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**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

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LOCAL DEVELOPMENT FRAMEWORK
TO 2018**

**NON-TECHNICAL SUMMARY OF THE
Sustainability Appraisal and
Strategic Environmental
Assessment**

Final Report

on the

**Land West of Horsham Masterplan
Supplementary Planning Document**

October 2008

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

NON-TECHNICAL SUMMARY

Introduction

Local Authorities have a duty to prepare 'Local Development Frameworks' (LDFs) which are a series of documents that govern land use planning within a Local Authority Area. In meeting this requirement, Horsham District Council has identified land to the West of Horsham as a location for a development of 2000 homes. The Council has produced a document that sets out more detail about the proposed development. The document is known as the West of Horsham Masterplan Supplementary Planning Document (SPD).

It is important that each document that is prepared by the Council helps to achieve sustainable development. Sustainable Development is the process of allowing change to meet the needs of people today without harming the environment, economy or the society of the future. To help ensure that the West of Horsham SPD is sustainable a process known as Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA) has been undertaken. This process measured how well the document contributes to sustainable development, and made suggestions as to how the sustainability of the report could be improved. This report provides a summary of the results of this process.

Background Research and Sustainability Objectives

The sustainability appraisal process began by identifying other documents and plans that will have an impact on how development West of Horsham can take place. Information was found in national level documents produced by the Government, as well as at a more local scale, with examples at this level including detailed flood plain maps of the development area and its surroundings.

The next stage in the process was to collect information about the area West of Horsham as it is today together with how it may change in the future without development in the Horsham area. Data was collected on a range of subjects, including population numbers, the landscape and biodiversity and the local economy.

The background documents and data enabled sustainability issues for the West of Horsham Area to be identified. From these issues, "sustainability objectives" were developed, against which the SPD could be measured to see how sustainable is. The sustainability objectives are as follows:

1. To ensure that everyone has access to a good quality affordable home that meets their needs;
2. To ensure that everyone has access to the health, education, leisure and recreation facilities they require;
3. To ensure that there is integration of new and existing communities;
4. To reduce actual, or fear of, crime and antisocial behaviour;
5. To integrate development within the existing landscape, conserving and enhancing its character;
6. To integrate development in a manner that conserves and enhances the biodiversity in the area;
7. To maintain a high quality environment in terms of air quality;
8. To maintain a high quality environment in terms of water quality;
9. To reduce car journeys and promote alternative methods of transport;
10. To minimise the use of resources, particularly water, energy and materials;
11. To reduce the risk of flooding;
12. To seek to reduce the emission of greenhouse gases, in particular by encouraging provision and use of renewable energy;
13. To provide employment opportunities which meet the needs of the new and existing community;
14. To enhance the retail vitality of Broadbridge Heath and Denne wards

Assessment of Options for the West of Horsham SPD

There were a number of different options that could be included in the SPD for the West of Horsham. This included the type of road layout and junction to serve the new development, and the sort of community facilities that should be provided.

The different options for the West of Horsham were tested against the sustainability objective using a series of tables in which it was decided whether an option would have a positive, neutral or negative effect on any particular sustainability objective. From this it was possible to decide on which options were the most sustainable and should ideally be included in the Masterplan. A summary of the results of the sustainability appraisal of the options is set out in table 1 below.

Table 1

Development Options	Summary of Findings
<p><u>Procedural Options</u></p> <p>a) Rely on policy CP7 in the Horsham District Core Strategy that allocates land West of Horsham for development, and do not produce an SPD</p> <p>b) In addition to CP7, produce a Masterplan SPD, setting out more detail on the requirements for the development.</p>	<p>CP7 will allow development to take place, but the exact nature of the roads to the development, and the services and facilities provided may not meet the exact needs of the people living in the new development. A supplementary planning document will help to provide a greater level of detail, and is more likely to result in a development that meets local residents needs. Option b was therefore found to be the most sustainable and was the option that was selected.</p>
<p><u>Integration and sense of community</u></p> <p>As part of a development that provides good quality, attractive and appropriate physical and social linkages between the new and existing areas of development:</p> <p>a) Develop two communities, one on each side of the A24</p> <p>b) Develop three communities, one to the South of Broadbridge Heath, one to the South of Tanbridge School and one South of the river Arun</p>	<p>It was found that 3 communities would have insufficient “economies of scale” to bring about many of the positive features of the new development such as high quality services and facilities, or the potential for community heating. On this basis option a) was found to be more sustainable, and was selected for inclusion in the SPD.</p>
<p><u>Transport and Highway Network Options</u></p> <p><u>Road Layout</u></p> <p>a) Provide a new (standard) junction on the A24, with a new dual carriageway south of Broadbridge Heath, with closure of the A264 Broadbridge Heath bypass to through traffic.</p> <p>b) Provide a new compact junction on the A24, with a new single carriageway to the south of Broadbridge Heath, and a downgrading of the A264 bypass</p>	<p>Option a was found to have greater potential for integrating the old and new communities at Broadbridge Heath, as the road closure would facilitate movement between the two areas. Both options were found to have significant negative effects on the environment, but these were slightly greater for option a, as a larger road and junction would have a greater impact on landscape and biodiversity. The amount of resources needed to bring about this scale of development would also be greater. On balance b) was found to be the marginally more sustainable option as there will be fewer environmental impacts, although community integration will be more difficult to achieve.</p>

Development Options	Summary of Findings
<p><u>Provision of a bus service</u></p> <p>a) Provide a comprehensive bus service that links to existing services</p> <p>b) Provide a bus service that serves only the new development</p> <p>c) Provide a bus service that serves the new development and nearby communities</p>	<p>All options were found to have some positive effects. All bus services will link to a central destination such as Horsham town centre, but option a links to other services and facilities may help encourage higher levels of bus use. Option c may help to achieve better integration of services and facilities. Therefore whilst all options have positive impacts a and c were found to be the most sustainable. It was however not possible to pursue these options due to practical problems with how a bus service could operate, and option b was chosen for inclusion in the SPD.</p>
<p><u>Community Services and Facilities</u></p> <p><u>Nature of the new village centre for Broadbridge Heath</u></p> <p>a) Provide a new neighbourhood centre containing a mix of retail uses</p> <p>b) Provide a new neighbourhood centre containing flexible units for use a retail / offices</p> <p>c) Provide a new neighbourhood centre to contain a mix of buildings to contain a mix of buildings to provide for community uses (e.g. parish office) and some flexible retail / office units</p>	<p>All options were found to have some positive effects as they would help meet needs of the local people in the area. Option c was found to be the most sustainable as it provides the widest range of services and will therefore meet a wide range of the local populations needs. This option was therefore chosen for inclusion in the SPD. The option will have some negative effects as it will require water and energy to run which can harm the local and wider environment. The development will therefore need to be built to the highest possible standards that minimise this negative effect.</p>
<p><u>Provision of youth and children's facilities</u></p> <p>a) Provide youth and childrens' facilities in conjunction with other community facilities (In addition to parks / play areas)</p> <p>b) Provide youth and childrens' facilities separate from other community facilities(In addition to parks / play areas)</p>	<p>The assessment found that both options had positive effects. It was however considered that option a was the most sustainable. Facilities located close together will enable different family members to reach a number of different facilities without the need for separate trips. Separate facilities are also likely to need more resources to build and run. Combined facilities may however be less specialised to meet exact needs and increase fear of antisocial behaviour. Option a was therefore selected for inclusion in the SPD, although some separate provision of child and youth facilities will be made where necessary</p>
<p><u>Broadbridge Heath Leisure Centre</u></p> <p>a) Expand existing Broadbridge Heath Leisure Centre</p> <p>b) Relocate South of Tanbridge House School</p> <p>c) Relocate South of the River Arun and East of A24</p> <p>d) Relocate Broadbridge Heath Leisure Centre South of existing location</p>	<p>Option a was assessed as being the most sustainable as it will require fewer raw materials and a smaller land area to build. This will result in a smaller amount of pollution. It may however be necessary to pursue option d, the second most sustainable option, as a new centre may be needed in the longer term to meet the needs of the wider population of the Horsham and Broadbridge Heath area. The SPD has therefore allocated an area of land to enable option d should it become necessary.</p>

Development Options	Summary of Findings
<p><u>Broadbridge Heath Football Club</u></p> <ul style="list-style-type: none"> a) Provide formal pitches for Broadbridge Football club within the development area (in addition to formal pitch provision for the new development) b) Provide formal pitches for Broadbridge Heath Football Club outside of the development area (in addition to formal pitch provision for the new development) c) Do not provide pitches for Broadbridge Heath Football club, as facilities at the Leisure Centre are adequate. 	<p>Options a and b were both found to have positive effects on the provision of community services and facilities, as new club pitches will help provide for new club members that are likely to arise as a result of the development. Option a was found to be the most sustainable as it would involve relatively low amounts of energy and resources. This option was therefore chosen to be included in the West of Horsham Masterplan. Any club house would need to be built to high environmental standards to minimise any adverse effects such a building may have on the environment.</p>
<p><u>Provision of allotments</u></p> <ul style="list-style-type: none"> a) Do not provide any allotments within the development area b) Provide allotments to meet the needs of the new development c) Provide allotments (with additional Council funding) to meet the needs of the new and wider community 	<p>Allotment provision will help meet a community need, and also have a positive effect on the environment by providing an area of greenspace. This will help biodiversity and reduce flood risk. There is a small risk that pesticides used by gardeners could damage the quality of nearby water courses but this is thought unlikely and could be minimised by encouraging allotment holders to garden organically. Option c was found to be the most sustainable as it would benefit the highest number of people, but option b was selected as insufficient land and funds were available to allow the option to be progressed.</p>
<p><u>Employment</u></p> <ul style="list-style-type: none"> a) Provide a business park/ science park in the development area b) Provide an industrial estate in the development area c) Have mixed use units pepper potted around the development site d) Provide an employment hub/ hive/ flexible units in one or two locations 	<p>Options a and b were found to be the most damaging as they are large scale and would not necessarily meet local need. Options c and d both had positive effects, but on balance, option d was found to be the most sustainable as it would, in addition to the other positive impacts, be of most benefit to small businesses. This option was therefore selected for inclusion in the SPD.</p>
<p><u>Sustainable Development</u></p> <ul style="list-style-type: none"> a) Build the development according to the required sustainability standards set out in relevant government documents (e.g. the code for sustainable homes / BREAAAM standards). b) Build the development above the required sustainability standards set out in relevant government documents (e.g. the code for sustainable homes / BREAAAM standards). 	<p>Both options were found to have positive impacts on the environment. This includes reducing water and energy consumption, and the incorporation of environmental features into the development. Option b is considered to be more sustainable as higher sustainability standards will reduce the environmental impacts of the development more significantly. Option a was selected for inclusion in the Masterplan as there are technological and financial limitations to bringing forward option b at this stage. It is however considered that where environmental standards can be easily exceeded, this should be strongly encouraged.</p>

Development Options	Summary of Findings
<p><u>Affordable Housing</u></p> <p>a) Developers to provide funds for social housing to be provided of site from the West of Horsham development</p> <p>b) Provide 40% affordable housing in one or two areas within the development area</p> <p>c) Provide 40% affordable housing in groups of 10/12 properties within the development area</p>	<p>Option c was found to be the most sustainable, as it provides homes for those in need within the wider community. This avoids the negative effects of social isolation that could otherwise occur if affordable housing is grouped together (option b). Option a was found to have very negative effects as it could mean that affordable housing is not built if no suitable land can be found. Option c was therefore selected for inclusion in the West of Horsham SPD.</p>

Cumulative Effects

It is possible that some of the options included in the West of Horsham Masterplan SPD may together have a greater positive or negative effect on sustainability than they would on their own. These 'cumulative effects' (as they are known) have been identified and are summarised as follows:

- Many of the options for the SPD will result in the provision of facilities that meet the needs of local people moving to the new development. The range of services that are being provided will mean that the community is an attractive place to live, and meets all of society's needs.
- The large range of community facilities may also help to bring members from the existing and new community together, helping to integrate the new residents within the existing communities of Horsham and Broadbridge Heath
- The range of community facilities may also help to minimise boredom and isolation amongst new residents, which can sometimes be a trigger for antisocial behaviour and crime.
- Provision of a bus service, together with a wide range of local services will help to reduce the need to travel, which in addition to reducing the number of car journeys will help minimise air pollution.
- The different options included within the SPD will all combine to create a large area of built development that is likely to have a negative impact on biodiversity and the landscape.
- The amount of development arising from the different options will combine to create a large scale development that requires a large amount of energy and water to build and run.

Significant Effects

Some of the impacts that will arise as a result of development to the West of Horsham will be greater than others. These larger (or more significant impacts) have been identified as follows:

- A major positive outcome of the SPD will be the provision of a wide range of services and facilities. This will help to meet the needs of the new residents, and to some extent existing communities, thus helping with their integration.
- The good provision of services and facilities is also likely to assist in fostering a community spirit, helping to reduce the risk of antisocial behaviour, and minimising the likelihood of crime.

- The options included in the SPD ensure that the range of local facilities provided will be accessible by means other than the car. This will help reduce vehicle journeys and is also likely to help minimise any adverse impacts on local air quality.
- Although it has already been highlighted that adverse landscape and biodiversity impacts are likely to arise as a result of development to the West of Horsham, the new road layout and junction may, individually, have a specific negative impact on these objectives due to the scale and appearance of the development.
- A number of the options will involve an element of built development, which will require raw materials and energy during both the construction and operational phases of the development. Although the development will need to accord government standards relating to sustainable construction standards, the current levels that must be attained do not have as high a requirement as would perhaps be desirable, particularly given the serious nature of climate change.

Mitigation Measures

The production of an SPD masterplan is, in itself a useful tool in helping to prevent or reduce (mitigate) some of the negative impacts that were identified as part of the early assessment of the effects of the West of Horsham development, that took place when the land was first identified as being a location for development. For example, the document includes requirements to protect specific areas within the development area for their biodiversity, and contains details as to how the development should be designed to minimise the need to travel by car, and the impact on the current road network. The document also sets out the need for the development to incorporate Sustainable drainage systems which helps to reduce the risk of flooding.

In addition to these more general mitigation measures, the following have been suggested:

- The new road layout will need to be carefully designed to minimise its impact on the landscape. The SPD states that the new road to the south of Broadbridge Heath should be set in a small cutting as far as is possible in order to minimise its visual and environmental impact, including noise reduction.
- It will be more difficult to mitigate the impacts of some of the options on the use of energy, water and consequently the climate. Building the development to relevant sustainability standards produced by the Government will help to some extent, but where there is potential for good and cost effective measures that exceed the current standards, this opportunity should be taken rather than sticking solely to the criteria set out in the relevant standards. It will therefore be important for a pro-active approach to be taken, and where clear and attainable opportunities to increase the sustainability of the development are identified these should be encouraged and implemented as far as possible. This is reflected in the SPD, which for example discusses the potential for combined heat and power district heating systems.

Next Steps

This Non-technical summary is published alongside the West of Horsham Masterplan SPD and the full Sustainability Appraisal document. The effect of the West of Horsham Masterplan will now be monitored on a yearly basis to ensure that the development is being built in the correct manner, and to ensure that it remains as sustainable as possible.