communities	Sets out the Government's vision for planning, and the key policies and principles which should underpin the planning system.	The LDF must seek to achieve sustainable development, proactively manage development through positive planning, have clear visions for communities and have an open and inclusive planning process.
National	PPS12: Local Development Frameworks	The LDF should aim to achieve the governments four aims of sustainable development.	The LDF must seek to achieve sustainable development, proactively manage development through positive planning, have clear visions for communities and have an open and inclusive planning process.
National	A Better Quality of Life: a Strategy for Sustainable Development for the UK (NB: this strategy is currently being updated)	There are four main aims of sustainable development: <ul style="list-style-type: none"> • Social Progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources; and • maintenance of high and stable levels of economic growth and employment 	<p>Priorities that the LDF will need to interpret locally include:</p> <ul style="list-style-type: none"> • Reducing the level of social exclusion • Promoting a transport system which provides choice and minimises environmental harm and reduces congestion • Directing development and promoting agricultural practices to protect and enhance the countryside and wildlife

				<ul style="list-style-type: none"> improving energy efficiency and tackling waste;
Regional	Regional Planning Guidance for the South East	Various documents and guidance which sets out guidance for planning in the south east	<p>Sets out the vision for West Sussex to 2016 in terms of land-use policy. It aims to meet community and business needs, protect the distinctive character of the area and protect natural resources.</p> <p>The community strategy sets out the shared vision for the future for a range of organisations in the District. It sets out what the partnership will do now and in the future.</p>	RPG9 sets out the number of houses required in the region. The LDF needs to interpret the guidance locally where applicable
County	The Adopted West Sussex Structure Plan 2001 -2016			Contains a range of policies which need to be reflected at a local level, including the strategic housing locations
District / Local	Horsham District Council Community Strategy Action Plan 2004-5			The visions for the community strategy need to be incorporated into the LDF where it relates to land-use.
District / Local	Horsham Agenda 21: A Community Strategy – November 2000		A framework of aims and actions that the Council and other organisations has agreed to, to help achieve sustainable development	The visions of Agenda 21 need to be incorporated into the LDF where it relates to land-use. Much of this has however been incorporated into the community strategy.

Potential Conflicts

The range of plans and policies above, all have an emphasis on achieving Sustainable Development. Guidance on these issues is continually evolving and the documents which have been published more recently should take precedence. There may also be conflicts between higher level and more local documents. Where this is the case, it is likely that the higher level documents will take precedence.

LOCAL PLAN OBJECTIVE: PROTECTING AND ENHANCING THE CHARACTER OF THE DISTRICT

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	Planning Policy Statement (PPS)7 – Sustainable Development in Rural Areas	Government document setting out broad guidelines and policies for development in rural areas.	PPS7 requires that development be sensitive to the character and distinctiveness of the countryside. It states there needs to be protection of the landscape for its intrinsic character, particularly where there are national designations. There must also be support of development which helps enhance the rural economy. Local designations are not thought to be necessary.
National	Planning Policy Guidance Note (PPG) 8 - Telecommunications	Aims to keep the number of masts to the minimum required for efficient network operation	Masts in designated areas are discouraged.
National	Landscape Character Assessment Guidance for England and Scotland	Produced by the Countryside Agency, this document provides guidance on how to determine the character of landscapes.	This guidance suggests that local Landscape Character Assessments should be undertaken.
Regional	The High Weald Area of Outstanding Natural Beauty (AONB) Management Plan 2004 – A 20 year Strategy	The important features of the AONB are identified and guidance is provided on how the features can be protected restored and enhanced.	Important features of the AONB need to be protected and enhanced by policy and through development control.
Regional	Sussex Downs Landscape Design Guidelines	Sets out guidelines to protect and enhance different areas of the Sussex Downs	Certain areas of the document fall within Horsham District- e.g. river floodplains and the chalk escarpment guidelines
County	West Sussex County Council (WSCC) Structure Plan policy CH1	Development should not be permitted unless it maintains, and where possible, enhances the character of the landscape.	There is a requirement for local development plans to include a policy to enhance the cohesive and distinct character of settlements, and to ensure that development enhances the character of the area.

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
County	WSCC Landscape Character Assessment	A broad assessment of the different character areas in the West Sussex together with a strategy for its protection	Guidance on the character areas within Horsham District.
District	Horsham District Landscape Character Assessment	Document providing background information on the different character areas in Horsham District identifying issues that LDF policies will need to address.	Much of the land in the District is sensitive to change, and the condition of the landscape is declining in many areas. Suburbanisation is key issue affecting the character of the District's landscapes.
District	Biodiversity Action Plan	The Action Plan describes the biodiversity in the District and sets out various actions to improve it.	There is a requirement for the Council to produce landscape and conservation advice and guidance.
Local	Horsham District Council Local Plan Newsletter – Public Consultation, 2002	The newsletter asked the views of local residents on a range of planning and development issues.	Responses from residents supported the retention of Local and Strategic gaps.
Local	Village Design Statements	These documents are produced by Local Communities describing the distinctive character of a village and its surrounding countryside together with proposals for its protection.	The Statements provides design guidance based on local knowledge and experience.

Potential Conflicts

One area of conflict between plans and policies which influence landscape protection is the national level advice that local landscape designations should not be necessary, whereas there is support for these designations amongst local communities. In this instance the national guidelines will need to take precedence in line with section 39 of the Planning and Compulsory Purchase Act.

A further area of conflict is the requirement to protect and enhance the character of the District, whilst at the same time enabling development in rural areas to help enhance the economy. This has the potential to urbanise the rural environment. Local Development Framework policies will therefore need to balance the need to protect and enhance the District's character whilst enabling necessary change.

LOCAL PLAN OBJECTIVE: BALANCING PROTECTION AND CONTINUED EVOLUTION THROUGH NEW DEVELOPMENT

Biodiversity

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
International	The Convention on Biological Diversity	Contracting parties are required to create and enforce national strategies and action plans to conserve, protect and enhance biological diversity.	This has been translated into the national, Sussex and Horsham biodiversity action plans.
International	EC Birds Directive	A framework for the conservation and management of, and human interactions with, wild birds in Europe.	Translated into national legislation and guidance
International	EC Habitats Directive	Member States must take measures to maintain or restore natural habitats and wild species at a favourable conservation status, and introduce robust protection for those habitats and species of European importance.	Translated into national legislation and guidance
National	PPG9 (Nature Conservation) Draft Planning Policy Statement 9 Biodiversity and Geological Conservation	This sets out the Government's policies in relation to planning and nature conservation.	Local Planning Authorities should identify important national and local nature conservation sites within development plans. Local Planning Authorities should include planning policies in relation to nature conservation. Planning authorities must consider nature conservation when looking at potential development sites.
Regional	Regional Planning Guidance (RPG) 9 Policy E2	RPG9 sets out the planning framework and strategy for the region in relation to Biodiversity.	Planning authorities should give priority to important habitats and species identified in legislation and biodiversity action plans.

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
County	WSCC Structure Plan Policy ERA2	Development should not be permitted unless biodiversity is conserved and enhanced.	Development plans should ensure that planning proposals assess the site for its nature conservation importance and incorporate appropriate measures to enhance biodiversity and mitigate any adverse effects of development.
County	Sussex Biodiversity Action Plan	The Action Plan sets out different types of biodiversity across East and West Sussex and various actions to improve biodiversity across the two counties.	The Action Plan places an obligation on Planning Authorities to ensure that development plans put in place measures to conserve and enhance biodiversity.
District	Biodiversity Action Plan	The Action Plan describes the biodiversity in the District and sets out various actions to improve biodiversity in the District.	The plan sets out an action for developments to contain measures to enhance biodiversity on the site and in the surrounding countryside.

Potential Conflicts

The need to protect and enhance biodiversity is widely recognised at all levels. The District must however accommodate a significant level of development, which has the potential to adversely affect biodiversity, including the loss of greenfield land. In addition there is also pressure for the conversion of gardens to housing which can also lead to the loss of biodiversity, as gardens are often provide habitats for wildlife. The LDF will therefore need to contain policies which seek to enhance biodiversity and minimise losses where development does occur.

Design and Conservation

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	Draft PPS1: Creating Sustainable Communities	Good design should be the aim of all involved in development.	The LDF should include policies that set out design criteria by which planning applications will be assessed.
National	PPG15	Sets out Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.	Development plans should set out policies for the preservation and enhancement of the historic environment.
National	PPG16	Sets out Government policy on the handling of archaeological remains and discoveries under the development plan and control systems.	Development plans should include policies for protection, enhancement and preservation of archaeological sites and their settings.
National	By Design, Urban Design and the Planning System	Aims to promote higher standards in Urban Design.	The LDF should contain policies which set out criteria to ensure development encourages social and economic progress and limits use of natural resources.
National	Better Places to Live	This document sets out best practice in designing high quality development in terms of appearance, layout etc.	Areas to consider include development layout, traffic accommodation, indoor space and appearance of developments.
National	Safer Places – The Planning System and Crime Prevention	Local planning authorities should consider crime prevention and community safety when exercising their functions.	The LDF will need to interpret this guidance when considering the design of development.
Regional	Regional Planning for the South East	RPG9 sets out the planning framework and strategy for the region in relation to design of development.	The LDF should include policies which enhance urban areas.
County	Structure Plan Policy CH8 CH9, CH11	These policies aim to protect and enhance conservation areas, historic buildings and archaeological sites.	Plans should contain policies to conserve and enhance the appearance of conservation areas, protect listed buildings and archaeological sites.
District	Landscape Character Assessment	Document providing background information on the different character areas in Horsham District identifying issues that LDF policies will need to address.	The document suggests settlement specific policies for protecting and enhancing the character of the main settlements in the District.

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
District	Cultural Strategy	Identifies how cultural and leisure activities and facilities such as the arts, sport, recreation, heritage, and the countryside, all contribute to making the District a better place to live, work and visit.	To make sure that everyone can use our cultural facilities and take part in cultural activities; To help people who develop and provide cultural activity to work more closely together.
District	Heritage Strategy	To provide a planned approach to the Council's role in the provision and development of the museums in Horsham District, and to encourage the local population to appreciate the heritage of the District in as many ways as possible.	To raise awareness of, and improve access to, the District's heritage assets, including encouraging the residents of the District to identify those elements of heritage that they find of value.
Local	Village Design Statements	These documents are produced by Local Communities describing the distinctive character of a village and its surrounding countryside together with proposals for its protection.	The Statements provides a variety of design guidance based on local knowledge.

Potential Conflicts

At a national level there is pressure for higher density development. This has the potential to alter the built form of an area, and may conflict with residents' views of how an area should develop. Careful design of development can however help minimise these conflicts. The location of development can also help minimise loss of archaeological sites.

Rural Economy

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	The Rural White Paper: Our Countryside (2000)	Outlines the Government's vision of a living, working, protected and vibrant countryside	Organisations should seek to find ways to accommodate change in rural areas whilst maintaining and enhancing the environment.

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	PPS7 – The Countryside	Sets out Government policy for development in rural areas	Development Plan policies should encourage rural enterprise and enhance rural communities but also protect agricultural land, wildlife etc.
Regional	RPG9 policies Q7 and Q8	RPG9 sets out the planning framework and strategy for the region in relation to the rural economy.	Development plans should encourage farm based diversification and service provision in rural areas as well as maintaining the character of these areas.
County	County Structure Plan policy LOC2 and CH1	Development should not be permitted unless it can be demonstrated it requires a countryside location. In addition development should not be permitted unless the character of the area is conserved and where possible enhanced.	Development plans should contain policies which limit development in rural areas and conserve and enhance the character of the District.
District	Horsham District Landscape Character Assessment	Document providing background information on the different character areas in Horsham District identifying issues that LDF policies will need to address.	Much of the land in the District is sensitive to change, and the condition of the landscape is declining in many areas. Suburbanisation is key issue affecting the character of the District.
District	HDC Economic Development Strategy 2002/2005	This document sets out key employment issues affecting the District to help inform the Council's work with local businesses.	The Council participates in a rural forum to support rural areas. Some initiatives need a planning input.

Potential Conflicts

The plans and policies which relate to the rural economy all state the need to conserve and enhance both environmental and historic features, whilst also enabling the economy to grow in the countryside. There is, however, likely to be an inherent conflict between these different requirements; for example development in rural areas may well increase traffic flows on rural roads, eroding the rural character of the area. To ensure that any conflicts are minimised the development proposals in rural areas will need to be considered carefully.

LOCAL PLAN OBJECTIVE: MEETING THE NEEDS OF LOCAL COMMUNITIES AND BUSINESSES

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
District	Horsham District Council Community Strategy Action Plan 2004-5	The community strategy sets out the shared vision for the future for a range of organisations in the District. It sets out what the partnership will do now and in the future.	Issues include affordable housing, access to education and providing facilities for businesses.
District	Settlement Sustainability Hierarchy	Identifies the level of service / facility provision in the different settlements around the District	The level of services and facilities need to be considered when considering locations for development.
Local	Parish Plans	Parish Plans set out a vision of how a community wants to develop and identifies the actions needed to achieve it. They can include any social, environmental or economic issue.	Parish Plans should complement and help deliver local planning policies and frameworks

Potential Conflicts

The Community Strategy and other local studies have identified what local needs are and what facilities already exist. There may sometimes be a conflict in what community facilities should take priority if funds are limited (e.g. affordable housing / health care / recreation). The LDF will need to ensure a wide a range a needs are met by careful location and design of development.

LOCAL PLAN OBJECTIVE: PROVIDING FOR COMMUNITY, LEISURE, RECREATION, TOURISM AND CULTURAL FACILITIES

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	PPG17	This document sets out the Government's policy for providing open space and recreational facilities	The guidance indicates the need to have a robust assessment of local recreation needs in the District to inform a more locally based policy.
	Companion Guide to PPG17 – Assessing Needs and Opportunities	A practical guide to assessing local needs and opportunities for the development of	The document sets out standards for open space and recreation provision.

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National		open and recreational space.	
National	The Towns and Country Planning (Playing Fields) (England) Direction 1998 Circular no. 09/98	To safeguard, protect and prevent further significant loss of playing fields	Safeguard playing fields from development
National	The Six Acre Standard – National Playing Fields Association	Recommends a minimum of 6 acres of play and recreation space for every 1000 residents.	Development should seek to provide sufficient play and open space.
National	Unlocking the Potential of the Rural Urban Fringe.	A consultation by the countryside Agency presenting a draft vision for the rural urban fringe.	Guidance on how to develop the rural urban fringe including looking at leisure and open space as a use of the urban rural fringe.
Regional	RPG 9 policies (including E6)	RPG9 sets out the planning framework and strategy for the region in relation to the leisure facilities	Development plans should seek to maximise the use of parks, attractions, sports facilities etc but also ensure that sensitive locations are protected.
County	WSSC Structure Plan Policy NE11	Leisure and recreation facilities should be permitted where there is an identified need and are compatible with their location.	Development Plans should include policies to enable facilities which meet needs, but does not adversely affect nearby centres or rural locations
District	The Horsham District PPG17 Open Space Sport and Recreation Assessment (draft)	The study will provide an assessment and analysis of open space and leisure facilities making recommendations on areas to be protected, where new provision should be made; where opportunities exist and where there is over-provision.	Early indications show that there is generally a good supply of leisure facilities, but disabled access to village halls is poor.
District	Cultural Strategy	Identifies how cultural and leisure activities and facilities such as the arts, sport, recreation, and the countryside, all contribute to making the District a better place to live, work and visit.	To make sure that everyone can use our cultural facilities and take part in cultural activities; to help people who develop and provide cultural activity to work more closely together.

Potential Conflicts

The main issue in terms of leisure provision is ensuring that there is sufficient provision of facilities and services to meet the needs of a larger population as a result of new housing provision. The sites need to be situated so that they are as accessible as possible to a range of people (at the moment those living in rural areas cannot always reach facilities if they do not have access to a car).

New guidance has recently emerged on providing sport and recreational facilities and these will need to take precedence over the less recent publications. For example PPG 17 is more recent than the 6 Acre Standard, which indicates that provision should be made according to local need rather than applying a broader national standard which may be less flexible.

LOCAL PLAN OBJECTIVE: ENHANCING THE VITALITY AND VIABILITY OF VILLAGES AND TOWNS

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	PPG6 and PPS6 (draft) Town Centres and Retail Development	These documents set out Government policies on town centres and retail developments.	There is a sequential approach to site identification. Developments should take place in town centres in the first instance.
Regional	RPG9 policy Q5	RPG9 sets out the planning framework and strategy for the region in relation to retail development.	Local Authorities should undertake assessments of the need for retail development and identify preferred centres for growth.
County	WSSC Structure Plan Policy NE8 and NE9	Development in towns should be permitted to help retain the vitality of these centres.	Development Plans should include policies to maintain and enhance the vitality of village and town centres.
District	Retail Health Check	HDC (consultancy based) study assessing the vitality and viability of 7 settlements in the District. It looks at future retail demand, market pressures and the District's potential to accommodate further retail development, for the period to 2016.	Retail centres are currently healthy but care needs to be taken to avoid the mix of retail types changing, and the change of use of shops to residential.

Potential Conflicts

There is a need for retail development to meet the needs of existing and new residents of the District in the period to 2016. Some of this development may need to be in more local neighbourhood centres, which has the potential to conflict with national policy for centre of town development. The need for any such development will need to be fully investigated. Horsham town has many independent retailers which help add to its character, and there is the potential for this to be lost with new development in the town centre.

Rural village centres face different conflicts. There is the need to ensure that there a sufficient range of shops are retained and the current pressure for conversion to residential or other uses be resisted.

LOCAL PLAN OBJECTIVE: MANAGING TRAVEL DEMAND AND WIDENING CHOICE OF TRANSPORT

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	PPG 3 - Housing	This document sets out Government policies relating to the provision of housing.	Housing development should be located close to other land-uses to reduce the need to travel.
National	PPG13 - Transport	This document sets out Government policies relating to the provision of transport.	The objective of this guidance is to integrate planning and transport at national, regional, and local levels in order to promote sustainability, public transport and accessibility.
National	Government's 10 Year Transport Plan	This is a strategy for the delivery of a safe and reliable transport system. It outlines the investment program for transport.	The Plan refers to Park and Ride schemes, rail enhancements and the need for sustainable travel.
Regional	RPG9 (policies in transport chapter 9).	RPG9 sets out the planning framework and strategy for the region in relation to transport.	In relation to transport, development plans should cover issues relating to the integration of land use and transport.
Regional	Draft Regional Transport Strategy	The Strategy is intended as a replacement for the transport chapter of RPG9.	A regional framework to ensure that the investment programmes of local authorities compliment and support wider regional objectives of sustainability
County	WSSCC Structure Plan Policy NE(TR)	The statutory Development Plan for West Sussex, providing the strategic context for decisions on the planning of land use and transport.	Development Plans should locate development and contain policies to widen travel choice, reduce traffic growth and enable an efficient economy.
County	West Sussex Supplementary Planning	Sets out parking standards that should be applied as part of development.	HDC is already using these standards, and contributed to the content of this

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
	Guidance on Parking Standards		SPG.
Local	Horsham Urban Transport Plan	To help identify and respond to local transport related issues.	The document incorporates views of local organisations and also serves as a means for securing funding for transport improvements.

Potential Conflicts

It is an aim of the Government to widen the choice of transport available, and to encourage the use of more sustainable modes of transport other than the car. Horsham District is however rural in nature and many people are reliant on a car, as public transport services in rural areas are currently poor. Policies in the LDF documents need to encourage improvement to public transport, particularly in rural areas.

It is likely that reducing the number of journeys made by car will conflict with the Government requirement to help enable diversification schemes in the countryside. It is unlikely that public transport would be able to reach all diversification sites, and this could therefore lead to more traffic on the roads in rural areas. This extra traffic could also conflict with the aim to keep the environmental quality of the area high, by generating additional pollution from car exhausts.

LOCAL PLAN OBJECTIVE: PROVIDING FOR DEVELOPMENT NEEDS

Housing

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	PPG 3 -Housing	This document sets out Government policies relating to the provision of housing.	A hierarchy for locating development is set out starting with a preference for development on previously developed land before greenfield sites.
National	Tapping the Potential, 2000, DETR	Provides guidance on assessing the urban housing capacity of an area.	Guided work on the Urban Housing Potential paper.
National	Realising Capacity, 2001, The House Builders Federation	Provides guidance on assessing the urban housing capacity of an area, and for involving the building industry in studies.	Guided work on the Urban Housing Potential paper.

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
Regional	Assessing Urban Housing Potential, 2004, SEERA & GOSE	Provides guidance (in a regional context) to assessing the Urban Housing Potential of an area.	Used to guide our work on the Urban Housing Potential paper.
Regional			Sets out the requirement for housing numbers in the region.
Regional (continued)	RPG9 Policies including Q2, H4 and H5	RPG9 sets out the planning framework and strategy for the region in relation to housing provision.	Mixed use developments should be provided and urban housing potential studies should be undertaken A range of housing types should be provided, utilising previously developed land where possible.
County	WSCC Structure Plan Policy LOC1	The statutory Development Plan for West Sussex, providing the strategic context for decisions on housing development.	Sets out the requirements for development across the District, including 2,500 homes to the west of Crawley and 1,000 to the west of Horsham.
District	HDC Housing Needs Survey	This survey sought to identify the number of people in need of an affordable home in Horsham District.	937 new affordable homes are required each year.
District	Horsham District Council Urban Capacity Study	The study identifies how many dwellings could come forward on previously developed land before 2106.	Approximately 3600 dwellings could come forward to 2016. This includes land within residential curtilages.
Local	Village Design Statements and Parish Plans.	These documents help set out the desire for provision of housing on a local level.	Identified local need can help determine the location of smaller scale housing developments.

Potential Conflicts

Horsham District needs to accommodate a large amount of residential development in the period until 2016. There are a range of potential conflicts as a result of this, including the loss of greenfield land, threat to biodiversity, increasing demands on natural resources and so on. Developing on brownfield land will help to reduce the loss of greenfield sites, but as the District has relatively few industrial or contaminated sites, this could mean that many larger gardens are developed which could alter the character of villages and towns. The design and location of the developments around the District will need to take these factors into account.

A further conflict is the requirement for housing placed upon the District through the regional and county plans, being at odds with local communities who do not wish for any further development in their area. The Council cannot avoid developing land in accordance with the regional and county requirements but will try, where possible, to site developments where the local community has identified a need.

Employment

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
National	The Urban White Paper Our Towns and Cities: The Future (2000)	Examines the causes of urban decline and recommends solutions to bring people back into towns.	Sets out a vision for attractive, well kept towns with good quality design and planning and good quality services. Development needs to balance economic and environmental issues.
National	PPG 4: Industrial and Commercial Development and Small Firms	Guidance on the industrial, commercial development of small firms.	There needs to be choice, flexibility and competition in locating employment land and be realistic of the needs of businesses.
Regional	RPG9 – Policies: RE1, RE3, RE4, RE5, RE8, RE10 and policies relating to Sub-Regional Areas and The Crawley/Gatwick/M23 Area.	RPG9 sets out the planning framework and strategy for the region in relation to the regional economy.	Policies cover the need for local and national economic development, sustainability, efficient use of land and encouragement of economic diversity and guidance of development in high growth areas.
Regional	Regional Economic Strategy for South East England 2002-2012	A ten year framework for delivering economic aspirations and aims of sustainable development	The five objectives are: <ul style="list-style-type: none"> • Competitive business • Successful people • Vibrant communities • Effective infrastructure • Sustainable use if natural resources

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
County	WSSC Structure Plan Policy NE1 and NE4	Sets out employment floor space provision for the period to 2016, and guidance on employment related policies.	A need for 190,000m ² of employment floorspace is identified. Development plans need to specify their phasing and secure an appropriate mix of employment types.
District	HDC Economic Development Strategy 2002/2005	This document sets out key employment issues affecting the District to help inform the Council's work with local businesses.	Sets out seven key objectives including ensuring the retention and survival of businesses.

Potential Conflicts

A conflict that is emerging in Horsham District is the pressure for conversion of existing employment land to housing. This is due to the high value of residential land. Conversion of employment land to housing could result in the relocation of employment sites to greenfield locations, rather than reduce car journeys. The loss of employment land could also lead to the creation of dormitory settlements, where most residents commute out of the area to work. To reduce this conflict the Council will need to designate land that should be protected for employment use.

LOCAL PLAN OBJECTIVE: IMPROVING THE QUALITY OF NEW DEVELOPMENT

Level of policy / programme	Name of policy / programme	Broad Aims of Plan / Programme	Requirements of the plan / programme in relation to the HDC LDF
International	The Kyoto Protocol	Enhancement of energy efficiency; limit and /or reduce emissions of greenhouse gases including carbon dioxide and methane.	Interpreted into national planning guidance.
National	PPS 22 – Renewable Energy	Sets out the Government's strategy on renewable energy.	Development plans should try to accommodate renewable energy where possible.
National	PPS 23 – Planning and Pollution Control	Sets out the Government's strategy on planning and pollution control, including contaminated land.	There should be close consultation between planning and pollution control authorities to avoid conflict and duplication of work.

National	PPG 24 Planning and Noise	Sets out the Government's strategy on noise.	Local planning authorities need to consider exposure to certain levels of noise when considering development proposals and mitigate where necessary.
National	PPG 25 – Development and Flood risk	Sets out the Government's strategy on development and flooding.	Flood risk should be considered at all stages of the planning process, and development should not take place in floodplains.
National	Safer Places, the planning system and crime prevention	Sets out guidance on reducing crime through planning.	Planning authorities should examine crime issues in an area and site and design development to reduce the risk of these problems.
National	BREEAM / Eco-homes	This program sets standards for development schemes to attain, so minimising their environmental impact.	Standards can be applied to the design stage or at the construction stage. The programme could be incorporated into policy.
Regional	Harnessing the elements	A supporting statement to RPG9 in relation to the provision of renewable energy development	Outlines types of renewable energy that would be appropriate in the south-east and states out that plans should identify the type of development that could be located in their area.
County	WSCC Structure Plan Policies ERA3 ERA 4 ERA6 on flooding, air soil and water quality	Sets out the county approach for development and environmental issues such as flooding.	Development should not occur where it will be affected by flooding or adversely affect soil and water quality. In terms of energy provision Local Authorities should consider CHP schemes where feasible.

Potential Conflicts

Development which takes place in the District will use resources both during and after construction. These resources are under increasing pressure and development will therefore need to be as efficient as possible in terms of resource use.

A further conflict in this area is the potential for renewable energy to change the character of an area, for example through the growing of biomass crops, whereas other policies have stated the need to retain and enhance the character of the landscape.

Appendix 3: Horsham District Baseline

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
SOCIAL ISSUES							
Population	District Population	122,087		11.3% increase since 1991. Predicted to increase to 134,900 by 2016		Census collected every 10 years, and other figures rely on estimates. Population rise is mainly due to residential development	ONS (2001 Census)
	Working Age Population	59.8% aged 16-64		Likely to decrease as population ages			ONS mid year estimates 2004
	Number of households	50,037		Increasing		Results from residential development and social change	ONS (2001 Census)
Housing	Condition of housing stock	1% unfit for habitation		Not Known			ONS (2001 Census)
	Owner Occupation	79% owner occupied	70.6% in Chichester, 80.2% Mid Sussex, 68.9% Nationally	Not Known			ONS (2001 Census)

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Housing (continued)	Average House prices	£254,114 between April and June 2004		50% rise from the same period in 2000 when average prices were £169,389. Recent indications that prices are levelling			HM Land Registry
	Number of affordable homes needed	937 needed each year to 2011		Likely to increase as a population ages			Horsham District Council Housing Needs Survey 2003
	Number of affordable homes built each year	102 in 2003/4		Aim is to increase through LDF policy	80 dwellings per year/ 30% of development sites >1ha		Horsham District Council Housing Monitoring Report 2002 /3
	Gypsy needs	23 pitches needed to 2007		Not Known		Number includes existing unauthorised sites, as well as existing & predicted concealed need	Horsham District Council Gypsy Needs Survey

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Social Inclusive-ness and deprivation	Indices of multiple deprivation	340/354 (1 is the most deprived)		Relatively stable		This measure hides areas where deprivation exists.	ODPM
	Location of most deprived Super Output areas	Horsham Park, Billingshurst and Shipley, Roffey South and Chantry Wards		Not Known		Super Output areas are smaller than ward level and their precise geographic locations are not yet known	ODPM
	Access to facilities	Indications that young people / those without a car find it difficult to reach facilities		Not Known		Data is not quantitative	Horsham District Youth Strategy 2003/ Horsham District Community Profile (2002)
	% of households in fuel poverty	8.80%		9.9% in 2002		Defined as households who need to spend >10% of their income to heat their home	House Condition Survey 2003
Community Safety	All Crime per 1000 residents	4.71 (Jan - August 04)	Lower than the Sussex average	4.14 (Jan - August 03)		data is measure of incidences per month	www.sussex.police.uk

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS / COMMENTS	DATA SOURCE
Community Safety (continued)	Domestic burglary per 1000 households	2.59 (Jan - August 04)	Lower than the Sussex average	3.15 (Jan - August 03)		It is difficult to predict future crime levels	www.sussex.police.uk
	Violent Crime per 1000 residents	4.65 (Jan - August 04)	Lower than the Sussex average	3.19 (Jan - August 03)		It is difficult to predict future crime levels	www.sussex.police.uk
	Vehicle Crime per 1000 residents	2.52 (Jan - August 04)	Lower than the Sussex average	2.88 (Jan - August 03)		It is difficult to predict future crime levels	www.sussex.police.uk
	Fear of Crime	Identified as an issue in Parish Plans		Not Known -may reduce as community wardens appointed		No quantitative data	Horsham District Community Profile 2002
Human Health	Life Expectancy	78.9 for men, 82.0 for women	In Chichester 77.9 for men, 82.4 for women. National average is 75.1 for men, 80 for women	Has been rising			Horsham District Community Profile (2002)
	General Health 'not good'	5.7%	In Chichester 7.2%, In Mid Sussex 5.9% UK 9.2%	Not Known			ONS (2001 Census)

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Human Health (continued)	Access to healthcare	Indications that doctors surgeries are full. Nearest Casualties at Redhill and Worthing		Work ongoing to expand / improve doctors surgeries			
	Number of schools	45 primary, 5 secondary, 1 special needs		Potential for decrease if rural primary schools close - falling school roles 2002-2007			Horsham District Community Profile 2002
Education	Provision of pre / post school care	Limited for 5 -8 year olds		Not Known		No quantitative data	Horsham District Community Profile 2002
	% school leavers pursuing further education	75.70%		Not Known		13% enter employment	Horsham District Community Profile 2002
	working age population with NVQ4 or above	23.30%	County Average is 19%	Not Known			ONS Census 2001

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS / COMMENTS	DATA SOURCE
Education (continued)	% of population aged 16-60 with poor literacy	19% poor literacy,	County average is 22.4%	Not Known		Higher in certain wards 24.7% in Roffey North and 24.6 in Sullington	Horsham District Community Profile 2002
	% of population aged 16-60 with poor numeracy	17.3% poor numeracy	County Average is 21.1%	Not Known		Higher in certain wards 22.2% in Roffey North and 22.4 in Sullington	Horsham District Community Profile 2002
Leisure and Recreation	PPG17 needs assessment	Overall quantity and quality of provision is good. Disabled access to village halls is a problem				Certain areas have specific needs including allotments, tennis courts, youth areas	Horsham District Council PPG17 Assessment 2004
	Number of attractions	24 (June 1999)		Not Known		HDC Tourism strategy study currently ongoing	HDC Tourism Strategy 1999
	Visitor numbers to attractions	450,000 (1996) - 8% of county average				HDC Tourism strategy study currently ongoing	HDC Tourism Strategy 1999

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Transport	% Car ownership	87.5% owning 1 or more cars. 47.7% own two or more cars	In England and Wales 73.2% have 1 car, 29.5% 2 cars. Only 10 districts have higher rates of 2 car ownership				ONS (2001 Census)
	Predicted rise in traffic to 2016	up to 37%		Increasing			Travel in West Sussex 2000
	Rail Links	Arun Valley Line - links Amberley, Pulborough, Billingshurst, Christ's Hospital, Horsham and Faygate to the coast and London Victoria	N/A	Possibility of less well used stations closing			
	Average distance travelled to work	17.88km	16.07 Chichester, 15.06 West Sussex	Not Known			ONS Census 2001
	% people 16-74 who travel to work by car/van (as driver or passenger)	64%	63.37 Chichester, 60.06 West Sussex				ONS Census 2001

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS / COMMENTS	DATA SOURCE
Transport (continued)	% people aged 16 -74 who travel to work by bus	1.90%	1.91 Chichester, 2.92% West Sussex				ONS Census 2001
	% people aged 16 -74 who travel to work by train	5.60%	3.34% Chichester, 5.82% West Sussex				ONS Census 2001
	% people aged 16 -74 who travel to work by foot	9%	11.64% Chichester, 9.81% West Sussex				ONS Census 2001
ECONOMY							
Material Assets	Unemployment rate	0.9% (sept 2004)	1.1% in West Sussex, 2.2% nationally	stable (between 0.9 and 1.2% Jan to Sept 04)	Keep at this low rate	Low rate could lead to skills shortages	WSSC unemployment statistics
	Average Income	£591.50 a week (£30,758 annually)				Disguises the gap between well and poorly paid work	Nomis 2004
	% employed in Manufacturing	12.79 (2002)		11.9 (2001)		Figures disguise differences between the north and south of District	Nomis 2002 / Labour force survey 2001

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Material Assets (continued)	% employed in construction	4.15 (2002)		12			Nomis 2002 / Labour force survey 2001
	% employed in distribution, hotels and restaurants	23.55		11.6		Significant decrease. Not known if the data collection method has changed.	Nomis 2002 / Labour force survey 2001
	% employed in transport / storage & communication	5.13		6.3		Low rate could lead to skills shortages	Nomis 2002 / Labour force survey 2001
	% employed in banking finance and insurance	29.25		26.3			Nomis 2002 / Labour force survey 2001
	% employed in public administration, education and health	17.99		21.5			Nomis 2002 / Labour force survey 2001
	% employed in agriculture	1.7		thought to be declining		Data hides the differences across the District	Nomis 2002 / Labour force survey 2001
	% employed in other sectors	5.44		10		(2001 data includes agriculture)	Nomis 2002 / Labour force survey 2001

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS / COMMENTS	DATA SOURCE
Material Assets (continued)	Retail in Horsham	Assessed as being a vital and viable retail centre		Need for some expansion of food stores towards 2016			Horsham District Retail Health Check 2003
	Retail outside Horsham	Centres assessed as being viable, but have a relatively low convenience stores to services					Horsham District Retail Health Check 2003
	Vacancy Rates outside Horsham	7% in Pulborough and Billingshurst, 4% in other villages					Horsham District Retail Health Check 2003
ENVIRONMENT							
Cultural Heritage	Scheduled Ancient Monuments	19		Sites were designated in 1992		Number of designations is not an indicator of problems they face	HDC Planning Records
	Listed Buildings	over 1700				Number of designations is not an indicator of problems they face	HDC Planning Records

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Cultural Heritage (continued)	Conservation Areas	37 Conservation Areas		Conservation Area appraisals reveal threats including traffic and alteration to existing building materials		Number of designations is not an indicator of problems they face	HDC Planning Records
	Area defined as tranquil	69% in West Sussex(1999)					
Biodiversity Flora and Fauna	Total Number of Nature Conservation Designations	101 sites are designated: 8% of District area	180 designated sites (21% of area) in Chichester, 71 (6% of area) in Mid Sussex	Not Applicable	Not Applicable	Some land is covered by more than 1 designation. Number of designations not necessarily an indication of quality of rest of District	Sussex Biodiversity Record Centre
	Number of SSSIs	23 - 3% of District Area	38 (7% of area) in Chichester, 17 (2% of area) in Mid Sussex	Not Applicable	Not Applicable	Number of designations is not an indicator of their quality. Some SSSIs are designated for their geological importance.	Sussex Biodiversity Record Centre

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS / COMMENTS	DATA SOURCE
Biodiversity Flora and Fauna (continued)	Condition of SSSIs	83.83% in favourable or recovering condition (West Sussex)	67.38% South East, 64.75% nationally	Not Known	95% to be in favourable or recovering condition by 2010	Data not available at a District Level	English Nature 2004
	SNCIs	74 (4% of area)	122 (5% of area) in Chichester, 49 (3% of area) in Mid Sussex	Not Applicable	Not Applicable	Number of designations is not an indicator of quality and is also a function of other factors such as geology	Sussex Biodiversity Record Centre
	Population of wild birds	Swift Count in Horsham District shows decline from 137 to 68 between 1970 and 1999	Decline of 13% all birds in south east 1970 -2000. Farmland birds declined by 29% and farmland birds 38% in the same period	Declining	No further decline / improvement	The data is a useful indicator but is difficult to validate as the data set is small.	www.defra.gov.uk/environment/statistics/index.htm and www.susos.org.uk
	Habitat Types	Main habitats are arable, woodland, grassland, heathland, hedgerows and floodplain grassland.				No data available on quality of the habitats	Sussex Biodiversity Record Centre

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS / COMMENTS	DATA SOURCE
Biodiversity Flora and Fauna (continued)	Change in Heathland	30ha heathland lost between 1981 and 1996		Declining	A further 800 ha in Sussex by 2010	WSSC has some information on change in habitat areas but not yet been obtained	Sussex BAP - Heathland
	Change in Ancient Woodland	No local data		Declining - 21596 lost since the mid 1980s in Sussex	Maintain existing areas of ancient woodland	WSSC has some information on change in habitat areas but not yet been obtained	Sussex BAP - Woodland
	Change in chalk grassland	No local data		amount of grassland on South Downs has declined from 50% to 3% coverage since 19th Century	10% increase by 2005	WSSC has some information on change in habitat areas but not yet been obtained	Sussex BAP - Chalk grassland
	Change in grazing marsh	Currently 1526ha. Change not known	Estimated annual loss of 0.5% in West Sussex	Declining	Prevent further loss, fragmentation and deterioration	WSSC has some information on change in habitat areas but not yet been obtained	Sussex BAP - Floodplain Grassland
Landscape	AONBs	2 AONBs The High Weald and the Sussex Downs. Covers 21% of the District		Work is ongoing in designating a National Park for the South Downs		South Downs AONB likely to be replaced by National Park.	Sussex Biodiversity Record Centre / Countryside Agency

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Landscape (continued)	Condition of HDC Landscape Character Areas	15 in good condition, 17 in declining condition		Not Known			Horsham District Landscape Character Assessment 2003
	Sensitivity of HDC Landscape Areas to Change	21 High sensitivity to change, 11 moderate sensitivity to change		Not Known			Horsham District Landscape Character Assessment
	% of new homes built on previously developed land	82.3% between 1.7.03 and 30.6.04	Chichester - 72.5%, Mid Sussex 59.3% in the same period	Increasing	60% to be built on previously developed land		Horsham District Council housing monitoring reports
Soil	Number of private sector vacant dwellings returned to occupation by the local authority	1 in 03/04	Not known	Stable	1 a year	It would be useful to know the number of vacant dwellings.	HDC Performance Indicators

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Soil (continued)	Contaminated Land	No entries on the contained land registry when inspection strategy published. 63 closed landfill sites	2.9% of Chichester District	Not known - could be reducing as a result of the pressure for brownfield development	Reduce	Need to seek further information	HDC Contaminated Land Inspection Strategy
	Percentage of household waste recycled	23.4% in 2003/4	18% in Chichester	Increasing - 12.87% in 2001/02	36%	Data not yet confirmed by WSSC	HDC Performance Indicators
	Per capita consumption of water	Southern water customers use 160 litres a day		Water use has increased 50% in the last 25 years		No data at a District Level	www.southernwater.co.uk
Water	% Rivers with very good to fair biological water quality	100%	94% nationally	Stable	94% good or fair	Rivers all very good to fairly good	www.environment-agency.gov.uk
	% Rivers) with good or fair chemical water quality	86%	94% nationally	Stable to decreasing	94% good or fair	River Adur and Arun tend to have the lower classification than smaller streams	www.environment-agency.gov.uk

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Water (continued)	Properties at risk from flooding	2750 in West Sussex	10% of homes regionally	May increase if floods worsen with climate change		No local data	www.odpm.gov.uk/stellent/groups/odpm_planning_documents/page/odpm_plan_025069.xls
	Number of Air Quality Management Zones	None		Areas may need to be declared as a result of development in the future			Environmental Health
Air	Number of exceedences of National Air Quality Objectives	None except for PM10s -61 24 hourly exceedences estimated in 2002		Stable	35 exceedences of the 24 hour PM10 concentration	Exceedence is limited problem as no residents at risk	Local Air Quality management updating and screening assessment
	Noise pollution	Not known		Most complaints are related to residential activity		Need to seek further information	

TOPIC	INDICATOR	CURRENT STATUS / QUANTIFIED DATA	COMPARATORS	TRENDS	TARGETS	DATA PROBLEMS /COMMENTS	DATA SOURCE
Climatic Factors	Percentage electricity consumption from renewables	0.65% in South East	< 4% nationally	Not known	10% by 2010	No data available at a local level	Energy White Paper / Environment Agency state of the Environment
	Emissions of greenhouse gases	Reduction in 10% between 1990 and 2002		decreasing		No data available at a local level	Office for National Statistics
	Emissions of greenhouse gases from transport	86 million tonnes CO2 in 2002		increasing- 58.5 million tonnes in 1990		No data available at a local level	Office for National Statistics
	Average temperatures	Five of the six warmest years since 1990. Average increase of 1°C since 1900	0.4-0.8oC rise globally in the same period	Rising		No data available at a local level	Office for National Statistics
	Domestic Energy Consumption	1960kg oil consumption per household in 2001		5% increase from 1870 in 1971		No data available at a local level	Office for National Statistics

APPENDIX 4 – THE SUSTAINABILITY FRAMEWORK: OBJECTIVES AND INDICATORS

This appendix sets out more detail about the indicators selected to measure the contribution of Local Development Framework Documents in achieving sustainable development.

The tables are set out under the Government's four main aims of Sustainable development and further subdivided under the Council's selected sustainability objectives. For each objective the chosen indicators are listed along with any target the Council is aiming for, and where the data will be collected from. Where applicable further comment is made about each indicator any problems with data collection.

SOCIAL PROGRESS WHICH MEETS THE NEEDS OF EVERYONE

Objective One: To ensure that everyone has access to good quality affordable homes that meets their needs

Indicator	Target	Data sources	Further Comments
Number of affordable homes built each year	Sufficient numbers to reach 40% of the total.	Housing monitoring	It may be necessary to distinguish between the types of affordable housing completed e.g. shared ownership / housing association.
% of affordable homes built each year	40%	Housing monitoring	
% of 1, 2 and 3 bedroom homes built	Increase from current levels	Housing monitoring	Smaller homes cost less and tend to meet the needs of the wider population (relatively few need 4-6 bedroom houses).
The number / percentage of people in housing need	No increase in current levels	Housing need assessments	This information is collected on a fairly long term basis, and cannot be used for annual monitoring

Objective Two: To ensure that everyone has access to the health, education, leisure and recreation facilities they require

Indicator	Target	Data sources	Further Comments
% of applications with S106 agreements for improved facilities	Maintain or improve on current levels	Planning applications / Section 106 records	No data currently available so initial period of monitoring required.
Number of applications resulting in the loss of facilities	No loss of facilities / services	Planning applications	No data currently available so initial period of monitoring required.

Indicator	Target	Data sources	Further Comments
Number of applications resulting in the extension or improvement of facilities	Maintain or improve on current levels	Planning applications	No data currently available so initial period of monitoring required. Judgement will be needed to determine if a lack of applications indicates a need or whether services are in good condition

Objective Three: To reduce crime and the fear of crime

Indicator	Target	Data sources	Further Comments
Number and type of developments receiving a Secured by Design award	Maintain or improve on current levels	Not currently recorded	This data is not currently available and will need an initial period of monitoring to establish current rates.
% of applications with S106 agreements for community safety initiatives	Maintain or improve on current levels	Planning applications / Section 106 records	No data currently available so initial period of monitoring required.

EFFECTIVE PROTECTION OF THE ENVIRONMENT

Objective Four: To conserve and enhance the landscape and townscape character of the District

Indicator	Target (if any)	Data sources	Further Comments
The condition of landscape areas	Maintain or improve from current levels	Landscape Character Assessment	Requires a review of the landscape character assessment – annual monitoring not possible
% of planning permissions granted for new development in Strategic Gaps	Maintain or reduction of current rates	Planning Applications	No data currently available so initial period of monitoring required. Percentages could be affected by changes to the boundary of the Strategic Gap from its current position.

Objective Five: To conserve and enhance the biodiversity of the District.

Indicator	Target (if any)	Data sources	Further Comments
Number of protected sites adversely affected by development	None	Planning Applications / English Nature (condition of protected sites)	No data currently available so initial period of monitoring required.
% of applications with S106 agreements for enhancements to biodiversity	Maintain or reduction of current rates	Planning Applications / Section 106 agreements	No data currently available so initial period of monitoring required.
Populations of wild birds	No deterioration / an improvement in current levels	British Trust for Ornithology / Sussex Biodiversity Record	The data is currently limited by a lack of data at a local level. Changes are not necessarily directly attributable to planning

Objective Six: To conserve and enhance the historical and cultural environment of the District.

Indicator	Target	Data sources	Further Comments
Number of listed buildings lost or damaged as a result of development	Maintain or reduction of current rates	Planning Applications	No data currently available
Number of archaeological sites lost or damaged as a result of development	Maintain or reduction of current rates	Planning Applications	No data currently available

Objective Seven: To maintain a high quality environment in terms of air, soil and water quality

Indicator	Target	Data sources	Further Comments
Number of redevelopment proposals which result in the clean –up of contaminated sites		Planning applications / data from environmental health	No data currently available. Targets difficult to set as contaminated sites may not come forward for development
Number of Air Quality Management Zones	None currently designated – maintain this	Environmental Health	Air quality management zones are not necessarily related to planning, but may help provide an indication of change in areas near development
Number of rivers in Horsham District meeting river quality targets	As set each year by the Environment Agency	Environment Agency	Water quality is not directly attributable to planning but can help give a general indication of development levels or if there are sudden changes after development

Objective Eight: To reduce car journeys and promote alternative methods of transport

Indicator	Target	Data sources	Further Comments
% of applications with S106 agreements for public transport improvements	Maintain or increase from current rates	Planning Applications / Section 106 Agreements	No data currently available
Percentage of residents in work moving to new developments to be closer to employment	Increasing / maintain current levels	Horsham District new residents survey	Data exists but has not yet been analysed
Parking Provision in residential developments	No increase in parking provision	Planning Application / Section 106s	No data currently available

Objective Nine: To reduce the risk of flooding

Indicator	Target	Data sources	Further Comments
Number of development proposals which include a flood risk assessment	Increasing levels (to reflect good practice and likely increased flood risk)	Planning Applications / Environment Agency comments	Data not currently available
Numbers of planning permissions granted / refused on grounds of flood risk	Limited number of developments permitted in flood plains	Planning Applications	The type of development will need to be considered. Monitoring not currently undertaken.

PRUDENT USE OF NATURAL RESOURCES

Objective Ten: To make the most efficient use of land

Indicator	Target (if any)	Data sources	Further Comments
Percentage of development on brownfield land	60% of development to be on brownfield land	Housing monitoring	
Density of development	30-50 dwellings per hectare (specified in PPG3)	Housing monitoring	

Objective Eleven: To reduce the amount of waste produced and maximise the re-use and recycling of other materials.

Indicator	Target (if any)	Data sources	Further Comments
Number of developments built to BREEAM / Ecohome standard	Increased numbers of development	Building Research establishment / Planning Applications	Data not currently available
Number of developments using reclaimed materials in construction	Increasing numbers	Planning Applications / Building Research establishment	Data not currently available

Objective Twelve: To ensure that rates of energy and water consumption are as efficient as possible.

Indicator	Target	Data sources	Further Comments
Number of developments built to BREEAM / Ecohome standard	Increased numbers of development	Building Research establishment / Planning Applications	Data not currently available
Number of developments incorporating water and energy efficiency measures	Increasing numbers of developments	Planning Applications / Conditions monitoring	Data not currently available

Objective Thirteen: To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy.

Indicator	Target (if any)	Data sources	Further Comments
Number of developments incorporating renewable energy components	Increased numbers of renewable energy 'plants'.	Planning Applications	Data not currently available
Number of developments built to BREEAM / Ecohome standard	Increased numbers of development	Building Research establishment / Planning Applications	Data not currently available
Number of homes / developments linked to a Combined Heat and Power system	Increasing numbers of homes / developments	Planning Applications	Data not currently available

MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

Objective Fourteen: To maintain the high and stable economy of the District

Indicator	Target (if any)	Data sources	Further Comments
Vacancy rates on employment sites	No increase above current levels	Monitoring / WSCC	Not always directly linked to planning but new development may have an influence on this
Loss of employment sites to other uses (e.g. residential)	None in areas where employment zones are protected	Planning permission	Data not currently available

Objective Fifteen: To seek to enhance areas where there are inequalities in the economy, particularly the rural economy.

Indicator	Target	Data sources	Further Comments
Number of rural diversification schemes permitted	Increase / maintain current levels	Planning applications	No data currently available
Average incomes in rural areas	Increase from current levels	Not known at this stage - review of community profile could assist	Not directly related to planning but can give a broad indication into the health of the economy in these areas
Amount of employment floorspace permitted	Structure Plan Target of 190,000 m ²	Annual monitoring of planning permissions - WSCC	

Objective Sixteen: To maintain and enhance the vitality of village and town centres

Indicator	Target	Data sources	Further Comments
Amount of new retail floorspace created	Meet identified need in Hillier Parker Report	Planning Applications Hillier Parker Study and any subsequent review	Monitoring not currently undertaken. Will need further review
Number of retail units converted to other uses	No loss of units in protected areas	Planning Applications	No data currently available

14	Provide / protect employment land v New Housing Neutral	Provide / protect employment land v Good Design Neutral	Provide / protect employment land v Limit Development -ve impact	Provide / protect employment land v Limit Development -ve impact	Provide / protect employment land v Develop ment location/enhance public transport Neutral	Provide / protect employment land v Limit /Control Development -ve impact	Provide / protect employment land v Develop brownfield land Neutral	Provide / protect employment land v Good design / construction Neutral	Provide / protect employment land v Good design / construction Neutral	Provide / protect employment land v Renewab le developm ent +ve impact					
	Enable rural diversification v New Housing Neutral	Enable rural diversification v Good Design Neutral	Enable rural diversification v Limit Development -ve impact	Enable rural diversification v Limit Development -ve impact	Enable rural diversification v Develop ment location/enhance public transport -ve impact	Enable rural diversification v Limit /Control Development -ve impact	Enable rural diversification v Develop brownfield land Neutral	Enable rural diversification v Good design / construction Neutral	Enable rural diversification v Good design / construction Neutral	Enable rural diversification v Renewab le developm ent +ve impact					
15	Provide / protect employment land v New Housing Neutral	Provide / protect employment land v Good Design Neutral	Provide / protect employment land v Limit Development -ve impact	Provide / protect employment land v Limit Development -ve impact	Provide / protect employment land v Develop ment location/enhance public transport -ve impact	Provide / protect employment land v Limit /Control Development -ve impact	Provide / protect employment land v Develop brownfield land Neutral	Provide / protect employment land v Good design / construction Neutral	Provide / protect employment land v Good design / construction Neutral	Provide / protect employment land v Renewab le developm ent +ve impact					
	Enable rural diversification v New Housing Neutral	Enable rural diversification v Good Design Neutral	Enable rural diversification v Limit Development -ve impact	Enable rural diversification v Limit Development -ve impact	Enable rural diversification v Develop ment location/enhance public transport -ve impact	Enable rural diversification v Limit /Control Development -ve impact	Enable rural diversification v Develop brownfield land Neutral	Enable rural diversification v Good design / construction Neutral	Enable rural diversification v Good design / construction Neutral	Enable rural diversification v Renewab le developm ent +ve impact					
16 & 17	Protect town / village centres v New Housing Neutral	Protect town / village centres v Good Design Neutral	Protect town / village centres v Limit Development Neutral	Protect town / village centres v Limit Development Neutral	Protect town / village centres v Develop ment location/enhance public transport +ve impact	Protect town / village centres v Limit /Control Development Neutral	Protect town / village centres v Develop brownfield land Neutral	Protect town / village centres v Good design / construction Neutral	Protect town / village centres v Good design / construction Neutral	Protect town / village centres v Renewab le developm ent Neutral					
	Protect town / village centres v New Housing Neutral	Protect town / village centres v Good Design Neutral	Protect town / village centres v Limit Development Neutral	Protect town / village centres v Limit Development Neutral	Protect town / village centres v Develop ment location/enhance public transport +ve impact	Protect town / village centres v Limit /Control Development Neutral	Protect town / village centres v Develop brownfield land Neutral	Protect town / village centres v Good design / construction Neutral	Protect town / village centres v Good design / construction Neutral	Protect town / village centres v Renewab le developm ent Neutral					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

Note: Options 16 and 17 have similar effects and have therefore been assessed together. Their effect on each other is neutral.

APPENDIX 6 COMPATIBILITY OF THE SUSTAINABILITY OBJECTIVES AND LOCAL DEVELOPMENT FRAMEWORK OBJECTIVES

This appendix sets out the results of the assessment of the compatibility of the sustainability objectives with the Local Development Framework objectives. For each objective the likely requirements or outcomes of the objective were identified and set out in the table below. In each box the first outcome relates to the sustainability objective and the second outcome the LDF objective. Once the different outcomes had been identified it was then possible to identify the likely compatibility of the two outcomes. These were assessed as being positive, negative or neutral. The neutral effect was given in instances where the objectives do not affect each other, or where positive and negative effects balance out.

<p>1 To ensure that everyone has access to good quality affordable homes that meet their needs</p>	<p>New housing v Limit / control development -ve</p>	<p>New housing v Control/limit development & good design -ve</p>	<p>New housing v provision of homes/businesses/facilities +ve</p>	<p>New housing v Limit /control development & provide new facilities Neutral</p>	<p>New housing v protect balance of shops and services Neutral</p>	<p>New housing v Enhance public transport & roads if appropriate Neutral</p>	<p>New housing v Enable housing development +ve</p>	<p>New housing v Protect / provide employment land -ve</p>	<p>New housing v Good design of development Neutral</p>
<p>2 To ensure that everyone has access to the health, education, leisure and recreation facilities they require</p>	<p>New Facilities v Limit / control development -ve</p>	<p>New Facilities v Control/limit development & good design Neutral</p>	<p>New Facilities v provision of homes/businesses/facilities +ve</p>	<p>New Facilities v Limit /control development & provide new facilities +ve</p>	<p>New Facilities v protect balance of shops and services Neutral</p>	<p>New Facilities v Enhance public transport & roads if appropriate Neutral</p>	<p>New Facilities v Enable housing development Neutral</p>	<p>New Facilities v Protect / provide employment land Neutral</p>	<p>New Facilities v Good design of development Neutral</p>
<p>3) To protect and enhance the distinctive character of the District</p>	<p>2) To balance protection of the natural environment & historic heritage of the District with evolution of the countryside and settlements</p>	<p>3) To meet the diverse needs of communities and businesses in the District</p>	<p>4) To protect and enhance community leisure and recreation facilities and assist in the development of appropriate tourism and cultural facilities</p>	<p>5) To enhance the vitality and viability of Horsham town and the centres of the smaller towns and villages in the District</p>	<p>6) To seek to provide choice in modes of transport wherever possible</p>	<p>7) To ensure the provision of a sufficient number of dwellings to meet the requirements in the West Sussex Structure Plan 2001 – 2016</p>	<p>8) To provide for business and employment development needs, particularly existing local businesses</p>	<p>9) To ensure that new development in the District is of high quality</p>	

3 To reduce crime and the fear of crime	Good Design v Limit / control development Neutral	Good Design v Control/limit development & good design Neutral	Good Design v provision of homes/businesses/facilities +ve	Good Design v Limit /control development & provide new facilities Neutral	Good Design v protect balance of shops and services Neutral	Good Design v Enhance public transport & roads if appropriate Neutral	Good Design v Enable housing development Neutral	Good Design v Protect / provide employment land Neutral	Good Design v Good design of development +ve
4 To conserve and enhance the landscape and townscape character of the District	Limit Development v Limit / control development +ve	Limit Development v Control/limit development & good design Neutral	Limit Development v Provision of homes/businesses/facilities -ve	Limit Development v Limit /control development & provide new facilities Neutral	Limit Development v protect balance of shops and services Neutral	Limit Development v Enhance public transport & roads if appropriate Neutral	Limit Development v Enable housing development -ve	Limit Development v Protect / provide employment land -ve	Limit Development v Good design of development Neutral
5 To conserve and enhance the biodiversity of the District.	Limit Development v Limit / control development +ve	Limit Development v Control/limit development & good design Neutral	Limit Development v Provision of homes/businesses/facilities -ve	Limit Development v Limit /control development & provide new facilities -ve	Limit Development v protect balance of shops and services Neutral	Limit Development v Enhance public transport & roads if appropriate Neutral	Limit Development v Enable housing development -ve	Limit Development v Protect / provide employment land -ve	Limit Development v Good design of development Neutral
	1) To protect and enhance the distinctive character of the District	2) To balance protection of the natural environment & historic heritage of the District with evolution of the countryside and settlements	3) To meet the diverse needs of communities and businesses in the District	4) To protect and enhance community leisure and recreation facilities and assist in the development of appropriate tourism and cultural facilities	5) To enhance the vitality and viability of Horsham town and the centres of the smaller towns and villages in the District	6) To seek to provide choice in modes of transport wherever possible	7) To ensure the provision of a sufficient number of dwellings to meet the requirements in the West Sussex Structure Plan 2001 – 2016	8) To provide for business and employment needs, particularly existing local businesses	9) To ensure that new development in the District is of high quality

6 To conserve and enhance the historical and cultural environment of the District.	Limit Development v Limit / control development +ve	Limit Development v Control/limit development & good design +ve	Limit Development v Provision of homes/businesses/facilities -ve	Limit Development v Limit/control development & provide new facilities Neutral	Limit Development v protect balance of shops and services Neutral	Limit Development v Enhance public transport & roads if appropriate Neutral	Limit Development v Enable housing development -ve	Limit Development v Protect / provide employment land -ve	Limit Development v Good design of development Neutral
7 To maintain a high quality environment in terms of air, soil and water quality	Limit/ control development v Limit / control development +ve	Limit/ control development v Control/limit development & good design +ve	Limit/ control development v Provision of homes/businesses/facilities -ve	Limit/ control development v protect balance of shops and services Neutral	Limit/ control development v Enhance public transport & roads if appropriate Neutral	Limit/ control development v Enable housing development -ve	Limit/ control development v Protect / provide employment land -ve	Limit/ control development v Good design of development Neutral	Limit/ control development v Good design of development Neutral
8 To reduce car journeys and promote alternative methods of transport	Good development location / enhance public transport v Limit / control development +ve	Good development location / enhance public transport v Control/limit development & good design Neutral	Good development location / enhance public transport v provision of homes/businesses/facilities Neutral	Good development location / enhance public transport v Limit/control development & provide new facilities Neutral	Good development location / enhance public transport v protect balance of shops and services Neutral	Good development location / enhance public transport v Enable housing development Neutral	Good development location / enhance public transport v Protect / provide employment land Neutral	Good development location / enhance public transport v Good design of development Neutral	Good development location / enhance public transport v Good design of development Neutral
	1) To protect and enhance the distinctive character of the District	2) To balance protection of the natural environment & historic heritage of the District with evolution of countryside & settlements	3) To meet the diverse needs of communities and businesses in the District	4) To protect and enhance community leisure and recreation facilities and assist in the development of appropriate tourism and cultural facilities	5) To enhance the vitality and viability of Horsham town and the centres of the smaller towns and villages in the District	6) To seek to provide choice in modes of transport wherever possible	7) To ensure the provision of a sufficient number of dwellings to meet the requirements in the West Sussex Structure Plan 2001 – 2016	8) To provide for business and employment needs, particularly existing local businesses	9) To ensure that new development in the District is of high quality

<p>9 To reduce the risk of flooding</p>	<p>Limit / control development v Limit / control development +ve</p>	<p>Limit / control development v Control/limit development & good design +ve</p>	<p>Limit / control development v provision of homes/businesses/facilities Neutral</p>	<p>Limit / control development v protect balance of shops and services Neutral</p>	<p>Limit / control development v Enhance public transport & roads if appropriate Neutral</p>	<p>Limit / control development v Enable housing development -ve</p>	<p>Limit / control development v Protect / provide employment land -ve</p>	<p>Limit / control development v Good design of development +ve</p>	
<p>10 To make the most efficient use of land by prioritising the development of previously developed land.</p>	<p>Develop brownfield land v Limit / control development +ve</p>	<p>Develop brownfield land v Control/limit development & good design Neutral</p>	<p>Develop brownfield land v provision of homes/businesses/facilities Neutral</p>	<p>Develop brownfield land v protect balance of shops and services Neutral</p>	<p>Develop brownfield land v Enhance public transport & roads if appropriate +ve</p>	<p>Develop brownfield land v Enable housing development Neutral</p>	<p>Develop brownfield land v Protect / provide employment land Neutral</p>	<p>Develop brownfield land v Good design of development Neutral</p>	
<p>11 To reduce the amount of waste produced and maximise the re-use and recycling of other materials.</p>	<p>Good design / construction v Limit / control development +ve</p>	<p>Good design / construction v Control/limit development & good design Neutral</p>	<p>Good design / construction v provision of homes/businesses/facilities Neutral</p>	<p>Good design / construction v protect balance of shops and services Neutral</p>	<p>Good design / construction v Enhance public transport & roads if appropriate Neutral</p>	<p>Good design / construction v Enable housing development Neutral</p>	<p>Good design / construction v Protect / provide employment land Neutral</p>	<p>Good design / construction v Good design of development +ve</p>	
	<p>1) To protect and enhance the distinctive character of the District</p>	<p>2) To balance protection of the natural environment & historic heritage of the District with evolution of the countryside and settlements</p>	<p>3) To meet the diverse needs of communities and businesses in the District</p>	<p>4) To protect and enhance community leisure and recreation facilities and assist in the development of appropriate tourism and cultural facilities</p>	<p>5) To enhance the vitality and viability of Horsham town and the centres of the smaller towns and villages in the District</p>	<p>6) To seek to provide choice in modes of transport wherever possible</p>	<p>7) To ensure the provision of a sufficient number of dwellings to meet the requirements in the West Sussex Structure Plan 2001 – 2016</p>	<p>8) To provide for business and employment development needs, particularly existing local businesses</p>	<p>9) To ensure that new development in the District is of high quality</p>

12 To ensure that rates of energy and water consumption are as efficient as possible.	Good design / construction v Limit / control development Neutral	Good design / construction v Control/limit development & good design Neutral	Good design / construction v provision of homes/businesses/facilities Neutral	Good design / construction v Limit /control development & provide new facilities Neutral	Good design / construction v protect balance of shops and services Neutral	Good design / construction v Enhance public transport & roads if appropriate Neutral	Good design / construction v Enable housing development -ve	Good design / construction v Protect / provide employment land Neutral	Good design / construction v Good design of development +ve
13 To seek to reduce the emission of greenhouse gases, in particular by encouraging the provision and use of renewable energy.	Enable renewable development v Limit / control development Neutral	Enable renewable development v Control/limit development & good design Neutral	Enable renewable development v provision of homes/businesses/facilities Neutral	Enable renewable development v Limit /control development & provide new facilities Neutral	Enable renewable development v protect balance of shops and services Neutral	Enable renewable development v Enhance public transport & roads if appropriate Neutral	Enable renewable development v Enable housing development Neutral	Enable renewable development v Protect / provide employment land +ve	Enable renewable development v Good design of development +ve
14 To maintain the high and stable economy of the District	Provide / protect employment land v Limit / control development -ve	Provide / protect employment land v Control/limit development & good design Neutral	Provide / protect employment land v provision of homes/businesses/facilities +ve	Provide / protect employment land v Limit /control development & provide new facilities +ve	Provide / protect employment land v protect balance of shops and services +ve	Provide / protect employment land v Enhance public transport & roads if appropriate +ve	Provide / protect employment land v Enable housing development Neutral	Provide / protect employment land v Protect / provide employment land +ve	Provide / protect employment land v Good design of development Neutral
	1) To protect and enhance the distinctive character of the District	2) To balance protection of the natural environment & historic heritage of the District with evolution of the countryside and settlements	3) To meet the diverse needs of communities and businesses in the District	4) To protect and enhance community leisure and recreation facilities and assist in the development of appropriate tourism and cultural facilities	5) To enhance the vitality and viability of Horsham town and the centres of the smaller towns and villages in the District	6) To seek to provide choice in modes of transport wherever possible	7) To ensure the provision of a sufficient number of dwellings to meet the requirements in the West Sussex Structure Plan 2001 – 2016	8) To provide for business and employment needs, particularly existing local businesses	9) To ensure that new development in the District is of high quality

<p>15 To seek to enhance areas where there are inequalities in the economy, particularly the rural economy.</p>	<p>Enable rural diversification v Limit / control development -ve</p>	<p>Enable rural diversification v Control/limit development & good design -ve</p>	<p>Enable rural diversification v provision of homes/businesses/facilities +ve</p>	<p>Enable rural diversification v Limit /control development & provide new facilities neutral</p>	<p>Enable rural diversification v Enhance public transport & roads if appropriate -ve</p>	<p>Enable rural diversification v Enable housing development neutral</p>	<p>Enable rural diversification v Protect / provide employment land +ve</p>	<p>Enable rural diversification v Good design of development neutral</p>
<p>16 To maintain and enhance the vitality of village centres</p>	<p>Protect town and village centres v Limit / control development +ve</p>	<p>Protect town and village centres v Control/limit development & good design neutral</p>	<p>Protect town and village centres v provision of homes/businesses/facilities +ve</p>	<p>Protect town and village centres v Limit /control development & provide new facilities neutral</p>	<p>Protect town and village centres v Enhance public transport & roads if appropriate neutral</p>	<p>Protect town and village centres v Enable housing development neutral</p>	<p>Protect town and village centres v Protect / provide employment land +ve</p>	<p>Protect town and village centres v Good design of development neutral</p>
<p>17 To maintain and enhance the vitality of Horsham town centre</p>	<p>Protect town and village centres v Limit / control development +ve</p>	<p>Protect town and village centres v Control/limit development & good design neutral</p>	<p>Protect town and village centres v provision of homes/businesses/facilities +ve</p>	<p>Protect town and village centres v Limit /control development & provide new facilities neutral</p>	<p>Protect town and village centres v Enhance public transport & roads if appropriate neutral</p>	<p>Protect town and village centres v Enable housing development neutral</p>	<p>Protect town and village centres v Protect / provide employment land +ve</p>	<p>Protect town and village centres v Good design of development neutral</p>
<p>1) To protect and enhance the distinctive character of the District</p>	<p>2) To balance protection of the natural environment & historic heritage of the District with the evolution of the countryside and settlements</p>	<p>3) To meet the diverse needs of communities and businesses in the District</p>	<p>4) To protect and enhance community leisure and recreation facilities and assist in the development of appropriate tourism and cultural facilities</p>	<p>5) To enhance the vitality and viability of Horsham town and the smaller towns and villages in the District</p>	<p>6) To seek to provide choice in modes of transport wherever possible</p>	<p>7) To ensure the provision of a sufficient number of dwellings to meet the requirements in the West Sussex Structure Plan 2001 – 2016</p>	<p>8) To provide for business and employment needs, particularly existing local businesses</p>	<p>9) To ensure that new development in the District is of high quality</p>

Appendix 7: Appraisal of the Local Development Framework Options

This appendix sets out the tables showing the results of the assessment of the different plan options which are set out in more detail in Chapter 9. The assessment was undertaken by independent consultants to ensure that the assessment of effects was as independent as possible.

Key	
+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown.
+?	The effect of this option has a likely positive towards the SA/SEA Objectives
-?	The effect of this option has a likely negative towards the SA/SEA Objectives
X	This option has no effect on the SA/SEA objectives

Options to protect and enhance the character of the District

SA/SEA Objective	Issue 1 Protect and Enhance the Character of the District							
	Option 1		Option 2			Option 3		
	a	b	a	b	c	a	b	c
1 - Access to Affordable Homes	-?	+	?	-?	+?	-?	+	+?
2 - Access to Services & Facilities	+?	-	?	+?	-?	X	+?	+?
3 - Crime	X	X	X	X	X	X	X	X
4 - Land/townscape	+	-	+	+	-?	+	+	-?
5 - Biodiversity	+	-	+?	+	-?	+	?	-?
6 - History/culture	+?	-	+	+	-?	+	+?	-?
7 - a) Air	+?	-	?	+?	?	?	-?	-?
b) Soil	+?	-	+?	+?	?	X	-?	-?
c) Water	+?	-	+?	+?	?	X	-?	-?
d) Noise	+?	-	?	+?	?	?	-?	-?
8 - Alternative transport	+?	-	X	X	X	?	?	?
9 - Flooding	-?	-	+?	+?	?	?	-?	-?
10 - Efficient land use	+	-	?	?	?	-?	+?	+?
11 - Waste minimisation	+?	X	X	X	X	X	X	X
12 - Resource efficiency	+?	-?	?	?	?	-?	?	+?
13 - Greenhouse gas emissions	+?	+?	?	+?	-?	?	?	?
14 - High/Stable economy	?	?	?	?	?	?	?	+?
15 - Unequalities in rural areas	?	-	+?	+?	-?	?	?	?
16 - village centre vitality	?	?	+?	+?	-?	+?	?	?
17- Horsham centre vitality	+?	-	X	X	X	X	X	X

Options to protection and continued evolution of the District

SA/SEA Objective	Issue 2		Balancing Protection and continued evolution through new development								
			Option 1			Option 2			Option 3		
	a	b	a	b	c	a	b	c			
1 - Access to Affordable Homes	+	-	X	X	?	-	+	-			
2 - Access to Services & Facilities	X	X	-	?	?	-	+	X			
3 - Crime	X	X	?	?	?	?	?	?			
4 - Land/townscape	X	+	-	+	+	-	+	+			
5 - Biodiversity	+	+	-	+	X	-	+	-			
6 - History/culture	+	+	-	+	X	-	+	+			
7 - a) Air	+	+	-	?	X	-	+	?			
b) Soil	+	+	-	?	X	-	+	?			
c) Water	+	+	-	?	X	-	+	-			
d) Noise	+	+	-	?	X	-	+	?			
8 - Alternative transport	X	X	-	-	X	X	-	X			
9 - Flooding	X	+	-	?	X	X	X	X			
10 - Efficient land use	X	+	+	+	-	-	+	+			
11 - Waste minimisation	X	X	-	-	X	-	?	-			
12 - Resource efficiency	X	X	-	-	-	X	?	-			
13 - Greenhouse gas emissions	X	X	-	-	X	-	X	-			
14 - High/Stable economy	X	-	+	+	-	-	+	?			
15 - Unequal areas (Rural)	X	?	+	+	-	-	+	+			
16 - village centre vitality	X	X	+	+	-	-	+	+			
17 - Horsham Centre vitality	X	X	?	?	?	X	X	X			

Assessment of Options to meet the needs of Local Communities and Businesses

SA/SEA Objective	Issue 3		Meeting the needs of local communities and businesses		
	Option 1		Option 2		
	a	b	a	b	C
1 - Access to Affordable Homes	-	+	?	+	+?
2 - Access to Services & Facilities	+	-	+?	+?	+?
3 - Crime	+	-?	-?	+?	+
4 - Land/townscape	+	X	-	+?	+
5 - Biodiversity	+?	X	-	-?	-?
6 - History/culture	+	X	-	?	+?
7 - a) Air	?	X	-	-	-?
b) Soil	?	X	-	-	-?
c) Water	?	X	-	-	-?
d) Noise	?	X	-	-	-?
8 - Alternative transport	+	?	-	+?	+?
9 - Flooding	?	?	-	?	?
10 - Efficient land use	+	-?	-	+?	+
11 - Waste minimisation	+?	?	-	-?	-?
12 - Resource efficiency	+?	-?	-	+?	+?
13 - Greenhouse gas emissions	+?	?	-	+?	+?
14 - High/Stable economy	+	-?	+?	+?	?
15 - Unequal areas (Rural)	+	-?	-?	-?	?
16 - village centre vitality	+	-?	-?	?	?
17 - Horsham centre vitality	+	-?	-?	?	?

Additional Information

Option 2b (locating development in settlements with more services and facilities) when assessed against SA objective 16 is thought to have a positive effect on the larger settlements with more services and facilities but a less positive effect on smaller villages.

Assessment of Options to provide for community facilities

SA/SEA Objective	Issue 4		Providing for community, leisure, recreation, tourism and cultural facilities				
	Option 1			Option 2		Option 3	
	a	b	c	a	b	a	b
1 - Access to Affordable Homes	X	X	X	X	+	-?	X
2 - Access to Services & Facilities	+? 1	-?	+	X	+?	+	-
3 - Crime	?	?	+?	X	+?	X	X
4 - Land/townscape	?	+?	+?	X	-	+?	X
5 - Biodiversity	+?	X	-?	X	-?	-?	X
6 - History/culture	+?	+?	-?	?	+?	?	X
7 - a) Air	+?	X	-?	X	?	-?	X
b) Soil	+?	X	-?	X	-?	-?	X
c) Water	+?	X	-?	X	-?	-?	X
d) Noise	+?	X	-?	X	-?	-?	X
8 - Alternative transport	+	-	+?	X	+	?	X
9 - Flooding	+?	-?	+?	X	-?	X	?
10 - Efficient land use	+	-	+?	X	?	-?	-?
11 - Waste minimisation	+?	-?	+?	X	X	X	X
12 - Resource efficiency	X	-	+?	X	+?	X	?
13 - Greenhouse gas emissions	+?	-?	-?	X	+?	X	?
14 - High/Stable economy	+?	-	+?	?	+?	+?	?
15 - Unequal areas (Rural)	-	-	?	?	-?	-?	?
16 - Town/village centre vitality	+?	-	?	?	?	?	?

It is thought that Option 1b (protecting existing facilities in their current state) will probably have a positive effect on SA objective 2, as although new facilities are not being created access to facilities may be improved. However, on the negative side, this may put strain on existing facilities. May also further inequalities between urban and rural areas where there are fewer facilities.

Assessment of Options to Enhance the vitality of existing centres

SA/SEA Objective	Issue 5 Enhancing the vitality and viability of existing centres						
	Option 1		Option 2			Option 3	
	a	b	a	b	c	a	b
1 - Access to Affordable Homes	-?	?	+	X	X	-?	X
2 - Access to Services & Facilities	+	?	+	X	X	X	X
3 - Crime	X	X	X	X	-?	?	?
4 - Land/townscape	+	-?	-	-?	+	X	X
5 - Biodiversity	X	X	-?	X	X	X	X
6 - History/culture	+	-?	-?	?	X	?	?
7 - a) Air	X	-?	-?	-?	X	X	X
b) Soil	X	X	-?	?	X	X	X
c) Water	X	X	-?	?	X	X	X
d) Noise	X	-?	-?	-?	X	-?	X
8 - Alternative transport	X	+	+	+	X	+	X
9 - Flooding	X	X	X	X	X	X	X
10 - Efficient land use	X	X	-	+	X	X	X
11 - Waste minimisation	X	?	-	?	X	-?	X
12 - Resource efficiency	X	?	-	-	X	X	X
13 - Greenhouse gas emissions	X	-?	-	-?	-?	-?	X
14 - High/Stable economy	+	+	+	+	-	+	-?
15 - Unequal areas (Rural)	?	+	-?	-?	?	?	?
16 - village centre vitality	+	-	?	+	-	+	-?
17 - Horsham centre vitality	+	-	-?	+	-	+	-?

Assessment of Options to Manage travel demand and widen the choice of transport.

SA/SEA Objective	Issue 6 Managing travel demand and widening the choice of transport											
	Option 1		Option 2							Option 3		
	a	b	a	b	c	d	e	f	g	a	b	c
1 - Access to Affordable Homes	+	-	-?	+	+	X	X	-?	-?	+	+	-?
2 - Access to Services & Facilities	+	-	X	+	-?	+	X	?	?	+	?	?
3 - Crime	+	-	X	X	X	X	X	X	-?	+	?	X
4 - Land/townscape	+	-	+	-?	+	-?	-?	X	X	-?	-?	X
5 - Biodiversity	+	-	+	X	+	+	?	-?	+	-?	-	+
6 - History/culture	+	-?	+	X	X	?	-?	-?	+	X	X	X
7 - a) Air	+	-	+	X	+	+	-?	-?	+	+	+	-?
b) Soil	+	-	+	X	+	+	?	-?	+	?	?	X
c) Water	+	-	+	X	+	+	-?	-?	+	-	-	X
d) Noise	+	+	+	X	+	?	-?	-?	+	?	+	-?
8 - Alternative transport	X	-	+	+	+	+	-?	-	-	+	+	-
9 - Flooding	+	X	X	X	X	X	X	X	X	?	-?	X
10 - Efficient land use	+	-	X	X	+	+	X	?	?	?	?	X
11 - Waste minimisation	+	-	?	X	X	+	X	-?	?	X	X	X
12 - Resource efficiency	+	-	+	X	+	+	X	-?	?	?	X	X
13 - Greenhouse gas emissions	+	-	+	+	+	+	-?	-?	+	+	+	-
14 - High/Stable economy	+	-?	X	X	X	+	+	?	?	+	+	-?
15 - Unequal areas (Rural)	-	-	-	?	-?	+	X	-	?	?	?	?
16 - village centre vitality	?	-	+	?	-?	+	-?	-?	?	X	X	X
17 - Horsham centre vitality	?	-	+	?	-?	+	-?	-?	?	+	+	-?

Assessment of Options to provide for business and Employment Needs

SA/SEA Objective	Issue 7: To provide for business and employment development need				
	Option 1		Option 2		
	a	b	a	b	c
1 - Access to Affordable Homes	X	X	+	-	?
2 - Access to Services & Facilities	+	-	-	+	?
3 – crime reduction	+	+	?	?	?
4 - Land/townscape	-	-?	?	+	+
5 - Biodiversity	-	-?	?	?	+
6 - History/culture	-	-?	?	?	+
7 - a) Air	-?	-?	?	?	?
b) Soil	-?	-?	?	?	?
c) Water	-?	-?	?	?	?
d) Noise	-?	-?	?	?	?
8 - Alternative transport	+	+	?	+	?
9 - Flooding	?	?	?	?	?
10 - Efficient land use	-?	+	+	-?	+
11 - Waste minimisation	-?	-?	?	?	?
12 - Resource efficiency	?	?	?	?	?
13 - Greenhouse gas emissions	-?	-?	-?	?	?
14 - High/Stable economy	+	-?	-	+	+
15 – inequality (rural)	+	-	-	+	+
16 - village centre vitality	+	-	-?	+	+
17 – Horsham centre vitality	+	-?	-?	+	+

Assessment of Options to provide for development needs

SA/SEA Objective	Issue 8																	
	Providing for development needs																	
	Option 1			Option 2			Option 3			Option 4			Option 5			Option 6		
	a	b	c	a	b	c	a	b	c	a	b	c	a	b	c	a	b	c
1 - Access to Affordable Homes	+	+	+	-?	+	+	+	+	+	+	+	+	+	+	-	-	-	-?
2 - Access to Services & Facilities	?	?	+	-?	+	+	-	+	+	-	+	+	-	+	-	-	?	?
3 - Crime	?	?	?	X	X	?	?	?	?	X	X	?	+	+	-?	+	?	?
4 - Land/townscape	-?	-	-?	X	-?	-?	-	-?	-?	-	-?	-?	-	-?	-	-?	?	?
5 - Biodiversity	X	X	+	+	-?	-	-	-	-	?	?	-	+	+	-	X	X	X
6 - History/culture	X	X	X	X	X	?	?	?	?	X	-	-	+	+	-	X	X	X
7 - a) Air	X	X	X	+	-?	-	-	-	-	-	-	-	+	+	-	X	X	X
b) Soil	X	X	X	+	-?	-	-	-	-	+	?	-	+	+	-	X	X	X
c) Water	X	X	X	+	-?	-	-	-	-	-	?	-	+	+	-	X	X	X
d) Noise	X	X	X	-?	?	-	-	-	-	-	?	-	+	+	-?	X	X	X
8 - Alternative transport	?	?	+	+	+	+	+	+	+	+	+	+	+	+	-	X	X	X
9 - Flooding	X	X	X	-?	+	-	-	-	-	-	-	-	-	-	-	X	X	X
10 - Efficient land use	+	+	+	?	?	?	-?	-	-	+	?	-	+	?	-	?	?	+
11 - Waste minimisation	?	?	?	X	X	-	-	-	-	-	-	-	X	X	X	?	?	?
12 - Resource efficiency	-?	-?	-?	?	?	-?	-	-	-	-	-	-	-	-	-	-	-	-
13 - Greenhouse gas emissions	-?	-?	-?	?	?	-?	-	-	-	-	-	-	-	-	-	X	?	?
14 - High/Stable economy	?	?	?	+	+	+	+	+	+	+	+	+	+	+	-	X	?	X
15 - Unequal areas (Rural)	?	?	+	?	?	?	?	?	?	?	?	?	+	+	-	X	?	X
16 - village centre vitality	?	?	+	-?	+	+	-	+	+	X	X	+	+	+	-	?	?	?
17 - Horsham centre vitality	?	?	+	-?	+	+	+	+	+	-?	-?	+	?	?	-	?	?	?

Assessment of Options to Improve the Quality of New development

SA/SEA Objective	Issue 9 Improving the quality of new development								
	Option 1		Option 2		Option 3		Option 4		
	a	b	a	b	a	b	a	b	c
1 - Access to Affordable Homes	+	-?	+	-	? 3	-?	+	-?	X
2 - Access to Services & Facilities	+	+	+	-	X	X	X	X	X
3 - Crime	? +	+	?	?	X	X	X	X	X
4 - Land/townscape	+	+	+	?	X	X	X	X	X
5 - Biodiversity	+	+	+	?	+	+	X	X	X
6 - History/culture	?	?	?	?	+	+	X	X	X
7 - a) Air	+	+	X	X	X	X	+	+	-?
b) Soil	+	?	X	X	X	X	+	X	X
c) Water	+	?	X	X	+	+	+	X	X
d) Noise	?	?	X	X	X	X	X	X	X
8 - Alternative transport	X	X	X	X	X	X	X	X	X
9 - Flooding	+	X	?	?	+	+	+	X	X
10 - Efficient land use	+	?	?	?	+	+	X	X	X
11 - Waste minimisation	?	X	+	?	X	X	+	X	X
12 - Resource efficiency	?	X	+	?	X	X	+	X	X
13 - Greenhouse gas emissions	X	X	+	?	X	X	+	+	-?
14 - High/Stable economy	X	X	+	?	X	X	X	X	X
15 - Unequal areas (Rural)	?	X	X	-	X	X	X	X	X
16 - village centre vitality	X	+	+	+	X	X	X	X	X
17 - town centre vitality	X	+	+	+	X	X	X	X	X

Additional Information

Option1 b – developing a policy to protect settlement character would probably have a negative effect as it could reduce the number of good quality affordable homes. Protecting the character of settlements could however have positive effect in terms of protecting open space/ recreation facilities.

Option 3 a – not developing in current floodplains whilst possibly reducing the number of affordable homes that could be built would nevertheless not be a quality development in the overall sense

Impact Assessment 9 (Land West of Horsham)

SA/SEA Objective	Land West of Horsham		
	Option 1	Option 2	Option 3
	a	a	a
1 - Access to Affordable Homes	+	+	+
2 - Access to Services & Facilities	+	+	+
3 - Crime	X	X	X
4 - Land/townscape	-	-	-
5 - Biodiversity	-	-	-
6 - History/culture	+?	+?	+?
7 - a) Air	-	-	-
b) Soil	-	-	-
c) Water	-	-	-
d) Noise	-	-	-
8 - Alternative transport 3	+	+	+
9 - Flooding	-	-	-?
10 - Efficient land use	?	?	?
11 - Waste minimisation	-	-	-
12 - Resource efficiency	?	?	?
13 - Greenhouse gas emissions	-	-	-
14 - High/Stable economy	+	+	+
15 - Unequal areas (Rural)	-?	-?	-?
16 - Town/village centre vitality	+?	+?	+?

Appendix 8: Appraisal of the Preferred Options Core Policies

This appendix sets out in more detail the results of the assessments of the policies set out in the Core Document. The assessment was undertaken by independent consultants to ensure that the assessment of effects was as independent as possible.

Key

+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown.
X	This sub-option has no effect on the SA/SEA objectives

Policy CP1

SA/SEA Objective	Core Policy CP1		
	a	b	c
1 - Access to Affordable Homes	?	?	?
2 - Access to Services & Facilities	-	?	-
3 - Crime	X	X	X
4 - Land/townscape	+	+	+
5 - Biodiversity	+	+	?
6 - History/culture	?	+	+
7 - a) Air	X	?	X
b) Soil	X	X	X
c) Water	X	X	X
d) Noise	X	X	X
8 - Alternative transport	X	X	?
9 - Flooding	X	X	X
10 - Efficient land use	?	?	?
11 - Waste minimisation	X	X	X
12 - Resource efficiency	X	X	?
13 - Greenhouse gas emissions	X	X	?
14 - High/Stable economy	?	?	-
15 - Unequal areas (Rural)	?	?	-
16 - Town centre vitality	?	+	+
17 - Village centre vitality	?	+	+

Further Information

In the assessment of CP1 section a, which seeks to minimise impact to landscape and townscape character, it was found that although this may have a negative effect on service provision, it is noted that the supporting text of the policy highlights the need to balanced landscape protection against these local needs.

The assessment of this policy option was not able to determine the effect of the policy on the economy but noted that a High and stable economy could be enhanced through this type of policy as possible employers may be drawn to a more attractive environment. However, protectionist policy may also prevent new employment development, and could also have a negative effect on the objective.

Policy CP2

SA/SEA Objective	Core Policy CP2				
	a	b	c	d	e
1 - Access to Affordable Homes	X	?	?	?	?
2 - Access to Services & Facilities	X	?	?	?	?
3 - Crime	X	X	X	X	X
4 - Land/townscape	+	X	X	+	X
5 - Biodiversity	+	X	+	X	?
6 - History/culture	X	X	X	?	X
7 - a) Air	+	X	+	+	?
b) Soil	+	X	X	+	+
c) Water	+	+	X	+	+
d) Noise	+	X	X	+	?
8 - Alternative transport	?	X	+	X	X
9 - Flooding	X	+	X	X	X
10 - Efficient land use	X	?	X	+	?
11 - Waste minimisation	+	X	X	+	+
12 - Resource efficiency	X	+	+	+	+
13 - Greenhouse gas emissions	+	X	+	+	?
14 - High/Stable economy	?	X	-	X	X
15 - Unequal areas (Rural)	?	X	X	X	X
16 - Town centre vitality	?	X	X	X	X
17 - Village centre vitality	?	X	X	X	X

Further Information

It was considered that minimising the use of fossil fuels could potentially have a negative effect if restrictions were sufficient to prevent a business looking to relocate in the area.

Policy CP3

SA/SEA Objective	Core Policy CP3				
	a	b	c	d	e
1 - Access to Affordable Homes	+	+	+	+	+11
2 - Access to Services & Facilities	+	+	+	+	+
3 - Crime	+	+	?	+10	X
4 - Land/townscape	?	+	?	+	+
5 - Biodiversity	X	+	+	X	+
6 - History/culture	?	?	X	+	X
7 - a) Air	X	X	X	X	+
b) Soil	X	X	X	X	+
c) Water	X	X	X	X	+
d) Noise	X	X	X	X	X
8 - Alternative transport	+	?	?	X	X
9 - Flooding	X	X	-	X	?
10 - Efficient land use	+	X	+	?	?
11 - Waste minimisation	X	x	X	X	X
12 - Resource efficiency	X	?	X	X	X
13 - Greenhouse gas emissions	X	?	X	X	?
14 - High/Stable economy	+	+	+	+	X
15 - Unequal areas (Rural)	+	+	?	?	?
16 - Town centre vitality	+	+	+	+	?
17 - Village centre vitality	+	+	+	+	?

Further Information

Assessment of policy CP3 d, considered that the way in which buildings are designed to integrate with their surroundings can help to reduce fear of crime, thus giving a positive effect on this sustainability objective.

It was also thought that point e, providing a framework of open spaces would help the sustainability objective of providing good quality homes as access to a framework of open spaces will increase quality of life for residents.

Policy CP4

SA/SEA Objective	Core Policy CP4			
	a	b	c	d
1 - Access to Affordable Homes	+	+	+	+
2 - Access to Services & Facilities	+	?	+	+
3 - Crime	X	X	+	X
4 - Land/townscape	?	?	+	+
5 - Biodiversity	-	?	-	+
6 - History/culture	?	?	?	+
7 - a) Air	-	?	-	?
b) Soil	-	?	-	?
c) Water	-	?	-	?
d) Noise	-	?	-	?
8 - Alternative transport	?	X	+	X
9 - Flooding	?	X	?	X
10 - Efficient land use	?	+	+	?
11 - Waste minimisation	?	?	?	X
12 - Resource efficiency	?	?	?	?
13 - Greenhouse gas emissions	-	-	?	X
14 - High/Stable economy	+	+	+	+
15 - Unequal areas (Rural)	?	?	?	+
16 - Town centre vitality	+	+	+	+
17 - Village centre vitality	+	+	+	+

Policy CP5

SA/SEA Objective	Core Policy CP5
1 - Access to Affordable Homes	+
2 - Access to Services & Facilities	?
3 - Crime	?
4 - Land/townscape	-
5 - Biodiversity	X
6 - History/culture	X
7 - a) Air	X
b) Soil	X
c) Water	X
d) Noise	X
8 - Alternative transport	X
9 - Flooding	X
10 - Efficient land use	?
11 - Waste minimisation	X
12 - Resource efficiency	?
13 - Greenhouse gas emissions	?
14 - High/Stable economy	+
15 - Unequal areas (Rural)	?
16 - Town centre vitality	+
17 - Village centre vitality	+

Further Information

The assessment of CP5 – provision of affordable housing – considered that this would have a beneficial effect on the objective as part of maintaining a high and stable economy is ensuring that the workforce has housing nearby. It was also felt that the vitality and viability of town and villages could potentially be enhanced by ensuring that there is a mix of residents in an area.

Policy CP6

SA/SEA Objective	Core Policy CP6					
	a				b	c
	i	ii	iii	iv		
1 - Access to Affordable Homes	X	X	X		X	X
2 - Access to Services & Facilities	?	X	X	X	X	X
3 - Crime	+	X	X	X	X	X
4 - Land/townscape	+	+	X	?	?	X
5 - Biodiversity	+	+	X	?	-	X
6 - History/culture	X	+	X	+	X	?
7 - a) Air	X	+	X	?	-	?
b) Soil	X	+	X	?	-	?
c) Water	X	+	X	?	-	?
d) Noise	X	+	X	+	?	?
8 - Alternative transport	?	X	+	X	?	X
9 - Flooding	X	X	X	X	-	X
10 - Efficient land use	?	X	X	X	+	?
11 - Waste minimisation	?	X	?	X	?	X
12 - Resource efficiency	?	X	X	X	?	X
13 - Greenhouse gas emissions	X	?	+	X	?	X
14 - High/Stable economy	+	+	+	+	+	+
15 - Unequal areas (Rural)	X	X	?	X	?	+
16 - Town centre vitality	+	+	+	+	+	+
17 - Village centre vitality	+	+	+	+	+	+

Policy CP7

SA/SEA Objective	Core Policy CP7
1 - Access to Affordable Homes	+
2 - Access to Services & Facilities	+
3 - Crime	+
4 - Land/townscape	?
5 - Biodiversity	X
6 - History/culture	?
7 - a) Air	X
b) Soil	X
c) Water	X
d) Noise	X
8 - Alternative transport	?
9 - Flooding	X
10 - Efficient land use	?
11 - Waste minimisation	?
12 - Resource efficiency	?
13 - Greenhouse gas emissions	?
14 - High/Stable economy	?
15 - Unequal areas (Rural)	?
16 - Town centre vitality	+
17 - Village centre vitality	+

Further Information

It is considered that improvement to the infrastructure will have a positive effect on affordable homes as it will ensure that they are of 'good quality' and meet the needs of residents. These improvements could also have a beneficial effect on reducing rates of crime by introducing security features or activities or services that involve those that may otherwise become involved in crime.

Policy CP8

SA/SEA Objective	Core Policy CP8	
	a	b
1 - Access to Affordable Homes	X	X
2 - Access to Services & Facilities	+	? 25
3 - Crime	?	X
4 - Land/townscape	+	+
5 - Biodiversity	X	X
6 - History/culture	+	+
7 - a) Air	X	X
b) Soil	X	X
c) Water	X	X
d) Noise	X	X
8 - Alternative transport	?	?
9 - Flooding	?	?
10 - Efficient land use	?	?
11 - Waste minimisation	?	?
12 - Resource efficiency	?	?
13 - Greenhouse gas emissions	X	X
14 - High/Stable economy	X	X
15 - Unequal areas (Rural)	?	?
16 - Town centre vitality	?	?
17 - Village centre vitality	?	?

Further Information

The effect of part b of policy CP8 on the provision of services and facilities is uncertain as it is uncertain how enhancement of existing facilities will be undertaken and could lead to the loss of some recreational/amenity open space.

Policy CP9

SA/SEA Objective	Core Policy CP9				
	a			i	ii
	b	c	d		
1 - Access to Affordable Homes	+	X	+	X	X
2 - Access to Services & Facilities	?	?	+	?	X
3 - Crime	X	X	X	?	X
4 - Land/townscape	X	?	X	+	X
5 - Biodiversity	X	+	X	?	X
6 - History/culture	+	?	?	+	X
7 - a) Air	?	?	?	X	?
b) Soil	?	?	?	X	?
c) Water	?	?	?	X	X
d) Noise	?	?	?	X	?
8 - Alternative transport	?	?	+	?	?
9 - Flooding	X	?	X	X	X
10 - Efficient land use	+	+	+	X	X
11 - Waste minimisation	?	?	?	X	X
12 - Resource efficiency	?	?	?	X	X
13 - Greenhouse gas emissions	?	?	?	X	?
14 - High/Stable economy	+	+	+	?	?
15 - Unequal areas (Rural)	+	+	+	?	?
16 - Town centre vitality	?	X	X	?	?
17 - Village centre vitality	+	+	+	?	?

Policy CP10

SA/SEA Objective	Core Policy 10			
	a	b	c	d
1 - Access to Affordable Homes	?	+	X	+
2 - Access to Services & Facilities	+	+	+	+
3 - Crime	?	?	X	?
4 - Land/townscape	X	X	X	X
5 - Biodiversity	X	X	X	X
6 - History/culture	X	X	X	X
7 - a) Air	X	X	X	X
b) Soil	X	X	X	X
c) Water	X	X	X	X
d) Noise	X	X	X	X
8 - Alternative transport	X	X	X	X
9 - Flooding	X	X	X	X
10 - Efficient land use	X	X	X	X
11 - Waste minimisation	X	X	X	X
12 - Resource efficiency	X	X	X	X
13 - Greenhouse gas emissions	X	X	X	X
14 - High/Stable economy	?	?	?	?
15 - Unequal areas (Rural)	?	?	?	?
16 - Town centre vitality	?	?	?	?
17 - Village centre vitality	?	?	?	?

Policy CP11

SA/SEA Objective	Core Policy 11		
	a & b	c	d & e
1 - Access to Affordable Homes	X	X	X
2 - Access to Services & Facilities	?	X	X
3 - Crime	X	X	X
4 - Land/townscape	?	?	?
5 - Biodiversity	X	X	X
6 - History/culture	?	+	?
7 - a) Air	X	X	X
b) Soil	X	X	X
c) Water	X	X	X
d) Noise	X	X	X
8 - Alternative transport	X	+	X
9 - Flooding	X	+	X
10 - Efficient land use	?	+	X
11 - Waste minimisation	?	X	X
12 - Resource efficiency	?	X	X
13 - Greenhouse gas emissions	?	X	X
14 - High/Stable economy	+	?	?
15 - Unequal areas (Rural)	?	?	?
16 - Town centre vitality	+	+	?
17 - Village centre vitality	+	-	?

Further Information

The assessment of CP9 considered that restricting retail development outside defined centres could potentially further inequalities between rural and urban areas. This would however depend on the definition of a retail centre in policy terms. There was also concern that villages not classified as retail centres could be adversely affected by this policy as it could prevent them enhancing or improving.

Policy CP12

SA/SEA Objective	Core Policy 12	
	a	b
1 - Access to Affordable Homes	X	X
2 - Access to Services & Facilities	+	+
3 - Crime	X	X
4 - Land/townscape	?	+
5 - Biodiversity	X	X
6 - History/culture	?	+
7 - a) Air	?	-
b) Soil	?	-
c) Water	?	-
d) Noise	?	X
8 - Alternative transport	?	-
9 - Flooding	?	?
10 - Efficient land use	?	?
11 - Waste minimisation	X	X
12 - Resource efficiency	X	X
13 - Greenhouse gas emissions	X	X
14 - High/Stable economy	+	+
15 - Unequal areas (Rural)	+	+
16 - Town centre vitality	+	?
17 - Village centre vitality	+	+

Policy CP13

SA/SEA Objective	Core Policy CP13		
	a	b	c
1 - Access to Affordable Homes	?	?	?
2 - Access to Services & Facilities	+	-	?
3 - Crime	X	X	?
4 - Land/townscape	?	+	?
5 - Biodiversity	X	+	?
6 - History/culture	X	X	X
7 - a) Air	+	?	?
b) Soil	X	X	X
c) Water	X	X	X
d) Noise	+	?	?
8 - Alternative transport	+	+	+
9 - Flooding	X	X	X
10 - Efficient land use	X	X	X
11 - Waste minimisation	X	X	X
12 - Resource efficiency	X	X	X
13 - Greenhouse gas emissions	+	+	+
14 - High/Stable economy	?	?	+
15 - Unequal areas (Rural)	?	-	+
16 - Town centre vitality	?	+	+
17 - Village centre vitality	?	-	+

Further Information

Assessment of this Policy was not able to determine if the effect of giving preference to sustainable forms of transport would have on access to affordable homes. The need to ensure that the new development sites are accessible by a range of means was highlighted. Giving preference to forms of transport other than the car could also enhance rural inequality as residents in the more rural parts of the District are reliant on the private car for access to jobs and services. By giving preference to people and sustainable forms of transport, may cause Inequalities between urban and rural areas to increase, as buses, cycle routes are more likely to be more readily available and accessible to residents of urban areas.

Appendix 9: Appraisal of the Preferred Options Site Allocations Policies

This appendix sets out in more detail the results of the assessments of the policies set out in the Site Specific Allocations of Land Document. The assessment was undertaken by independent consultants to ensure that the assessment of effects was as independent as possible.

Key

+	The option provides a positive effect towards the SA/SEA objective
-	The option provides a negative effect towards the SA/SEA objective
?	The effect of this option on the SA/SEA objectives is unknown.
X	This sub-option has no effect on the SA/SEA objectives

Policy AL1

SA/SEA Objective	Policy AL1
1 - Access to Affordable Homes	+
2 - Access to Services & Facilities	+
3 - Crime	+
4 - Land/townscape	+
5 - Biodiversity	+
6 - History/culture	+
7 - a) Air	+
b) Soil	+
c) Water	+
d) Noise	X
8 - Alternative transport	?
9 - Flooding	?
10 - Efficient land use	+
11 - Waste minimisation	+
12 - Resource efficiency	?
13 - Greenhouse gas emissions	X
14 - High/Stable economy	+
15 - Unequal areas (Rural)	+
16 - Town centre vitality	+
17 - Village centre vitality	+

Policy AL2

SA/SEA Objective	Policy AL2
1 - Access to Affordable Homes	+
2 - Access to Services & Facilities	?
3 - Crime	?
4 - Land/townscape	-
5 - Biodiversity	+
6 - History/culture	X
7 - a) Air	?
b) Soil	-
c) Water	-
d) Noise	?
8 - Alternative transport	-
9 - Flooding	+
10 - Efficient land use	+
11 - Waste minimisation	?
12 - Resource efficiency	?
13 - Greenhouse gas emissions	?
14 - High/Stable economy	+
15 - Unequal areas (Rural)	X
16 - Town centre vitality	?
17 - Village centre vitality	?

Policy AL3

SA/SEA Objective	Policy AL3
1 - Access to Affordable Homes	+
2 - Access to Services & Facilities	+
3 - Crime	+
4 - Land/townscape	?
5 - Biodiversity	?
6 - History/culture	X
7 - a) Air	?
b) Soil	-
c) Water	-
d) Noise	-
8 - Alternative transport	+
9 - Flooding	X
10 - Efficient land use	?
11 - Waste minimisation	X
12 - Resource efficiency	X
13 - Greenhouse gas emissions	?
14 - High/Stable economy	?
15 - Unequal areas (Rural)	+
16 - Town centre vitality	+
17 - Village centre vitality	?

Policy AL4

SA/SEA Objective	Policy AL4
1 - Access to Affordable Homes	?
2 - Access to Services & Facilities	+
3 - Crime	?
4 - Land/townscape	+
5 - Biodiversity	+
6 - History/culture	?
7 - a) Air	+
b) Soil	+
c) Water	+
d) Noise	+
8 - Alternative transport	+
9 - Flooding	+
10 - Efficient land use	+
11 - Waste minimisation	?
12 - Resource efficiency	?
13 - Greenhouse gas emissions	?
14 - High/Stable economy	?
15 - Unequal areas (Rural)	-
16 - Town centre vitality	-
17 - Village centre vitality	-

Policy AL5

SA/SEA Objective	Policy AL5										
	a	b	c	d	e	f	g	h	i	j	k
1 - Access to Affordable Homes	X	?	+	X	X	X	X	?	X	X	X
2 - Access to Services & Facilities	+	+	X	+6	+	X	X	X	X	+	X
3 - Crime	X	X	X	X	X	X	X	X	X	+	X
4 - Land/townscape	X	?	-	-	?	X	X	?	-	+	+
5 - Biodiversity	-	-	-	-	?	X	X	-	X	+	X
6 - History/culture	X	?	?	X	X	X	X	?	+	+	X
7 - a) Air	-	-	-	-	?	X	?	?	X	X	+
b) Soil	-	-	-	-	?	X	X	?	X	+	+
c) Water	-	-	-	-	?	X	X	?	X	+	+
d) Noise	-	-	-	-	?	X	?	?	X	+	+
8 - Alternative transport	+	X	X	-	+	X	-	?	X	?	X
9 - Flooding	X	X	X	X	X	X	X	?	X	X	+
10 - Efficient land use	+	+	+	?	+	X	?	?	X	?	X
11 - Waste minimisation	?	?	X	X	X	X	X	X	X	X	+
12 - Resource efficiency	X	?	X	X	?	X	X	?	X	X	+
13 - Greenhouse gas emissions	?	?	?	-	?	X	?	?	X	X	?
14 - High/Stable economy	X	+	+	+7	+	+	?	X	X	X	X
15 - Unequal areas (Rural)	X	?	?	-	+	-	X	X	X	X	X
16 - Town centre vitality	?	?	?	-	+	-	+	X	X	X	X
17 - Village centre vitality	X	?	X	-	+	-	+	+	X	X	X

Policy AL6

SA/SEA Objective	Policy AL 6																
	a	b	c	d, e & f	g	h	i	j	k	l	m						
1 - Access to Affordable Homes	X	+	X	X	+	X	X	+	X	X	+						
2 - Access to Services & Facilities	X	+	+	+	+	+	+	X	+	+	+						
3 - Crime	X	+	+	X	+	X	X	X	X	+	+						
4 - Land/townscape	X	-	?	?	?	?	-	X	+	X	X						
5 - Biodiversity	X	-	-	-	-	?	-	-	-	X	+						
6 - History/culture	X	X	X	X	+	X	-	X	?	X	X						
7 - a) Air	X	-	-	-	-	+	+	-	?	?	X						
b) Soil	X	-	-	-	-	+	-	?	?	?	+						
c) Water	X	-	-	-	-	+	-	-	?	?	+						
d) Noise	X	-	-	-	-	?	+	-	-	?	+						
8 - Alternative transport	X	?	?	-	?	+	+	X	X	X	+						
9 - Flooding	X	?	X	?	X	X	X	X	X	X	X						
10 - Efficient land use	X	?	X	X	+	X	?	+	?	?	+						
11 - Waste minimisation	X	X	X	X	?	X	X	X	X	X	X						
12 - Resource efficiency	X	X	X	X	?	X	X	?	X	X	+						
13 - Greenhouse gas emissions	X	X	-	-	?	+	+	-	X	X	+						
14 - High/Stable economy	X	X	+	?	+	+	+	+	+	X	?						
15 - Unequal areas (Rural)	X	X	X	X	X	?	+	?	X	X	+						
16 - Town centre vitality	X	X	+	?	+	+	+	+	+	X	+						
17 - Village centre vitality	X	X	X	?	?	+	+	-1	+	+	+						

Policy AL21

SA/SEA Objective	Policy AL21			d
	a	b	c	
1 - Access to Affordable Homes	X	X	X	X
2 - Access to Services & Facilities	X	+	X	+
3 - Crime	X	X	X	X
4 - Land/townscape	+	?	+	X
5 - Biodiversity	?	?	+	X
6 - History/culture	?	X	X	X
7 - a) Air	?	+	+	X
b) Soil	?	X	+	X
c) Water	?	X	+	X
d) Noise	?	?	?	X
8 - Alternative transport	?	+	X	X
9 - Flooding	?	?	?	X
10 - Efficient land use	+	?	?	X
11 - Waste minimisation	?	X	X	X
12 - Resource efficiency	?	+	X	X
13 - Greenhouse gas emissions	?	+	X	X
14 - High/Stable economy	+	+	?	+
15 - Unequal areas (Rural)	+	+	?	+
16 - Town centre vitality	X	X	X	X
17 - Village centre vitality	+	+	X	+

Policy AL22

SA/SEA Objective	Policy AL22							
	a	b	c	d	e	f	g	h
1 - Access to Affordable Homes	X	+	X	-	X	X	X	X
2 - Access to Services & Facilities	+	+	?	-	X	+	+	X
3 - Crime	X	X	+	X	X	+	X	X
4 - Land/townscape	+	+	?	X	?	?	X	+
5 - Biodiversity	+	?	X	X	X	X	X	?
6 - History/culture	X	+	?	X	X	X	X	+
7 - a) Air	+	?	?	?	-	?	+	+
b) Soil	+	+	?	X	?	X	X	+
c) Water	+	+	?	X	?	X	X	+
d) Noise	?	?	?	?	-	?	?	+
8 - Alternative transport	+	?	X	X	X	?	+	?
9 - Flooding	?	?	?	?	?	?	?	?
10 - Efficient land use	+	+	X	?	?	X	X	+
11 - Waste minimisation	X	?	?	X	+	X	X	+
12 - Resource efficiency	X	?	?	X	?	X	X	?
13 - Greenhouse gas emissions	X	?	?	X	?	?	+	?
14 - High/Stable economy	+	+	+	+	?	+	?	X
15 - Unequal areas (Rural)	X	?	+	?	X	?	?	X
16 - Town centre vitality	X	+	?	+	X	+	+	X
17 - Village centre vitality	X	?	+	?	X	?	?	X

Policy AL23

SA/SEA Objective	Policy AL23			
	a	b	c	d
1 - Access to Affordable Homes	X	X	X	X
2 - Access to Services & Facilities	X	X	X	X
3 - Crime	+	?	X	X
4 - Land/townscape	?	X	+	?
5 - Biodiversity	X	X	X	X
6 - History/culture	X	X	X	X
7 - a) Air	?	X	?	?
b) Soil	?	X	?	?
c) Water	?	X	?	?
d) Noise	?	X	?	X
8 - Alternative transport	X	X	X	X
9 - Flooding	X	X	X	X
10 - Efficient land use	+	X	?	X
11 - Waste minimisation	X	X	+	+
12 - Resource efficiency	?	X	?	+
13 - Greenhouse gas emissions	X	X	?	?
14 - High/Stable economy	+	+	+	+
15 - Unequal areas (Rural)	+	+	+	+
16 - Town centre vitality	?	?	?	?
17 - Village centre vitality	+	+	+	X

Policy AL 24

SA/SEA Objective	Policy AL24
	a
1 - Access to Affordable Homes	X
2 - Access to Services & Facilities	+
3 - Crime	X
4 - Land/townscape	+
5 - Biodiversity	+
6 - History/culture	X
7 - a) Air	?
b) Soil	?
c) Water	?
d) Noise	?
8 - Alternative transport	X
9 - Flooding	X
10 - Efficient land use	?
11 - Waste minimisation	X
12 - Resource efficiency	X
13 - Greenhouse gas emissions	X
14 - High/Stable economy	?
15 - Unequal areas (Rural)	X
16 - Town centre vitality	?
17 - Village centre vitality	?

