SUSTAINABILITY APPRAISAL / STRATEGIC ENVIRONMENTAL ASSESSMENT

SOUTHWATER NEIGHBOURHOOD PLAN

March 2019

CONTENTS

1.0 NON-TECHNICAL SUMMARY

1.1 This Non-Technical Summary relates to the Sustainability Appraisal / Strategic Environmental Assessment for the Southwater Neighbourhood Plan (SNP).

1.2 The SNP sets out the vision and policies for the Plan Area up to 2031. The SNP has been subject to a process called Sustainability Appraisal, which assesses the likely effects of a plan on social, economic, and environmental issues. This document also meets the requirements of the SEA Directive.

1.3 The SNP must meet the basic conditions in order to be 'made'. This requires, among other things that the plan has regard for national planning policy and guidance and is in general conformity with Strategic Policies contained within the development plan. The Development Plan consists of the Horsham District Planning Framework 2015 and the Joint Minerals Local Plan 2018.

1.4 This report considers the sustainability issues facing Southwater and sets objectives against which the plan and its approach and policies will be assessed. The objectives identified are:

(i) To provide high quality Housing in sustainable locations to meet the needs of existing and future residents with an appropriate range of size, types and tenures

(ii) To ensure everyone has access to appropriate, affordable community facilities including facilities for the elderly, education, childcare, leisure and recreation facilities and public open spaces.

(iii) To create a sustainable community through the promotion of community engagement, the development of a sense of ownership and a sense of place and the provision of appropriate infrastructure. To create a safe, secure and healthy environment.

(iv) To protect and enhance the quality and level of biodiversity; natural habitats; and, the best and most versatile agricultural land, within Southwater and where appropriate provide new green infrastructure.

(v) To conserve and enhance the quality of landscape and character in Southwater and the quality and distinctiveness of the historical and cultural environment of the Parish.

(vi) To maintain flood risk; promote the use of sustainable drainage systems (SuDS); and, maintain or improve water quality.

(vii) To encourage sustainable design and construction through the promotion of exemplary sustainable design standards. To increase energy efficiency and the proportion of energy generated from renewable and low carbon sources. To maximise opportunities for the reduction, reuse and recycling of waste in Southwater/ Parish

(viii) To improve accessibility to and within the parish by ensuring the transport network can accommodate any future growth and by encouraging a range of sustainable transport options, including walking, cycling and public transport.

(ix) To encourage vitality, vibrancy and overall stability within the local Southwater economy and to improve the availability of opportunities for local employment. To maintain and improve the local retail offer across the Parish including the town centre of Southwater.

1.5 In considering the plan against these objectives this report has considered a number of main issues. These are set out below alongside the conclusion reached:

Quantum of housing	In light of strategic policy contained within the HDPF the best alternative is to deliver (through allocations) a minimum of 420 dwellings.
Location of housing	To consider a wide range of locations for new housing whilst being mindful that HDPF Policy 4 which requires allocations in neighbourhood plans to 'adjoin an existing settlement edge'.
Allocate non-residential uses?	Not to allocate land for non-residential development but introduce policies to safeguard the local economy.
Housing for the elderly?	In light of pressing need decided to seek appropriate housing for the elderly through general policy and a requirement in any allocation(s).
Site allocations	Developable sites have been individually assessed and then considered as part of groupings to deliver the required quantum of development. Option 5 taken forward as the best scoring against the objectives and considered an appropriate option to succeed in achieving sustainable development.

1.6 Each policy has then been considered in full and the outcome of that assessment is included in Section 8.

1.7 No significant effects have been identified resulting from the plan.

1.8 It is considered that the plan will provide a positive contribution towards the achievement of sustainable development.

2.0 INTRODUCTION

2.1 This Sustainability Appraisal / Strategic Environmental Assessment has been prepared by Enplan and sites alongside the Submission Southwater Neighbourhood Development Plan.

2.2 In accordance with European and National Legislation, Neighbourhood Plans must be subject to a Strategic Environmental Assessment, particularly if they may have a significant effect (positive or negative) on the environment. In addition, it is strongly recommended that a wider Sustainability Appraisal is undertaken.

2.3 A Neighbourhood Plan, once made, becomes a formal part of the planning system and will be a Local Development Plan document. The Southwater Parish Neighbourhood Development Plan (SPNP) is an important planning tool for shaping the development and growth of the village and Parish.

Sustainable Development

2.4 Sustainable development is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundland Report 1987). It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.

2.5 The National Planning Policy Framework (NPPF) was last updated in February 2019. This document sets out the Government's planning policies for England. The NPPF states the Government's intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles.

What is a Sustainability Appraisal?

2.6 This Sustainability Appraisal (SA) aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the Southwater Parish Neighbourhood Development Plan (SPNP) and to ensure that the policies within it contribute to and promote sustainable development. The Parish Council at Southwater has taken the view that a SA is required to accompany the SPNP in addition to the statutory SEA process.

2.7 A Strategic Environmental Assessment (SEA) involves the evaluation of the *environmental* impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the "Environmental Assessment of Plans or Programmes Regulations 2004".

2.8 The SEA process is very similar to the Sustainability Appraisal process set out through national guidance. Government guidance suggests incorporating the SEA process into the Sustainability Appraisal process and to consider the *economic and social* effects of a plan alongside the environmental effects considered through SEA. For simplification, this report is referred to as the Sustainability Appraisal (SA) throughout.

2.9 Key points for this SEA/SA

- SEA/SA aims to make a plan more sustainable and more responsive to its environmental, economic and social effects, by identifying the plan's significant impacts and ways of minimising its negative effects;
- It also documents the 'story' of the plan – why the plan is the way it is and not something else. This is for the benefit of the public, statutory consultees and examiners/inspectors;
- SEA/SA can best influence the plan at the alternatives and mitigation stages, so these require particular focus;
- SEA/SA should focus on key issues and effects, scope out insignificant effects, and not include unnecessary information.

2.10 A checklist is included in **Appendix 1** confirming the SEA requirements and where they are addressed in this report.

The Scoping Report

2.11 A Scoping Report was prepared in February 2016. The report identified the sustainability issues within Southwater and set out a series of draft sustainability objectives for the SA of the Neighbourhood Plan. These objectives build upon the strategic and sustainability objectives within the Horsham District Planning Framework 2015 (and accompanying Sustainability Appraisal), expanding upon these to provide a local focus on the needs and aspirations of the Southwater community.

2.12 The Scoping Report was the subject of consultation with a number of agencies and stakeholders including Natural England, Environment Agency, Historic England, Horsham District Council, West Sussex County Council, Southwater District and County Councillors, Southern Water, South East Water, Sussex Police and NHS Sussex. The full list of consultees can be found in **Appendix 2**.

2.13 The comments and responses received mainly related to the Sustainability Objectives and these have been incorporated into this document.

Habitat Regulations Assessment

2.14 The Reg.14 Southwater Neighbourhood Plan was prepared prior to a formal Habitat Regulations Assessment (HRA) Screening Report being prepared. It was considered important for the HRA to be prepared knowing the plan's proposals and the draft SA/SEA was completed with the likely results of the HRA in mind.

2.15 Horsham District Council provided a Habitat Regulations Assessment Screening Report against the Reg.14 Southwater Neighbourhood Plan in November 2018. The full report can be found in the evidence base supporting the plan but it concludes as follows:

On the basis of the above it is not considered that an Appropriate Assessment of the Southwater Neighbourhood Plan is required. It may however be helpful for the Parish Council to cross refer to the relevant HDPF policies to further strengthen the mitigation for the Arun Valley SPA and the Mens Woodland SPA.
It is also suggested that a further modification is made to the plan to ensure that any future development proposals make a reconsideration as to whether the proposal may impact on the Ashdown Forest as follows:
"Any development with the potential to impact, either individually or in combination, the integrity of any SPA or SAC will be required to undertake a Habitat Regulations Assessment including an Appropriate Assessment if required"

2.16 In light of this conclusion, an Appropriate Assessment of the Southwater Neighbourhood Plan has not been prepared.

The Southwater Parish Neighbourhood Plan

2.17 **Appendix 3** shows the boundary of the SPNP.

2.18 When originally designated the Neighbourhood Plan Area covered the entirety of Southwater Parish. However, on 5th February 2019 the Parish boundary was extended to include new development to the south (Centenary Road). As a result the Plan Area no longer covers all of Southwater Parish.

2.19 The Plan Area has an irregular shape and covers 5.41 square miles. It is bounded by the Parishes of Itchingfield to the west, Shipley (and part of Southwater Parish) to the south, Nuthurst to the east and Broadbridge Heath to the northwest. To the northeast lies the town of Horsham and the former urban district of Horsham which remains unParished.

2.20 The Parish contains the medium sized settlement of Southwater, a large area of agricultural land and is severed by the A24 which runs north-south.

3.0 BACKGROUND & CONTEXT

Neighbourhood Planning

3.1 Neighbourhood planning is a tool that allows communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order. Neighbourhood plans will enable local people to consider policies on whether there are enough homes in their area, on town centre revitalisation, on the protection of green spaces, and opportunities for regeneration for example[1]. The basis for the new form of local planning is set within the Localism Act 2011 and the NPPF.

3.2 The NPPF sets out the relationship and conformity between the Local Plan and the Neighbourhood Plan. Paragraphs 184 and 185 summarise the position. The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the *strategic policies* of the Local Plan. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.

3.3 The legal basis for the preparation of neighbourhood plans is provided by the Localism Act 2011, Neighbourhood Planning Regulations 2012, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990.

3.4 These pieces of legislation have enabled local communities to prepare neighbourhood plans but also provide a number of conditions and tests to which the plan must adhere to, to enable it to come into force. The basic conditions that must be met are:

- The policies relate to the development and use of land.
- The plan must have been prepared by a qualifying body, and relate to an area that has been properly designated for such plan preparation.
- The plan specifies the period to which it has effect, does not include provision about excluded development and only relates to one Plan Area.
- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
- It contributes to the achievement of sustainable development.
- It is in general conformity with the strategic policies contained in the existing development plan for the area.
- It does not breach, and is otherwise compatible with EU obligations.

3.5 It is important to recognise that the points highlighted in bold above mean the neighbourhood plan should not be in conflict with existing planning policy and guidance set out at the national level and should seek to accord with district level planning policy. The

[1] http://www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/

key documents in this regard are the National Planning Policy Framework 2019 (NPPF) and the Horsham District Planning Framework 2015 (HDPF).

Horsham District Planning Framework

3.6 The current adopted plan within Horsham District is the Horsham District Planning Framework (HDPF). The Horsham District Planning Framework was formerly adopted on the 27th November 2015. The Framework contains planning policies for the district outside the South Downs National Park for the period up to 2031.

3.7 The key elements of the Framework are:

- Development should take place at Horsham first, followed by Southwater and then Billingshurst along with some development in other villages in accordance with Neighbourhood Plans, which are currently being produced by communities across the district.
- The need to retain good employment sites to support the local economy and growth in the Gatwick Diamond area as a whole is justified and sound.
- The housing requirement for the Plan period should be at least 16,000 dwellings at a rate of 800 dwellings per year.
- Three strategic development areas should be brought forward for 'at least' 2,500 dwellings at North Horsham, around 600 dwellings west of Southwater and around 150 dwellings south of Billingshurst.
- In order to ensure that the District can continue to deliver 800 homes per year across the plan period, the plan will be subject to an early review, to commence within three years. Land west of Southwater, land east of Billingshurst and land at Crawley were all identified as areas to be revisited through this process[2].

National Planning Policy Framework

3.8 The Southwater Parish Neighbourhood Plan will need to comply with both national and local planning policies as set out in the NPPF. A review of the key local policy documents and strategies has been undertaken for the SPNP. The aims and objectives from these policy documents, together with the Sustainability Issues for Southwater (section 3 of this report) have been used to develop the SPNP sustainability framework set out in chapter 4.

[2] https://www.horsham.gov.uk/latest-news/news/october-2015/inspector-finds-councils-plan-sound [accessed 18th November 2015]

4.0 STRUCTURE AND METHODOLOGY

4.1 Moving forward this assessment will consider how the proposed Southwater Neighbourhood Plan scores against the Sustainability Objectives. This section summarises the approach intended to be taken:

Consideration of reasonable alternatives

4.2 It is a requirement of legislation, that the Strategic Environmental Assessment process considers 'reasonable alternatives' to the plan. The first step will be to consider the issues and options facing the parish and the best way to address these. For each major policy direction a number of alternatives will be considered.

4.3 It should be noted that 'alternatives are not needed for every plan issue. A 'policy versus no policy' comparison of alternatives is necessary only where 'no policy' is under active consideration by the planning team. Where only one alternative is reasonable, then looking at other alternatives is not 'reasonable'. Not meeting objectively assessed housing need and going against Government policy are also generally not 'reasonable'.'[3]

4.4 Where an alternative is considered unreasonable, the reasons for this will be clearly documented and could relate to a wide range of factors including national planning policy or strategic planning policies contained within the development plan.

4.5 The preferred alternatives will be selected by the Steering Group and a draft plan prepared

Consideration of effects

4.6 Once a draft plan has been prepared its effects need to be assessed.

Assessment of plan policies

4.7 The chosen policies will be considered against the Sustainability Objectives using a ++ / + / 0 / - / -- scale to indicate Very Positive effects through to a Very Negative effect. Where the effect is uncertain a '?' would be used.

4.8 A judgement will be made regarding the significance of each effect and this will be clearly set out. Broadly speaking the significance of an effect will relate to ;

- The magnitude of the effect
- The sensitivity of the receiving environment, including the value and vulnerability of the area, exceeded environmental quality standards, and effects on designated areas or landscapes

[3] STRATEGIC ENVIRONMENTAL ASSESSMENT - Improving the effectiveness and efficiency of SEA/SA for land use plans 2018. Commissioned by RTPI South East and Written by Levett-Therivel

- Effect characteristics, including probability, duration, frequency, reversibility, cumulative effects, transboundary effects, risks to human health or the environment, and the magnitude and spatial extent of the effects.

Cross-border effects

4.9 Should the plan give rise to any significant effects outside of the plan area these will be identified and the approach to address these effects will be clearly documented. The relative proximity to areas of land within Mid Sussex District as well as parishes within HDC will be considered, with neighbouring Districts and Parishes being consulted during the plan preparation process including any cumulative impacts that may arise as a result of development proposals in these areas (see para 5.12)

Mitigation of effects

4.10 Mitigation of significant negative effects of the plan and enhancement of positive effects are a key purpose of SEA/SA. Mitigation includes deleting or adding policies, and changing policy wording. Where mitigation is required it will be considered using the following hierarchy:

- Avoid effects altogether
- Reduce/minimise effects,
- Offset effects (allow negative effects to happen but provide something positive to make up for it)

<u>Total, Cumulative and In-Combination effects</u>

4.11 Once the above has been considered the total cumulative and in-combination effects of the plan will be considered by compiling one table of all the proposed policies' effects and summarising the total and cumulative effects of the plan. The difference between these two assessments are:

- ***Total effects*** are all of the plan's effects
- ***Cumulative effects*** are all of the plan's effects plus all other actions not influenced by the plan, including people's behaviour and other underlying trends. They can arise where several developments each have insignificant effects but together have a significant effect
- ***In-Combination (or Synergistic) effects*** are when effects interact to produce a total effect greater than the sum of the individual effects.

<u>Plan Review</u>

4.12 The results of the SA/SEA will be used to review and update the proposed plan as necessary to ensure that the plan provides an appropriate approach to securing sustainable development across the plan area.

5.0 SOUTHWATER – SUSTAINABILITY ISSUES

5.1 As part of the Sustainability Appraisal it is necessary to identify the key sustainability issues facing the parish. These have been informed through the following sources:

- A review of the plans and policies produced by Horsham District Council where reference is made to Southwater.
- An analysis of baseline data on Southwater.
- An assessment of feedback from consultation events undertaken by the Parish Council for the neighbourhood plan to date (March and summer 2014) and the survey results 2015[4].
- The SA produced for the Horsham District Planning Framework.

Key Messages

5.2 This section considers the key headline information relating to Southwater.

Background and Demographics

5.3 Southwater is situated 2 miles south of Horsham and markets itself as a large village. The Parish of Southwater has an estimated population of 10,025, with around 9,490 of this in Southwater itself. This population has grown by 28% in the last 10 years and the Parish is characterised as having one of the youngest populations in England with only 9.1% of residents being in the 65+ category. Evidence suggests that the people who come into Southwater tend to stay, with 74% having been in the Parish for 6 or more years. The younger population is concentrated in the newer housing development and around the schools and more residents have children in the infant and junior schools than at secondary schools or at Sixth Form College[5].

Housing

5.4 The 2009 Southwater Community Action Plan identified housing supply shortfalls for first time buyers and for young people who need to find accommodation outside the family home. A need for supported housing, key-worker housing and shared ownership was therefore identified. The plan also recognises the aspiration that self-sufficient and nursing accommodation for the elderly and disadvantaged is required. As such housing which addresses these areas, must be included in all new developments both large and small.

5.5 In terms of ownership, just over 29% of property is owned outright with 50% owned with a mortgage. Only 0.5% of property is rented from the Local Authority with 7.1% rented

[4] http://www.southwater-pc.gov.uk/Neighbourhood-Plan-.aspx
[5] Draft Interim Statement: Managing Development in Horsham District January 2011

through a private landlord/agency. Average house prices include £302, 932 for a 2 bedroom, £384,361 for a 3 bedroom property and £619,080 for a 4 bedroom house[6].

Open Space and Community

5.6 As there is currently no secondary school in Southwater, around 500 pupils are presently bussed daily from Southwater to schools in Horsham. Southwater secondary provision is provided mainly at Tanbridge House School. The redevelopment of the village shopping centre and creation of Lintot Square were accomplished in 2006. The development includes a health centre, café, the Lintot family pub, shops, post office, affordable housing, car parking and Beeson House, which houses the library, youth club, council offices and police offices.

5.7 The 35 hectare Southwater Country Park was created on the site of the former brickworks at Lennox Wood and the old railway track became part of the Downs Link. These, together with Pond Farm Ghyll, the Shaw on the remains on Reeds Lane from Easteds Farm House to the bypass, serve to bring the countryside into the heart of the village.

Employment and Economy[7]

5.8 Historically, farming has been the industry in the village and surrounding hamlets. However, over the years the parish has been the home of timber and Horsham stone production and more recently brick making. Today the village has two industrial estates, one alongside the Country Park housing the IBM computer centre and a Sony DVD and Blu-ray manufacturing facility (no longer operational), the other, at the north end close to the A24 where units benefit from full B1 planning consent allowing a range of uses to include office/high tech, studio, laboratory and research & development. Currently most are engaged in light industry and the service sectors. Situated in the Oakhurst Business Park, the RSPCA headquarters employs 350 people. Christ's Hospital School and Foundation is the largest employer in the parish with just under 500 staff, with about 150 (mostly teaching staff) living on site.

Landscape Character & Ecology

5.9 The landscape itself has a gently changing topography forming low, raised areas and very shallow valleys. Expansive views are possible. The landscape presents these features as a harmonious whole with obvious change where it meets built up areas. There are localised small blocks of woodland, many of which are recorded as Ancient Woodland for example Pond Farm Ghyll, Courtlands Wood, Blunts Copse and Sparrow Copse. There are extensive areas of informal green space and outside of the main settlement there are small

[6] http://www.uklocalarea.com/index.php?q=Southwater&wc=45UFGY&lsoa=E01031682&property=y
[7] Extracts from the Southwater Parish Design Statement 2011

hamlets and isolated farms, distinctive field trees and farm ponds and narrow lanes, sunken in places with farms and cottages dispersed along lanes[8].

5.10 Southwater falls within the Horsham District Landscape Capacity Assessment zone 2 which extends from the southern boundary of Horsham town and continues southwards to encompass the settlements of Tower Hill, Christ's Hospital and Southwater. The land falls within Low Weald National Landscape Character Area. The land includes the narrow river valley of the River Arun to the south of Horsham. In the west and south of the zone the landscape is well wooded, and includes a number of ridges and ghylls. The landscape also contains irregular to regular pasture fields. The north east of this landscape Zone is more open in nature with views to Christ's Hospital School. There are some urban influences in this area, particularly around the settlement edges and also from the A24[9]. This zone is divided into a number of smaller local landscape character areas. A number of landscape character areas in the District (including between Horsham and Southwater) have an important role to play in maintaining a sense of separation between these settlements.

Flooding and Infrastructure

5.11 The Strategic Flood Risk Assessment (FRA) for Horsham District 2010 states that Southwater can suffer from pluvial flooding which typically arises when intense rainfall, often of short duration, is unable to soak into the ground and/or enter drainage systems. Pluvial flooding has been noted to have affected a large number of roads in Horsham including Southwater. However Southwater Parish falls within Flood Zone 1 – Low Probability flood risk.

All means of Access and Transport[10]

5.12 Southwater has many advantages with good access to the motorway system giving direct road links to both Gatwick and Heathrow airports. Two railway stations, Horsham and Christ's Hospital are less than five miles away. There are currently six road routes into and out of the parish with the main route into the village of Southwater being the Worthing Road, which prior to December 1982 was the A24.

Historic Character & Archaeology

5.13 The Parish of Southwater is privileged to have a number of listed historic buildings, timber-framed 13th to 16th century former open hall houses and 16th to 18th century chimney houses. Christ's Hospital is a charitable coeducational independent boarding school located to the north of the parish. The original buildings in the parish date from 1902 when the school relocated from Newgate Street onto the 1,200 acres site. Architectural features from the old school buildings (the Grecians' Arch, the Wren façade and statues) were salvaged and incorporated in the new buildings. The large houses in King Edward Road are built in

[8] Extracts from the Southwater Parish Design Statement 2011
[9] http://www.horshamdistrictldf.info/Core_Strategy/docs/Landscape-Capacity-Study2014.pdf

[10] Extracts from the Southwater Parish Design Statement 2011.

Lutyens style with local brickwork detailing and high gables. The whole of the site is Grade 2* listed.

The Sustainability Issues for Southwater

5.14 The sustainability issues are set out under the headings of economic, environmental and social and provided as a SWOT (**S**trength, **W**eaknesses, **O**pportunities, **T**hreats) table – see below.

Strengths	**Weaknesses**
• A strong sense of community and active Parish Council. • Village of Southwater set within a rural location. • Good links to Horsham, Gatwick airport and the coast. • Good footpath and bridleway links to open countryside • Considered to be a safe village and Parish. • A good number of heritage assets and historic locations such as Christ's Hospital and station, Denne Park House. • Healthy population. • Southwater Country Park is a popular and high quality area of public open space of value locally and wider afield. • High quality village centre.	• Limited opportunities for brownfield development or sites coming forward within built up area boundary. • Access onto A24 is impacting on future growth of the village. • No secondary school within Parish leading to out migration of school students each day. • Over-reliance on the car for transport. • Strategic allocation to west of Parish restricts other opportunities. • Cost of housing is high.
Opportunities	**Threats**
• Improve provision and value of open space. • Consider options for improving biodiversity within the village. • Provide safe opportunities to walk and cycle. • To seek delivery of key community and infrastructure improvements through strategic development to the west of the village. • To allow Southwater to be developed sensitively to maintain gaps between settlements.	• Out commuting continues to grow. • Development across the Parish is considered a threat by the local community, including the strategic development earmarked for west of village. • Development not identifying or providing key infrastructure required to support the community. • Loss of open spaces and countryside.

6.0 SUSTAINABILITY FRAMEWORK – OBJECTIVES

6.1 In order to undertake the Sustainability Appraisal process, it is necessary to identify sustainability objectives and indicators (by which to measure these objectives) to enable an assessment to be made of the emerging options of the Neighbourhood Plan. The sustainability objectives and indicators combined are known as the Sustainability Framework.

6.2 The development of these objectives has taken into consideration the sustainability objectives of the Horsham District Planning Framework Sustainability Appraisal (May 2014) and issues identified within it.

6.3 The primary aim of the sustainability framework is to assess all realistic and relevant options for the Neighbourhood Plan in order to determine which option is the most sustainable, given alternatives. The sustainability indicators have also been developed to provide a mechanism to measure how the Neighbourhood Plan, once adopted, is contributing towards sustainable development. To establish the indicators a number of issues have been considered, particularly:

- where information is currently available,
- where the District Council has already set targets,
- their relevance to planning matters and the influence the Southwater Neighbourhood Plan can have on achieving them.

6.4 The proposed sustainability objectives and associated indicators (framework) for the Sustainability Appraisal of the SPNP are set out below

SA Objective	Decision Making Criteria	Potential Indicators	Role
1. To provide high quality Housing in sustainable locations[11] to meet the needs of existing and future residents with an appropriate range of size, types and tenures	Q1a: Will the SPNP provide housing in sustainable locations? Q2b: Will the SPNP provide a range of housing types, sizes and tenures in accordance with local need? Q2a: Will the SPNP provide a housing to meet local need?	• Affordable housing completions. • % of 1, 2,3 and 4+ bedroom homes built in proportion to the total	Social

[11] Sustainable locations are considered to be sites that are either within the built up area of Southwater village or are adjacent to or abutting the existing built up area and relate to the village.

SA Objective	Decision Making Criteria	Potential Indicators	Role
2. To ensure everyone has access to appropriate, affordable community facilities including facilities for the elderly, education, childcare, leisure and recreation facilities and public open spaces.	Q2a: Will it increase the provision of community facilities and public open space? Q2b: Will it ensure that community facilities and public open space are available and accessible to the whole community?	• Number of schemes resulting in improved or losses to community facilities, sport, recreation or open space. • Total value of S106 / CIL contributions towards infrastructure, open space and community improvements	Social
3. To create a sustainable community through the promotion of community engagement, the development of a sense of ownership and a sense of place and the provision of appropriate infrastructure. To create a safe, secure and healthy environment.	Q3a: Will it help provide appropriate infrastructure? Q3b: Will it help deliver a 'sense of place' and community ownership? Q3c: Will it help the community feel engaged with the planning process?	• Civic participation in the local area – number of respondents to future consultation exercises.	Social
4. To protect and enhance the quality and level of biodiversity; natural habitats; and, the best and most versatile agricultural land, within Southwater and where appropriate provide new green infrastructure.	Q4a: Will it protect and enhance existing flora, fauna and habitats including SSSIs, BAP woodland and other features of local biodiversity significance? Q4b: Will it provide opportunities for new habitat creation and native species? Q4c: Will it protect and enhance Grade 3A agricultural land (the best and most versatile agricultural land)? Q4d: Will it provide additional green infrastructure for the community to enjoy?	• Number of schemes permitted with improvements to biodiversity, significant habitats, protected species, and areas of nature conservation. • Area of land allocated for green infrastructure. • Number of schemes permitted with improvements to Grade 3A agricultural land.	Environmental

SA Objective	Decision Making Criteria	Potential Indicators	Role
5. To conserve and enhance the quality of landscape and character in Southwater and the quality and distinctiveness of the historical and cultural environment of the Parish.	Q5a: Will it conserve and enhance local landscape character? Q5b: Will it conserve or enhance local heritage character?	• Number of landscape improvement schemes completed. • Number of awards for the built environment. • Number of applications incorporating heritage enhancements or improvement schemes.	Environmental
6. To maintain flood risk; promote the use of sustainable drainage systems (SuDS); and, maintain or improve water quality.	Q6a: Will it not exacerbate any form of flooding? Q6b: Will it provide opportunity to maintain or improve water quality?	• Permissions granted contrary to advice of EA & WSCC. • Number of developments that incorporate SuDS measures	Environmental
7. To encourage sustainable design and construction through the promotion of exemplary sustainable design standards. To increase energy efficiency and the proportion of energy generated from renewable and low carbon sources. To maximise opportunities for the reduction, reuse and recycling of waste in Southwater/ Parish	Q7a: Will it include measures to increase energy efficiency and decrease waste? Q7b: Will it improve design standards?	• Number of developments using reclaimed material in construction	Environmental
8. To improve accessibility to and within the parish by ensuring the transport network can accommodate any future growth and by encouraging a range of sustainable transport options, including walking, cycling and public transport.	Q8a: Will it reduce petrol/diesel car use? Q8b: Will it provide travel choice which includes sustainable modes of transport (ie public transport, walking and cycling)?	• Access to services and facilities by public transport, walking or cycling • Number of bus stops. • Number of applications accompanied by a Travel Plan	Environmental

SA Objective	Decision Making Criteria	Potential Indicators	Role
9. To encourage vitality, vibrancy and overall stability within the local Southwater economy and to improve the availability of opportunities for local employment. To maintain and improve the local retail offer across the Parish including the town centre of Southwater.	Q9a: Will it support key sectors that drive economic growth? Q9b: Will it support existing Southwater businesses? Q9c: Will it support the diversity of the local economy? Q9d: Will it support Lintot Square as the centre of Southwater Parish?	• Amount of employment land lost to residential development • Amount of new employment floor space • Amount of new retail floor space created	**Economic**

7.0 CONSIDERATION OF MAIN ISSUES

7.1 This section discusses the main issues considered by the Steering Group and was used to establish the key approaches to be taken within the neighbourhood plan. It should be noted that this section only looks at the main issues considered as it would be superfluous to detail every decision made at a high level.

1. Quantum of Housing?

7.2 One of the main considerations for the neighbourhood plan is the provision of new homes within the parish, this is evident to some extent by the number of sustainability objectives set out in Section 4 of this document that relate to housing.

7.3 On 27 November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF) as its development plan. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park).

7.4 The Neighbourhood Plan has a legal requirement to be *'in general conformity with the strategic policies contained in the development plan'*. Whilst this does not mean absolute conformity the plan does need to adhere to the general overarching policy direction on key issues including, for example, the provision of new housing.

7.5 The HDPF includes provision for 16,000 new homes over the plan period in Policy 15. 1,500 of these homes are to be provided through allocations in Neighbourhood Plans in addition to strategic allocations. HDPF Policy 3 confirms that Southwater is a large parish in a relatively sustainable location and features in the second tier of the development hierarchy. An independent report has been prepared by AECOM to establish the appropriate share of the 1,500 homes (ref. Policy 15) that should come forward through this plan. It has confirmed that 420 to 460 dwellings should be provided through the N.Plan. Unless robust evidence can demonstrate that the land required to deliver this number of units is not suitable, available or achievable, failing to allocate land for this policy requirement would, most likely, result in the neighbourhood plan failing Basic Conditions and therefore not be able to be made.

7.6 It is therefore considered that the best reasonable alternative for the plan to adopt is to make provision for new housing within the neighbourhood plan, and this should be through allocations for a minimum of 420 dwellings.

2. Location of Housing?

7.7 When considering where housing should be located it was noted that the Neighbourhood Plan has a legal requirement to be *'in general conformity with the strategic policies contained in the development plan'*.

7.8 The approach this plan can take with regard to the location of new housing is therefore constrained to some degree by HDPF Policy 4 which sets out the strategic approach for the

growth of settlements in order to meet identified local housing, employment and community needs. Policy 4 confirms that;

> *'…outside built-up area boundaries, the expansion of settlements will be supported where, among other things,*
> ***1. the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge;***
> *2. The level of expansion is appropriate to the scale and function of the settlement type;*
> *3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services;*
> *4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and*
> *5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.'*
> **[bold added for emphasis]**

7.9 It is also apparent that the Neighbourhood Plan does not need to be in absolute conformity with the HDPF and has the ability to deviate, where justified, from policy set out in the HDPF. However, it was noted that a large number of sites have been submitted to the Steering Group for consideration and that a large number of these have the ability to deliver the quantum of development required.

7.10 In addition, it was noted that by seeking to allocate a site that does not adjoin an existing settlement would be considered to be a departure from the HDPF strategy and therefore arguably not in general conformity with the HDPF.

7.11 It was agreed that the Steering Group would focus their considerations on sites that abut existing settlements. However where a site is considered unsuitable for development solely because it does not abut the settlement boundary it will not be omitted from the SA/SEA process as this may remove options or alternatives from consideration at too early a stage. It was also noted that failure to meet criteria 1 of HDPF Policy 4 may be acceptable if the evidence were to advocate such an approach.

7.12 To summarise, the Steering Group chose to consider a wide range of locations for new housing whilst being mindful that HDPF Policy 4 requires allocations in neighbourhood plans to *'adjoin an existing settlement edge'*.

3. Allocate land for non-residential use?

7.13 Consideration was given as to whether the neighbourhood plan should allocate land for non-residential uses, with the primary discussion being around the best way to promote economic growth and prosperity.

7.14 Two main options were considered. The first was to allocate land for commercial uses and the second looked at promoting economic development through the use of policies within the neighbourhood plan.

7.15 Having reviewed the sites submitted to the Steering Group for non-residential uses and considered the pro's and con's of each approach it was decided that land would not be allocated for non-residential development but that policies would be introduced through the plan to safeguard the local economy.

4. Housing for the elderly?

7.16 The Housing Needs Assessment prepared by AECOM was asked to consider current demographic and economic trends, and the current and future needs of the local population, to determine what types and sizes of C2 and C3 accommodation should be provided over the plan period. It confirmed that:

> *'127. As we have seen, this HNA identifies a housing needs figure for Southwater falling into a range of 420 and 460 dwellings to be delivered over the Plan period; on account of the rapidly ageing population; we have also a need for 340 specialist dwellings suited to the needs of those aged 75+.*
> *128. Strictly speaking, these 340 dwellings will fall into a C2 Use Class; however, policy that requires a certain proportion of new build homes to conform with life-time homes principles (that will fall into a C3 Use Class category) will ease the pressure on demand for specialist housing of this kind, fulfilling a twin policy objective firstly that dwellings should be adaptable and, secondly, that of allowing older people to remain in their own homes, and more integrated into the community.*
> *129. It is important to state there is no obligation for the 340 dwellings all to be provided within the parish itself and it is highly unlikely, given the needs of older people to live close to essential services, that they will be so. Notwithstanding, any dwellings that are delivered may be included towards fulfilment of the parish housing needs figure. In reality, there will be some overlap between these dwellings and the target…'*

7.17 The HNA went on to consider how the quantity of housing identified (a minimum of 422 units) should be split across between the C2/C3 uses. It states:

> *218. As regards the split in terms of C2 and C3 Use Classes, as we have seen in Table 6, the great majority of projected population growth at the district level is accounted for in older age groups. Taking these figures into account it is reasonable that the majority of new dwellings are suited to the use of people falling into these groups; therefore, of the mid-range target of 430 dwellings to be delivered over the Plan period, we would recommend that 340 are so designed. Half of these (170) falling into Use Class C3 with a requirement they conform with Lifetime Homes principles. The balance should fall into C2 Use Class. The remainder, 90 dwellings may be assigned to general (C3) housing.*

7.18 The Steering Group has considered the best way to address the matter of providing suitable homes for the elderly and a number of options were considered. These were:

(a) Allow the market to deliver the required housing

7.19 It is clear that the market is not delivering the types of housing needed. The HNA identifies a clear unmet need for elderly care accommodation and it is therefore considered that a suitable planning policy intervention through the neighbourhood plan to ensure this situation is rectified is appropriate in the local parish context.

(b) Include detailed breakdown of house types/tenure/use class in any allocation

7.20 Horsham District Council have undertaken considerable work to set out what it considers to be an appropriate mix of new residential units and there is planning policy in place requiring this. HDC policy is linked to a study which is updated more often that the neighbourhood plan may be and as such is considered to be a better way of ensuring that an appropriate mix of new dwellings (size and tenure) is provided.

7.21 That said, it is clear that as the market and current policy interventions are not having the desired effect on the supply of new homes it may be appropriate to specify the breakdown per use class to be delivered (C2 / C3). Doing this is considered to be a sensible solution to ensure adequate provision of appropriate homes for the elderly and those in need of care.

(c) Include policies to stipulate % of new homes that should be C2 across the Parish.

7.22 Option (c) built upon the findings above and considered whether applying a blanket policy requiring a % of new homes to be C2 was appropriate. Concerns were raised as to whether this was appropriate, especially on smaller schemes where it would be impractical to provide C2 Residential Institutions as a % of say, 10 units. This option was therefore discounted.

(d) Include broad policies to ensure new homes are fit for the elderly

7.23 The HNA has identified that a 'policy that requires a certain proportion of new build homes to conform with life-time homes principles (that will fall into a C3 Use Class category) will ease the pressure on demand for specialist housing'… falling into the C2 use class.

7.24 This was considered at length and some research undertaken into the costs on developments to achieve the lifetime home standard[12]. It was considered that the costs of achieving the lifetime home standard were minimal, and whilst there may be some implications for build costs a policy should be incorporated to require the lifetime home standard within the parish. However, given the current unmet need and ageing population the Steering Group saw no reason why all new properties should not be designed to ensure that they are fit for all ages.

[12] See http://www.lifetimehomes.org.uk/pages/costs.html

7.25 To conclude on this issue, it was decided that a combination of options (b) and (c) be progressed in the neighbourhood plan. Namely:

- The allocation should split the number of new homes to be delivered between C2 and C3 uses.
- A broad policy should be introduced to ensure all new homes in the Parish meet the Lifetime Homes Standard.

5. Consideration of residential site allocations

7.26 This section considers the sites that have been considered by the Steering Group and the groups of sites that form the reasonable alternatives to provide the objectively assessed housing need.

Individual Site Assessments

7.27 This section provides a brief review of the sites submitted to the Steering Group and assessed against the Sustainability Objectives adopted in this document.

7.28 As mentioned above the sites have been assessed in detail by the Steering Group and their consultant and this assessment can be found in the neighbourhood plan's supporting Evidence Base which includes a map showing the location of each site.

7.29 Sites that are not being promoted for residential uses have been scoped out of this assessment. As a result, Site 14 is not considered below. Those sites which are not considered deliverable (ref Site Assessment document) have been considered to ensure a consistent approach to all sites.

7.30 At this stage, we are not seeking to identify significant impacts, in SEA terms, but provide an overview of the likely impacts on the sustainability objectives. This exercise acts as a guide to assist the Steering Group with selection of their reasonable alternatives. The next section of this report includes the reasonable alternatives considered, the effects of each alternative and any mitigation that may be required.

7.31 The assessments set out below consider the impact of the site without considering any mitigation, beyond the normal requirements set out in planning policy or building control, which may be proposed.

7.32 The following symbols have been used to record the impact of each site against the objectives (if it were to come forward for the promoted use) with no mitigation against identified impacts :

+	Greater positive impact on the sustainability objective
?+	Possible positive or slight positive impact on the sustainability objective
/	No impact or neutral impact on the sustainability objective
?	Unknown impact
?-	Possible negative or slight negative impact on the sustainability objective
-	Greater negative impact on the sustainability objective

Site 1 – Land West of Worthing Road

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	The site is large with 153 supported living and extra care units proposed which would provide a significant boost in elderly accommodation towards an identified need.	+
2. Access to appropriate, affordable community facilities	Many facilities would be provided on site to meet the needs of those requiring care. However the site is some distance from nearby shops and services with Horsham Town Centre being the main destination.	+
3. To create a safe, secure and healthy environment.	Development of the site would result in a distinctly separate new community being created within the Parish. Whilst this community may be self-sustaining its location would likely result in it having little engagement with the existing community.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is located within an open area of Countryside south of Tower Hill. Minimal impact on Listed buildings to the west envisaged but there would be harm to the landscape and countryside setting. Greater negative impact on objective.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located on the Worthing Road near a bus stop. It is noted that a minibus service may be offered for residents. However, given the elderly nature of residents there is concern that the location would result in a dependence on motor vehicles as local shops and services would be beyond walking distance. Greater negative impact on objective.	-
9. Improve local job opportunities and local retail offer	The development would provide local care job opportunities and it is noted that residents themselves are unlikely to require employment. However, given the reasons set out above it is considered that residents will contribute little to the local economy or substantially support this objective.	?+

Site 2 – Land Wet of Worthing Road, North of Tower Hill

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Site promoted as delivering 70 to 80 new homes which would provide a good contribution towards local need. However it is noted that a recent planning application on this site has been refused (subject of an appeal) so whether this figure is reasonable is questioned. However, if the site were to come forward it would in principle provide a strong positive contribution towards this objective.	+
2. Access to appropriate, affordable community facilities	The site is located close to nearby shops and services in Horsham Town, it is also noted that public open space is proposed as part of a new development.	+
3. To create a safe, secure and healthy environment.	It is considered that the site would provide infrastructure required to make it acceptable. However the site is detached and separated from Horsham (by the railway) and it is therefore questioned whether a sense of place will be created or whether it would simply become another bolt-on housing scheme. The sites location would also have the effect of increasing coalescence of Horsham and Towner Hill which is not supported by the local community.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Possible harm to the setting of the Grade II Listed Boards Head Public House. The site forms the definitive edge of Horsham Town and is where the 'countryside' begins. Development in this location would considerably impact the historical landscape character of this area.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located close to Horsham Town and the shops and services on offer there. Despite the railway there is a foot bridge to the west and road bridge at the north eastern point of the site. There is potential to positively impact this objective if a well thought out scheme were proposed.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 3 – Lanaways Farm, Two Mile Ash

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Site promoted as having the potential to deliver 20-30 units should the surrounding area come forward. This would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site it relatively close to Christs Hospital which provides some facilities to the community but it is remote from facilities elsewhere.	?-
3. To create a safe, secure and healthy environment.	Currently this site would provide a relatively isolated new group of residential units in the countryside. It would result in the loss of agricultural land.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Near listed buildings at Lanaways Farm and would likely have harmful impacts on them. Would also result in an urbanising form in the countryside having a negative impact on the countryside.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is relatively remote from public transport and would result in a occupants being dependant on private vehicles.	-
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development.	/

Site 4a - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	Site is relatively close to the centre of Southwater Village and the new recreational facilities being provided as part of the Broadacres development.	+
3. To create a safe, secure and healthy environment.	It is considered that the site would provide infrastructure required to make it acceptable. Well connected to local right of way network. However it would form an outlying residential development not well integrated into the current settlement or community.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Site forms the setting of a cluster of listed buildings adjacent to the south around the Holy Innocents Church – development would hard this setting. The site also forms open countryside and would negatively impact the landscape character.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located relatively close to the shops and services or Southwater Village and a bus stop is nearby. Overall it is considered that the site would have possible positive impacts on this objective.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4b - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside and contextually removed from nearby facilities. That said it would be within walking distance of the new Broadacre development recreational area, other facilities would be harder to access.	?+
3. To create a safe, secure and healthy environment.	New dwellings in this location would be relatively isolated and separate from the existing urban form of Southwater Village. but it is adjacent to the new recreational facilities which would provide some opportunity for community cohesion. The site in isolation would struggle to connect to the local road network.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Few heritage constraints apply to this site but the landscape character is predominantly open with low lying rolling terrain. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located relatively close to the shops and services or Southwater Village and is a direct walk along the Downs Link from the site. However, the site is not adjacent to easy highway access and so would be required to come forward alongside adjacent land.. When considered in the whole, it is considered that the site would have possible positive impacts on this objective.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4c - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	Site is relatively close to the centre of Southwater Village and the new recreational facilities being provided as part of the Broadacres development.	+
3. To create a safe, secure and healthy environment.	In isolation this site would be considered separate from the urban form of Southwater but it is adjacent to the new recreational facilities which would provide some opportunity for community cohesion. The site in isolation would struggle to connect to the local road network.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Within setting of listed building. Negative impacts on open countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Some surface water flood risk on site but considered these could be dealt with by through the development. Impacts considered minor. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is a little distance from the settlements of Southwater Village (east) and Christs Hospital (north). Poor existing public transport links from the site. Located on Downs Link which provides opportunities for non-motorised travel but overall possible negative impacts likely.	?-
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4d – Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside and contextually removed from nearby facilities. That said, it would be close to the new Broadacre development recreational area and the Downs Link would provide relatively easy non-vehicular access to the centre of Southwater Village and the facilities on offer there.	+
3. To create a safe, secure and healthy environment.	New residential units in this location risk becoming another 'bolt on' development. The site could not come forward in isolation due to its location but	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Courtland Wood (SNCI and Ancient Woodland) to the north and careful planning would therefore be required to ensure negative impacts are avoided. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Adjacent to listed building and would be hard to avoid impacts. Negative impacts on open countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Current surface water flooding issues. Development has the potential to resolve these issues.	?+
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located relatively close to the shops and services or Southwater Village and is a direct walk along the Downs Link from the site. However, the site is not adjacent to easy highway access and so would be required to come forward alongside adjacent land. When considered in the whole, it is considered that the site would have possible positive impacts on this objective.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4e - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside and removed from nearby facilities. The Downs Link would provide access to the new Broadacre development recreational area and the facilities on offer in the centre of Southwater Village. However, the site would be removed from existing facilities.	?-
3. To create a safe, secure and healthy environment.	New residential units in this location risk becoming another 'bolt on' development. The site could not come forward in isolation due to its location but	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Courtland Wood (SNCI and Ancient Woodland) to the north and careful planning would therefore be required to ensure negative impacts are avoided. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Adjacent to listed building and would be hard to avoid impacts. Negative impacts on open countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Current surface water flooding issues. Development has the potential to resolve these issues.	?+
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located relatively close to the shops and services or Southwater Village and is a direct walk along the Downs Link from the site. However, the site is not adjacent to easy highway access and so would be required to come forward alongside adjacent land. When considered in the whole, it is considered that the site would have possible positive impacts on this objective.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4f - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside but abuts the existing Southwater built up area. The new Broadacre development recreational area and the facilities on offer in the centre of Southwater Village are within relatively easy reach. However, the site would be removed from existing facilities.	+
3. To create a safe, secure and healthy environment.	New residential units in this location risk becoming another 'bolt on' development. The site could not come forward in isolation due to its location but	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Courtland Wood and Smiths Copse are nearby and care would be required to ensure negative impacts are avoided. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Site forms the setting of Great House Farmhouse (listed building) and would be hard to avoid negative impacts. Negative impacts on open countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Site relatively void of surface water flooding issues.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site abuts the built up area of Southwater Village. It is within walking distance to the shops and services of Southwater Village but could only score well against this objective if an adjacent site were to come forward. When considered in the whole, it is considered that the site would have possible positive impacts on this objective.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4g - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside and removed from nearby facilities. Would not provide easy access to community facilities.	-
3. To create a safe, secure and healthy environment.	Residential development in this location would be isolated from other developed areas of the Parish and would not contribute towards a sense of place.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Courtland Wood (SNCI and Ancient Woodland) is included in the site being considered but this would not be developed. Care would be required to ensure negative impacts are avoided. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Adjacent to listed building and within setting of several others. Would be very hard to avoid impacts. Negative impacts on open countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Current surface water flooding issues on parts of the site. Development has the potential to resolve these issues.	?+
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is in a relatively isolated location with poor road links via Two Mile Ash Road. Currently its development would negatively impact this objective.	-
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4h - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside and removed from nearby facilities. Access to facilities at Christs Hospital may be possible via public right of ways. Would not provide easy access to community facilities.	-
3. To create a safe, secure and healthy environment.	Residential development in this location would be isolated from other developed areas of the Parish and would not contribute towards a sense of place.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Listed building within site - would be very hard to avoid considerable impacts. Negative impacts on open countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Minimal surface water flooding issues on site. Negligible impact anticipated.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is in a relatively isolated location with poor road links via Two Mile Ash Road. Relatively close to railway station. Currently its development would negatively impact this objective.	-
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would have a meaningful impact this objective.	/

Site 4i – Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is in open countryside but abuts the existing Southwater built up area. Local facilities would be accessible in Southwater but this site is circa 2km from Lintot Square where most facilities are located. Possible positive impact on objective. .	?+
3. To create a safe, secure and healthy environment.	New residential units in this location risk becoming another 'bolt on' development. Infrastructure required may be provided more easily given its location. Considered that a scheme could be provided which links well with the existing community enhancing the sense of place.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Adjacent to SSSI site. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Development would result in the loss of open farmland which provides the countryside setting to the edge of Southwater Village along the Worthing Road. Negative impacts on countryside character. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Site has few surface water flooding issues and development has the potential to resolve these issues. However overall impact on objective considered negligible.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site abuts the built up area of Southwater Village. It is just within walking distance to the shops and services of Southwater Village. Possible positive impacts on this objective.	?+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4j – Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site it relatively close to Christs Hospital which provides some facilities to the community but it is remote from facilities elsewhere.	?-
3. To create a safe, secure and healthy environment.	Whilst the site abuts the built up area of Southwater Village it would not contribute towards the sense of place.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Site provides setting to Lanaways Farm and would likely have harmful impacts on them. Would also result in an urbanising form in the countryside having a negative impact on the countryside.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is relatively removed from public transport and would likely result in occupants being dependant on private vehicles.	-
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4k – Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site it relatively close to Christs Hospital and the facilities it offers but it is remote from the main facilities elsewhere in the locality.	?-
3. To create a safe, secure and healthy environment.	Development of this site would present a new development in the countryside which not contribute towards a sense of place.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Site provides setting to Sluetts, a Grade II listed building and would likely have harmful impacts on it. Would also result in an urbanising form in the countryside having a negative impact on the countryside.	-
6. Flood risk, promote SuDS and improve water quality.	Some surface water flooding across the site but limited to drainage No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is relatively removed from public transport and would likely result in occupants being dependant on private vehicles.	-
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 4l – Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site it relatively close to Christs Hospital and the facilities and the northern end of Southwater Village however the distance to the facilities in Southwater are considerable. Good access to the road network. Overall considered to have possible negative impacts on objective.	?-
3. To create a safe, secure and healthy environment.	Development of this site would present a new development in the countryside near on of the main access routes into Southwater. The site currently provides much of Southwater Village's setting when approached from the north. Development of this site would erode the sense of place.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Site provides setting Old Lodge at Christs Hospital (a Grade II listed building) and would likely have harmful impacts on its setting. Would also result in an urbanising form in the countryside having a negative impact on the countryside.	-
6. Flood risk, promote SuDS and improve water quality.	No real impact on risk as a result of development. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located adjacent to the A24 and northern entrance (by road) to Southwater Village. Development of the site has the potential to provide a new road access to Christs Hospital which would have considerable benefits across the Parish. However, the site's location is relatively far from shops and services and therefore scope to encourage the adoption of non-motorised vehicles may be hard – especially if the development were to provide a new road through it.	?+
9. Improve local job opportunities and local retail offer	Whilst no firm proposal exists for the site it is considered that there would be scope for employment generating uses on it if it were to come forward given its proximity to the main transport network (both road and rail).	?+

Site 4m - Land West of Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site abuts the existing Southwater built up area. The new Broadacre development recreational area and the facilities on offer in the centre of Southwater Village are within easy reach.	+
3. To create a safe, secure and healthy environment.	New residential units in this location risk becoming another 'bolt on' development but would likely be well associated with the current Broadacre development assisting to create a sense of place.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Site forms part of the setting of Great House Farmhouse (listed building) and as a result development would the setting would likely be harmed. Negative impacts on countryside character of the area. Building on this site would negatively impact this objective.	-
6. Flood risk, promote SuDS and improve water quality.	Site relatively void of surface water flooding issues.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site abuts the built up area of Southwater Village and is within walking distance of the shops and services in Lintot Square. Bus stops are also nearby. Given the sites location it is considered there would be a positive impact on this objective.	+
9. Improve local job opportunities and local retail offer	It is not considered that the proposed site/development would meaningful impact this objective.	/

Site 5 – The Hermitage

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for around 34 dwellings it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is located in Tower Hill which has no community facilities. Horsham Town is located to the north and best accessed via an unmade footpath and bridge over the railway. Christs Hospital is to the south via road. The site is not well placed to provide good access to the facilities on offer.	?-
3. To create a safe, secure and healthy environment.	No infrastructure is proposed as part of the development. Site would become part of Tower Hill and may positively contribute towards a sense of place.	/
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Development would extend into the countryside resulting in negative impacts on countryside character. However the site is relatively well screened so the negative impacts would be minimised.	?-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located on Two Mile Ash road which is heavily used for access to Christs Hospital. Poor access to public transport but the footpath link to Horsham is recognised. Overall possible negative impact.	?-
9. Improve local job opportunities and local retail offer	No employment uses on the site.	/

Site 6 – The Warren, Christs Hospital

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site is well located to the facilities on offer at Christs Hospital however accessibility to more affordable services elsewhere would be limited.	?+
3. To create a safe, secure and healthy environment.	The site would have the potential to provide parking infrastructure for the nearby railway station. However whether development would contribute towards a sense of place is unknown.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of green field land. There may be scope to provide ecological enhancements across the site. Ancient Woodland on northern boundary. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Development would extend into the countryside resulting in negative impacts on countryside character. However the site is relatively well screened so the negative impacts would be minimised.	?-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	Likely to have positive impacts given location close to railway station and possibly infrastructure improvements.	+
9. Improve local job opportunities and local retail offer	Negative impact on the local economy identified as there are few employment opportunities near the site. The presence of the railway station is likely to result in any development becoming a dormitory settlement.	-

Site 8 – Merryfield, New Road

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Were this site to come forward for residential development it would have a positive impact on the objective.	+
2. Access to appropriate, affordable community facilities	The site abuts the settlement of Southwater but would bring forward no community facilities. it would however be able to access services within the main settlement. Overall considered likely to possible negative impacts on the objective.	?-
3. To create a safe, secure and healthy environment.	Whilst the site abuts the built up area of Southwater Village it would not contribute towards the sense of place.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	Development of the site would result in an urbanising form in the countryside having a negative impact. However, the site is well screened and therefore harm would be minimised.	?-
6. Flood risk, promote SuDS and improve water quality.	Surface water flood risk relating to a drainage ditch across the centre of the site. Potential on site to positively reduce flood risk elsewhere through retention.	?+
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	Public transport available nearby on the Worthing Road, use of non-motorised vehicles may be supported.	?+
9. Improve local job opportunities and local retail offer	v	/

Site 9 – Stoneleigh, Tower Hill

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Should the site come forward for residential uses would positively contribute towards this objective.	+
2. Access to appropriate, affordable community facilities	The site is relatively far from nearby community facilities although it is noted that a mixed development may be possible. Given the site's location and distance to existing community a negative impact on this objective is considered likely.	-
3. To create a safe, secure and healthy environment.	Development of the site would result in a new community being created within the Parish. Its location would likely result in it having little engagement with other existing communities.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is located within an open area of Countryside southwest of Tower Hill. Some impact on Listed buildings to the east envisaged. There would be harm to the landscape and countryside character. Greater negative impact on objective.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located on Two Mile Ash road – bus stop and railway station are relatively close. However, at this time it is considered that the development of this site would not improve accessibility around the parish. Negative impact envisaged.	-
9. Improve local job opportunities and local retail offer	Should a mixed development come forward the site has the potential to provide employment uses which would positively impact this objective. However given its location this is unlikely to support the existing parish economy.	?+

Site 10 – Woodlands Farm, Shaws Lane

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Should the site come forward for residential uses would positively contribute towards this objective.	+
2. Access to appropriate, affordable community facilities	The site is located southeast of the current Broadacres development. As such it would be relatively close to the new community facilities there and those within the centre of Southwater Village. However, easy access between the site and these facilities may be hard to achieve given constraints.	?-
3. To create a safe, secure and healthy environment.	The site would deliver little in the way of infrastructure and be somewhat removed from the Broadacres development. Possible negative impact on objective considered likely.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Care would be needed with regard to Ancient Woodland and access new would require the removal of trees. There may be scope to provide ecological enhancements across the site. Overall negative impact.	-
5. Conserve/enhance landscape, character, historical and cultural environment	Development of the site would result in an urbanising form in the countryside having a negative impact. However, the site is well screened and therefore harm would be minimised.	?-
6. Flood risk, promote SuDS and improve water quality.	Some surface water risk on site. Overall however these are minimal - neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located relatively close to the centre of Southwater which would promote the use of non-motorised vehicles. However the distance may result in a tendency to use motor vehicles over other means – with good design and access routes possible positive impact.	?+
9. Improve local job opportunities and local retail offer	Development considered unlikely to noticeably impact on this objective.	/

Site 11 – Jackrell's Farm

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	This site would provide a modest contribution towards this objective.	?+
2. Access to appropriate, affordable community facilities	The site is very close to local playing fields but removed from other community facilities. As a result there would be a negative impact on this objective.	-
3. To create a safe, secure and healthy environment.	The site would not help provide appropriate infrastructure, or a sense of place locally. Possible negative impact on objective.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is located within an open area of Countryside east of Southwater Village. Development in this location would harm the landscape and character of the countryside. Greater negative impact on objective.	-
6. Flood risk, promote SuDS and improve water quality.	No impact on objective.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	Development in this location on this site would not positively contribute towards this objective.	-
9. Improve local job opportunities and local retail offer	No impact on objective	/

Site 12 – The Copse, Worthing Road

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	This site would provide a positive contribution towards the objective.	+
2. Access to appropriate, affordable community facilities	The site will not increase provision of community facilities. It is also a fair distance from facilities located in Southwater Village and further afield.	?-
3. To create a safe, secure and healthy environment.	Development on the site would it is considered contribute to the sense of place in this location at the entrance to the Village.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site consists of a dwelling and its curtilage. The grounds are relatively unkempt. Neutral impact on objective.	/
5. Conserve/enhance landscape, character, historical and cultural environment	The site is located at the entrance to Southwater enclosed by a relatively mature line of trees and a hedge. However, the increased urbanisation of this site would have a harmful impact on the character of this locality.	?-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues on site. Negligible impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this time.	?
8. Improve accessibility	The site is located on the Worthing Road with a bus stop relatively nearby. Concern exists that the sites location would result in a reliance on private vehicles given the proximity of shops and service.	?-
9. Improve local job opportunities and local retail offer	No employment uses on the site.	/

Site 13 – Griggs, Tower Hill

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Should the site come forward for residential uses would positively contribute towards this objective.	+
2. Access to appropriate, affordable community facilities	The site is relatively far from nearby community facilities although it is noted that a mixed development may be possible. Given the site's location and distance to existing community a negative impact on this objective is considered likely.	-
3. To create a safe, secure and healthy environment.	Development of the site would result in a new community being created within the Parish. Its location would likely result in it having little engagement with other existing communities.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is located within an open area of Countryside southwest of Tower Hill. Some impact on Listed buildings to the east envisaged. There would be harm to the landscape and countryside character. Greater negative impact on objective.	-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues would be resolved by the site coming forward. Neutral impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	The site is located on Two Mile Ash road – bus stop and railway station are relatively close. However, at this time it is considered that the development of this site would not improve accessibility around the parish. Negative impact envisaged.	-
9. Improve local job opportunities and local retail offer	Should a mixed development come forward the site has the potential to provide employment uses which would positively impact this objective. However given its location this is unlikely to support the existing parish economy.	?+

Site 15 – Land West of Worthing Road and East of Two Mile Ash Road

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Should the site come forward for residential uses would positively contribute towards this objective.	+
2. Access to appropriate, affordable community facilities	The site is located between the settlements of Tower Hill and Southwater Village. It is considered to be some way from existing community facilities although the recreational development along the eastern side of the Worthing Road would be very close. On balance some negative impacts on the objective are anticipated.	?-
3. To create a safe, secure and healthy environment.	Site is not located within any existing settlement and would not contribute towards the any existing sense of place. It is considered that this would in fact considerable harm the existing communities within the Parish.	-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is currently undeveloped and as a result development would result in some harm and loss of agricultural land. There may be scope to provide ecological enhancements across the site. Overall possible negative impact.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is located within an open area of Countryside. Some negative impacts on setting of Listed buildings (Griggs and Gate Cottage) expected. There would be harm to the landscape and countryside character. Greater negative impact on objective.	-
6. Flood risk, promote SuDS and improve water quality.	Considerable surface water flooding issues across the site. Development would interfere with this natural flow of water. Without considerable mitigation negative impacts on objectives likely.	?-
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this stage.	?
8. Improve accessibility	Despite the sites location on the Worth Road opportunity to promote non-motorised vehicular access is considered slim. The distance to shops, services and facilities would render and development reliant on private vehicles.	-
9. Improve local job opportunities and local retail offer	Should a mixed development come forward the site has the potential to provide employment uses which would positively impact this objective.	?+

Site 16 – Garden of Paddock House, Salisbury Road

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	This site would provide a modest contribution towards this objective.	?+
2. Access to appropriate, affordable community facilities	The site is located in Tower Hill which lacks community facilities. This site would not bring forward any facilities either.	?-
3. To create a safe, secure and healthy environment.	Development on this site would not, it is considered negatively impact the sense of place. The site is not visible from any public locations in the immediate vicinity and would be contained within the existing community.	?+
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site consists of a dwelling and its curtilage. The grounds are relatively unkempt. Neutral impact on objective.	/
5. Conserve/enhance landscape, character, historical and cultural environment	The site is well screened from the surrounding area. It is considered that impacts will be neutral.	/
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues on site. Negligible impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this time.	?
8. Improve accessibility	Whilst the site is located relatively near a bus stop development would be heavily reliant on the use of private motor vehicles.	?-
9. Improve local job opportunities and local retail offer	No employment uses proposed and negligible impacts on this objective.	?-

Site 17 – Land at Foxes Close, Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	This site would provide a modest contribution towards this objective.	?+
2. Access to appropriate, affordable community facilities	The site is located within the urban area of Southwater Village close to community facilities.	+
3. To create a safe, secure and healthy environment.	Development of this site would remove a pocket of vegetation in a largely developed area. This would negatively impact the sense of place and this objective.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site's biodiversity value has not been established but it is considered likely that there may be species and habitat of merit on the site. possible negative effect on objective.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is within the urban area of Southwater Village – positive impact on objective.	+
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues on site. Negligible impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this time.	?
8. Improve accessibility	Future occupants of the site would have good access to the existing public transport system.	?+
9. Improve local job opportunities and local retail offer	No employment uses proposed and negligible impacts on this objective.	/

Site 18 – Land at Worthing Road, Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	This site would provide a modest contribution towards this objective.	?+
2. Access to appropriate, affordable community facilities	The site is located within the urban area of Southwater Village close to community facilities.	+
3. To create a safe, secure and healthy environment.	Development of this site would remove a pocket of vegetation in a largely developed area. This would negatively impact the sense of place and this objective.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	The site is occupied by a number of mature trees which are considered to be mature and part of the Village's Green Infrastructure. Development would likely require their loss.	?-
5. Conserve/enhance landscape, character, historical and cultural environment	The site is within the urban area of Southwater Village but the site provides character to this part of the village. Positive negative impact on objective.	?-
6. Flood risk, promote SuDS and improve water quality.	No flood risk issues on site. Negligible impact.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this time.	?
8. Improve accessibility	Future occupants of the site would have good access to the existing public transport system.	?+
9. Improve local job opportunities and local retail offer	No employment uses proposed and negligible impacts on this objective.	/

Site 19 – Sony Site, Southwater

Objective	Commentary	Effect
1. Housing to meet the needs of today and tomorrow.	Site would provide a valuable contribution towards this objective.	+
2. Access to appropriate, affordable community facilities	The site is located near to Lintot Square which hosts a range of affordable community facilities.	+
3. To create a safe, secure and healthy environment.	Redevelopment would for residential would change the sense of place. This site is currently known for its employment use and so its redevelopment would lead to harm to its current sense of place.	?-
4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	As the site is brownfield, it is considered that there would be negligible impacts on this objective.	/
5. Conserve/enhance landscape, character, historical and cultural environment	As the site is brownfield, it is considered that there would be negligible impacts on this objective.	/
6. Flood risk, promote SuDS and improve water quality.	Development would have negligible impacts on this objective.	/
7. Sustainable design and construction. Increase energy efficiency and renewable energy.	Unknown at this time.	?
8. Improve accessibility	Future occupants of the site would have good access to the existing public transport system.	+
9. Improve local job opportunities and local retail offer	No employment uses proposed and considerable loss of employment floor space which would have a major negative impact on this objective.	-

Summary

7.35 A summary of the site assessments against the objectives is set out below:

Site No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
1	+	+	?-	?-	-	/	?	-	?+
2	+	+	-	?-	-	/	?	?+	/
3	+	?-	-	?-	-	/	?	-	/
4a	+	+	?-	?-	-	/	?	?+	/
4b	+	+	?+	-	-	/	?	?+	?+
4c	+	+	?+	?-	-	/	?	?-	/
4d	+	+	?+	?-	-	/	?	?+	/
4e	+	?-	?+	?-	-	?+	?	?+	/
4f	+	+	?+	?-	-	/	?	?+	/
4g	+	-	-	?-	-	?+	?	-	/
4h	+	-	-	?-	-	/	?	-	/
4i	+	?+	?+	?-	-	/	?	?+	/
4j	+	?-	-	?-	-	/	?	-	?-
4k	+	?-	-	?-	-	/	?	-	/
4l	+	?-	-	?-	-	/	?	?+	?+
4m	+	+	?+	?-	-	/	?	+	/
5	+	?-	/	?-	?-	/	?	?-	/
6	+	?+	?+	?-	?-	/	?	+	-
7	***Scoped out (commercial development proposed)***								
8	+	?-	?-	?-	?-	?+	?	?+	/
9	+	-	-	?-	-	/	?	-	?+
10	+	?-	?-	-	?-	/	?	?+	/
11	?+	-	?-	?-	-	/	?	-	/
12	+	?-	?+	/	?-	/	?	?-	/
13	+	-	-	?-	-	/	?	-	?+
14	***Scoped out (commercial development proposed)***								
15	+	?-	-	?-	-	?-	?	-	?+
16	?+	?-	?+	/	/	/	?	?-	?-
17	?+	+	?-	?-	+	/	?	?+	/
18	?+	+	?-	?-	?-	/	?	?+	/
19	+	+	?-	/	/	/	?	+	-

Reasonable Alternatives

7.36 Using the initial assessments above, and local knowledge, a series of options were developed. Each option had a different combination of sites with the primary objective being to deliver a minimum of 420 new residential units.

7.37 The Steering Group were keen to consider a range of options available to them, this included considering more than 420 homes if that had the potential to deliver the infrastructure considered to be needed within the parish.

7.38 A number of options were considered at Steering Group meetings, placing different combinations of site together with a view to establishing which option was considered appropriate for inclusion within the plan. It should be noted that the options set out represent the options given most consideration and are not an exhaustive list of every option considered.

Option 1 – Large Northwest Expansion of Southwater

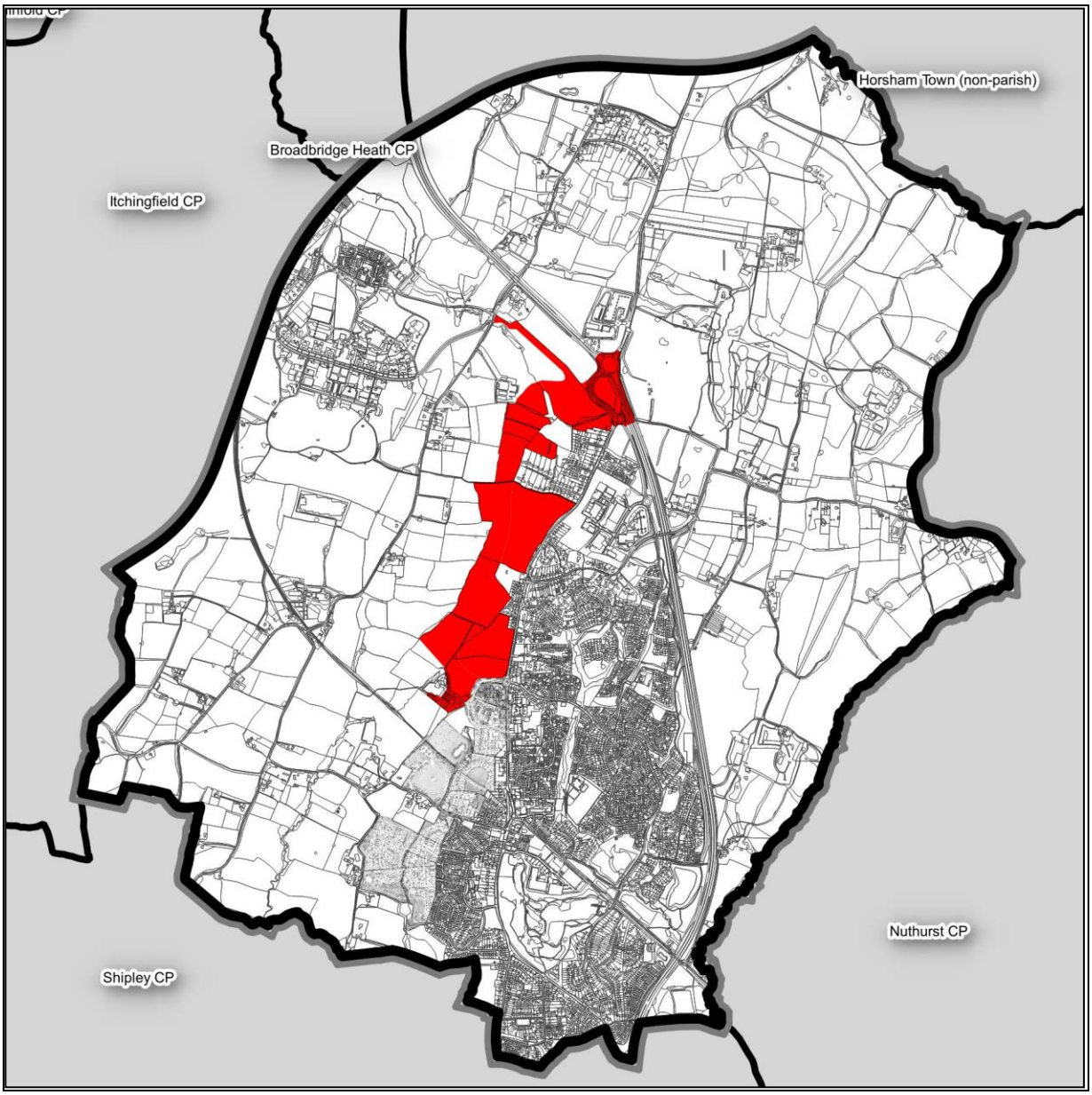
7.39 This option would see the expansion of the main settlement of Southwater into the farmland to the west. This land has very few environmental constraints and is readily developable. The scope of development would, it is envisaged, enable land to be made available for a new school and the provision of accommodation for the elderly. The extent of the area being considered is shown in Figure 1.

7.40 To make this amount of development acceptable in highway terms it was considered that the Hop Oast roundabout would likely need reconfiguring, this would also allow a much improved access to be provided to Christs Hospital School removing the existing traffic from the Tower Hill area. Residential development, associated open space and any required community facilities would be provided in a north/south band with the new access road providing a hard boundary between the new development and the countryside beyond.

7.41 This option includes sites 4m, 4f, 4i, 8, 12, 14 and part of sites 4j, 4k and 4l. It is considered to have the potential to include:

- Between 600 and 1200 residential dwellings and required community facilities
- C2 accommodation for the elderly (around 60 bed care home and 60 extra care units) in pleasant grounds.
- New combined primary and secondary school / academy
- Highway improvements as required (likely to be further improvements to Hop Oast Roundabout and possible new access to Christs Hospital School).

Figure 1 - Map showing extent of allocation Option 1



Option 1 Assessment & Summary

Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
1	+	?+	?-	-	-	/	?	?+	?

7.42 This was considered to have a number of benefits, partly as the new development would be adjacent to the existing settlement. A possible new road to Christs Hospital would improve traffic conditions at Tower Hill whilst also providing much better access to the railway station for new and existing residents of Southwater. Also, the Hop Oast roundabout improvements would provide a wider benefit to the highway network and reduce pressure on it. It is likely that C2 accommodation can be provided within the development close to existing facilities and services.

7.43 However, development would occur in the countryside outside the existing settlement boundary which would have a significant impact on the landscape. Some development to the north would not be well related to existing services and facilities in Southwater. It is also noted that it would require some land to be utilised that is considered to currently be 'Not Developable'. However, it is considered that should a comprehensive development be proposed across the area shown in Option 1, the assessments (see Site 4J & 4K in the Site Assessment Document) would likely give rise to different results.

7.44 Concern was also raised over whether an allocation of this size was going beyond the requirements set out in of existing strategic policy with regard to the quantum of housing and as a result would not be in accordance with the basic conditions.

7.45 Overall, it is considered that this option would likely have a significant impact on the landscape in this part of the Parish. Aside from this, if planned well it would be unlikely to give rise to other unacceptable environmental impacts (subject to the outcome of the HRA).

Option 2 - Dispersed Residential Development

7.46 This option would see residential development occur across the parish to ensure any negative impacts are spread and not concentrated on any one part of the community. It would see around 500 residential units with up to 150 units on the site north of Christs Hospital School, 250 immediately west of Worthing Road and a further 100 come forward on land south of the current strategic allocation as shown in Figure 2. Some of these units could be C2 Use Class.

7.47 It is noted that the site adjacent to Christs Hospital is considered to be 'Not Developable' in isolation but it was considered important to test its inclusion within an option for the plan to see if when considered cumulatively or in combination assessment results would vary. With the exception of the Christ's Hospital Site, the sites are relatively well contained with no significant likely environmental impacts.

7.48 It was noted by the Steering Group in their assessments that by bringing forward smaller sites, new facilities that may be of wider benefit such as a new school or access roads may be harder to secure as each scheme in isolation may not be able to provide the required infrastructure in a viable way.

Option 2 Assessment & Summary

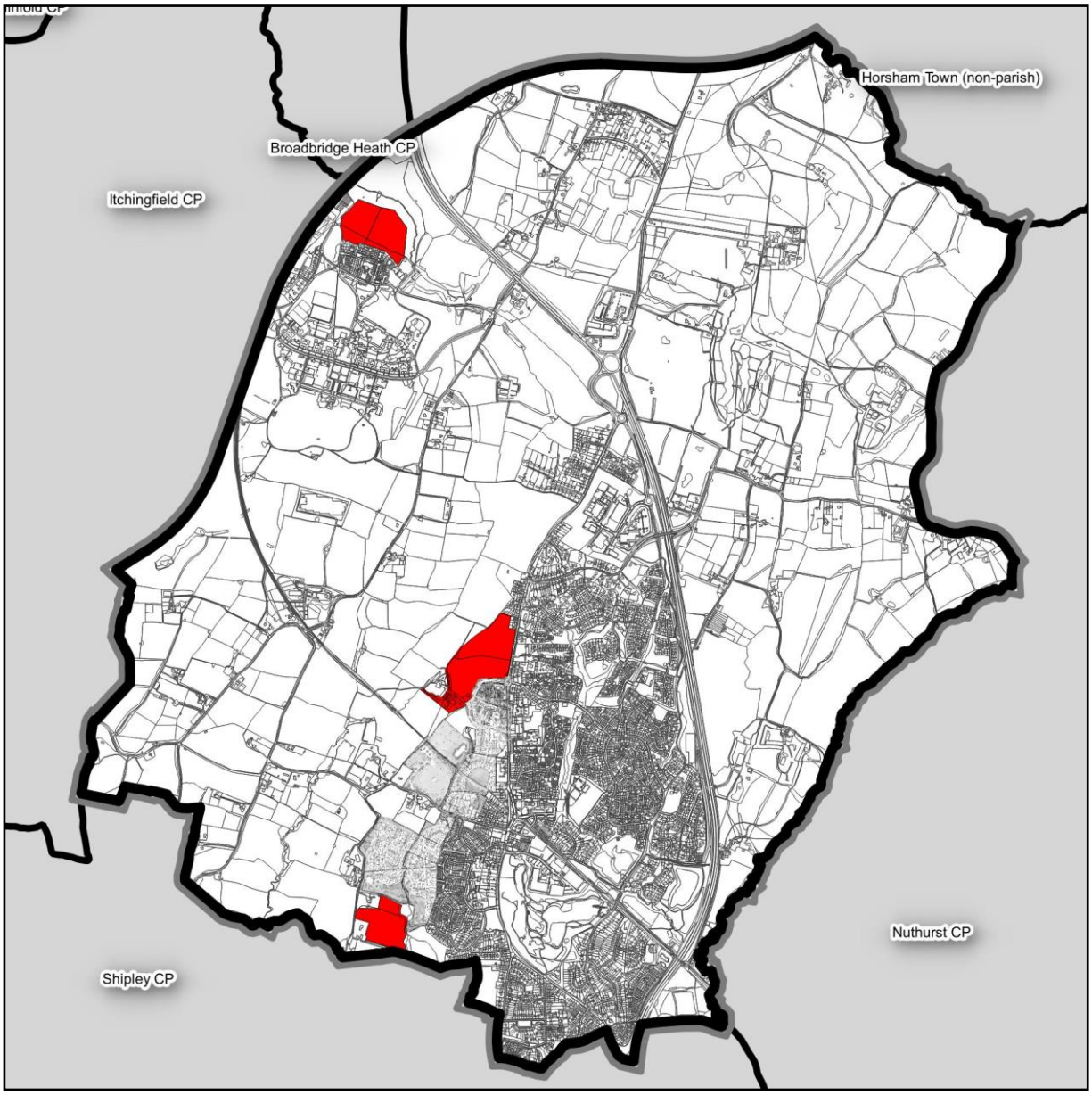
Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
2	+	?+	?-	-	-	/	?	+	?-

7.49 Overall this option would have minimal effects on the landscape with the impact of development spread across the two settlements of Christs Hospital and Southwater. The bulk of development would be close to the services and facilities in Southwater which was considered to be positive although the new properties at Southwater would have limited if any services and facilities within walking distance. The site at Christs Hospital would however provide additional car parking at Christs Hospital station.

7.50 However, it was considered that development in the areas proposed could make highway / traffic situation in Southwater village and Tower Hill Area worse. Particularly the latter where the additional traffic would be put onto the existing narrow Two Mile Ash Road.

7.51 In addition the expansion of Christs Hospital may not be in general conformity with the HDPF as it features lower on the settlement hierarchy than Southwater and therefore expansion of this settlement may not be in accordance with the HDPF.

Figure 2 – Map showing extent of allocation Option 2



7.52 This option includes sites 10, 4m, and 6.

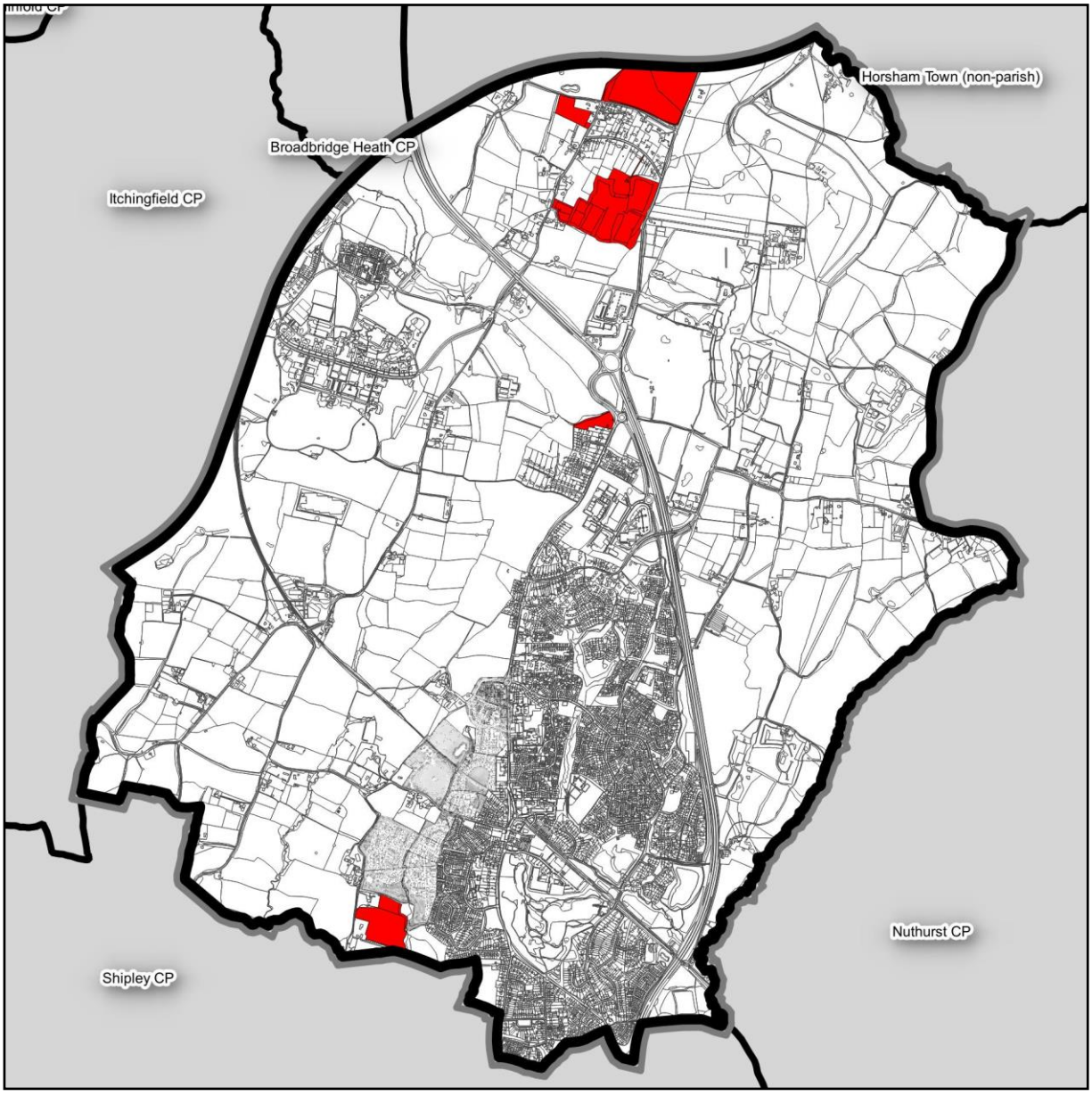
Option 3 - Tower Hill Expansion

7.53 The Steering Group considered that one option should explore an option which involved the expansion of the Tower Hill Settlement. It is noted that Sites 1 and 2 from the Site Assessment Document are considered to be 'Not Developable'. This option would therefore be contrary to these assessments but in the context of seeking to find the most sustainable development strategy for the parish it was considered that it should be investigated.

7.54 However, the sites identified in this option around Tower Hill do not have the capacity to provide for the OAN and so some development in/around Southwater would be required. Sites 12 and 10 have been included in order to deliver the OAN.

7.55 Overall this option has the potential to deliver around 460 homes, of which around 150 would be C2 Use Class just south of Tower Hill. It includes sites 1, 2, 5, 10, 12 and 16.

Figure 3 - Map showing extent of allocation Option 3



Option 3 Assessment & Summary

Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
3	+	?+	?-	?-	-	/	?	?-	?

7.56 This option would provide concentrated development in the Tower Hill area which is considered would result in new development more closely linked with Horsham than Southwater. Indeed there would be good vehicular and pedestrian links into Horsham Town. As a result this scenario would lead to the least pressure on facilities and services of Southwater (when compared with other options). However it would result in increased traffic on the Worthing Road in this location and Tower Hill / Two Mile Ash Road which, when combined with traffic for Christs Hospital may result in unacceptable highway impacts.

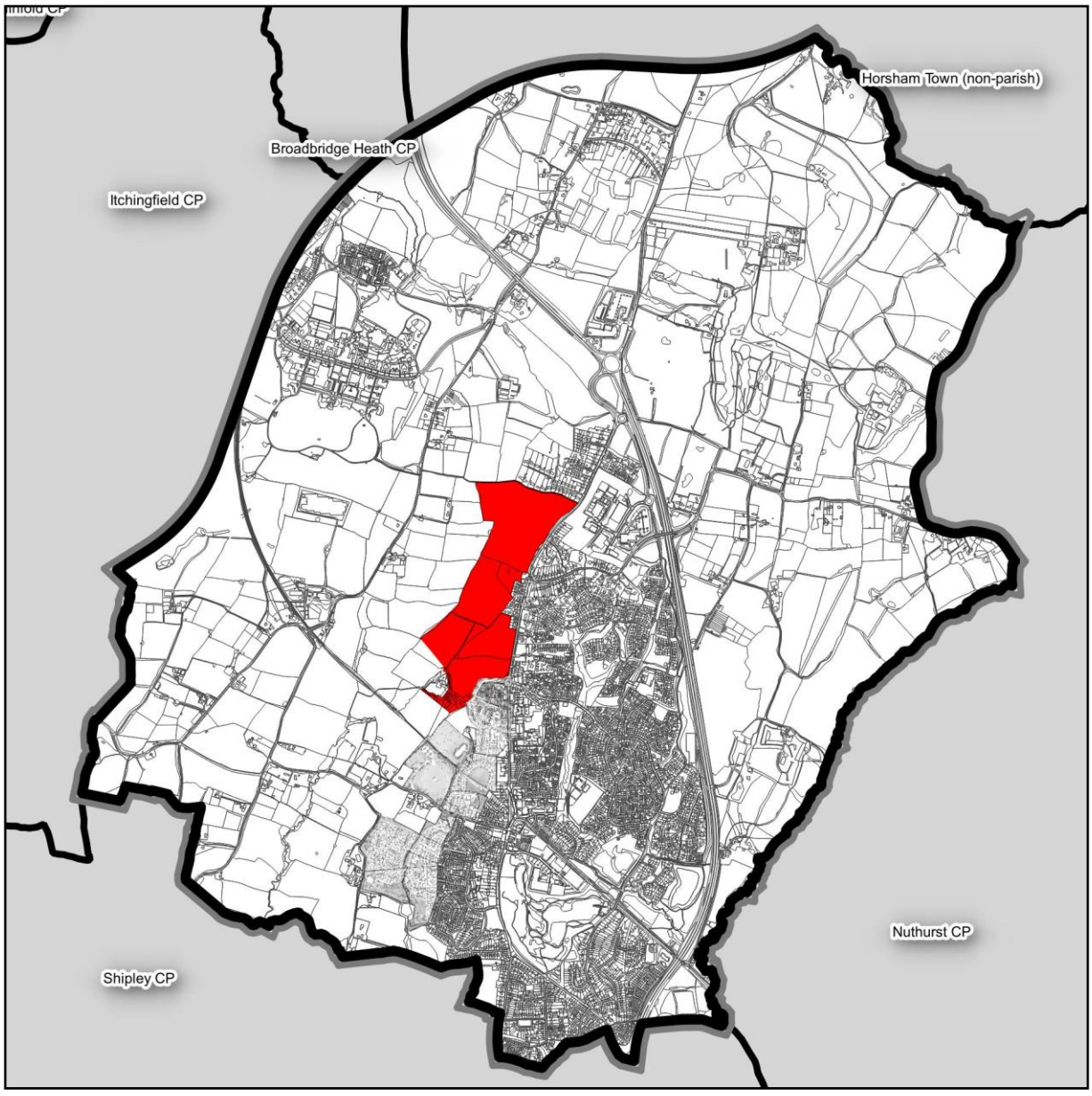
7.57 This option is also considered to be contrary to the HDPF policies with particular reference to the settlement hierarchy approach. The sites are in the Countryside and beyond the existing hard boundary the railway provides for Horsham. The poor highway infrastructure around Tower Hill is also considered problematic. Finally it is considered that there would be likely significant harm to the landscape in the northern part of the parish. The sites around Southwater are less problematic.

Option 4 - Western Expansion of Southwater

7.58 This option would see the expansion of the main settlement of Southwater into the farmland to the west. This land has few environmental constraints and is readily developable. The land in question has the capacity to deliver between 420 and 800 residential units dependant on densities. The scope of development may enable the provision of community facilities but would likely create unacceptable highway impacts unless substantial mitigation is proposed.

7.59 The option includes sites 4m, 4f and 4i and would provide residential development, associated open space and some community facilities possibly including land for a school although this would reduce the number of residential units that could be delivered.

Figure 4 - Map showing extent of allocation Option 4



Option 4 Assessment & Summary

Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
4	+	+	?+	?-	-	/	?	?+	?

7.60 By grouping all development into one location new large scale development would be contained in one area and not 'spread' across the parish. This was considered to have some benefits as any impacts could be more readily mitigated against. A larger development on land such as this with few costs is also likely to result in a more viable development. This, it is hoped would then mean it can be policy compliant with regards to affordable housing and other policy requirements..

7.61 This part of the parish has also been identified as the area with landscape capacity for new development (see Southwater Landscape Sensitivity & Capacity Study in the evidence base).

7.62 However, the principle potential negative impact would be on the Worthing Road (north and south) with vehicular movements to/from the A24. The option would also not resolve the issue surrounding poor vehicular links with the railway station at Christs Hospital. It would also result in a large number of properties being built a fair way from the existing settlement Centre of Lintot Square, beyond walking distance for some.

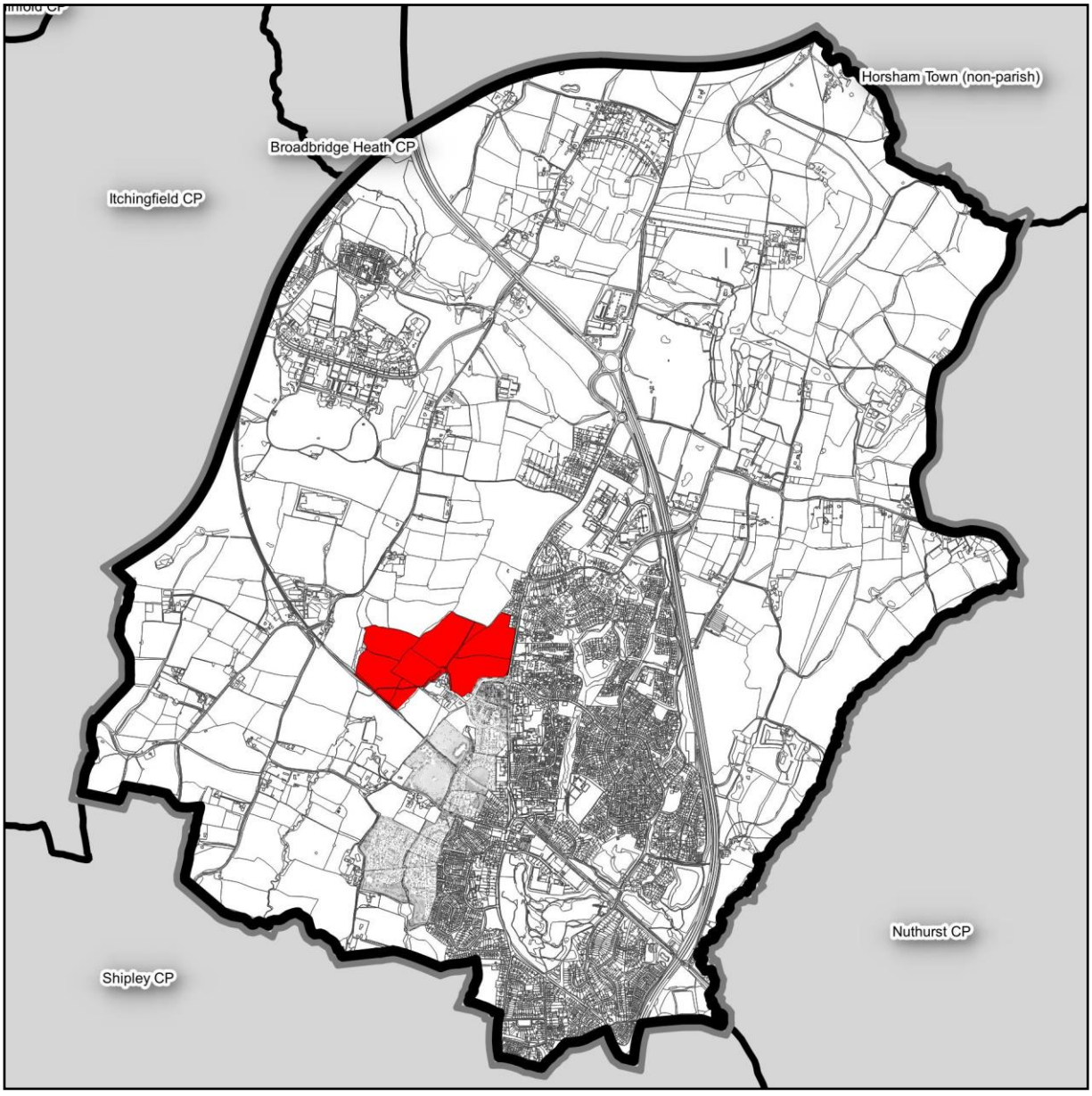
Option 5 – Alternative Western Expansion of Southwater

7.63 As per Option 4, this option would see the expansion of the main settlement of Southwater into the farmland to the west. This land has few environmental constraints and is readily developable. The scope of development may enable the provision of community facilities but would likely create unacceptable highway impacts.

7.64 The scheme would provide residential development, associated open space and have the potential to deliver some community facilities but would give rise to additional pressures on education and the local highway network.

7.65 The land chosen to help deliver this option ensures that all new homes would be within 15 minute walking distance of Lintot Square which has been chosen as a preferred strategy by the Steering Group. It includes sites 4m, 4d and part of 4f.

Figure 5 - Map showing extent of allocation Option 5



Option 5 Assessment & Summary

Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
5	+	+	+	?-	-	/	?	+	?

7.66 By grouping all development into one location new large scale development would be contained in one area and not 'spread' across the parish. This was considered to have some benefits as any impacts could be more readily mitigated against. A larger development on land such as this with few costs is also likely to result in a more viable development. This, it is hoped would then mean it can be policy compliant with regards to affordable housing and other policy requirements..

7.67 This part of the parish has also been identified as the area with landscape capacity for new development (see Southwater Landscape Sensitivity & Capacity Study in the evidence base).

7.68 This option does have the potential to negatively impact a Grade II* Listed Building but it is considered through careful design these harms can be mitigated and minimised to an extent that they would be considered acceptable.

7.69 However, the principle potential negative impact would be on the Worthing Road (north and south) with vehicular movements to/from the A24. The option would also not resolve the issue surrounding poor vehicular links with the railway station at Christs Hospital. That said it abuts the Downs Link and there would be potential for this to be improved so that a direct cycle route to the station can be provided.

7.70 This option offers an improvement on Option 4 as it would ensure that all new homes are within 15 minute walking distance of Lintot Square ensuring the local economy is supported by the new development.

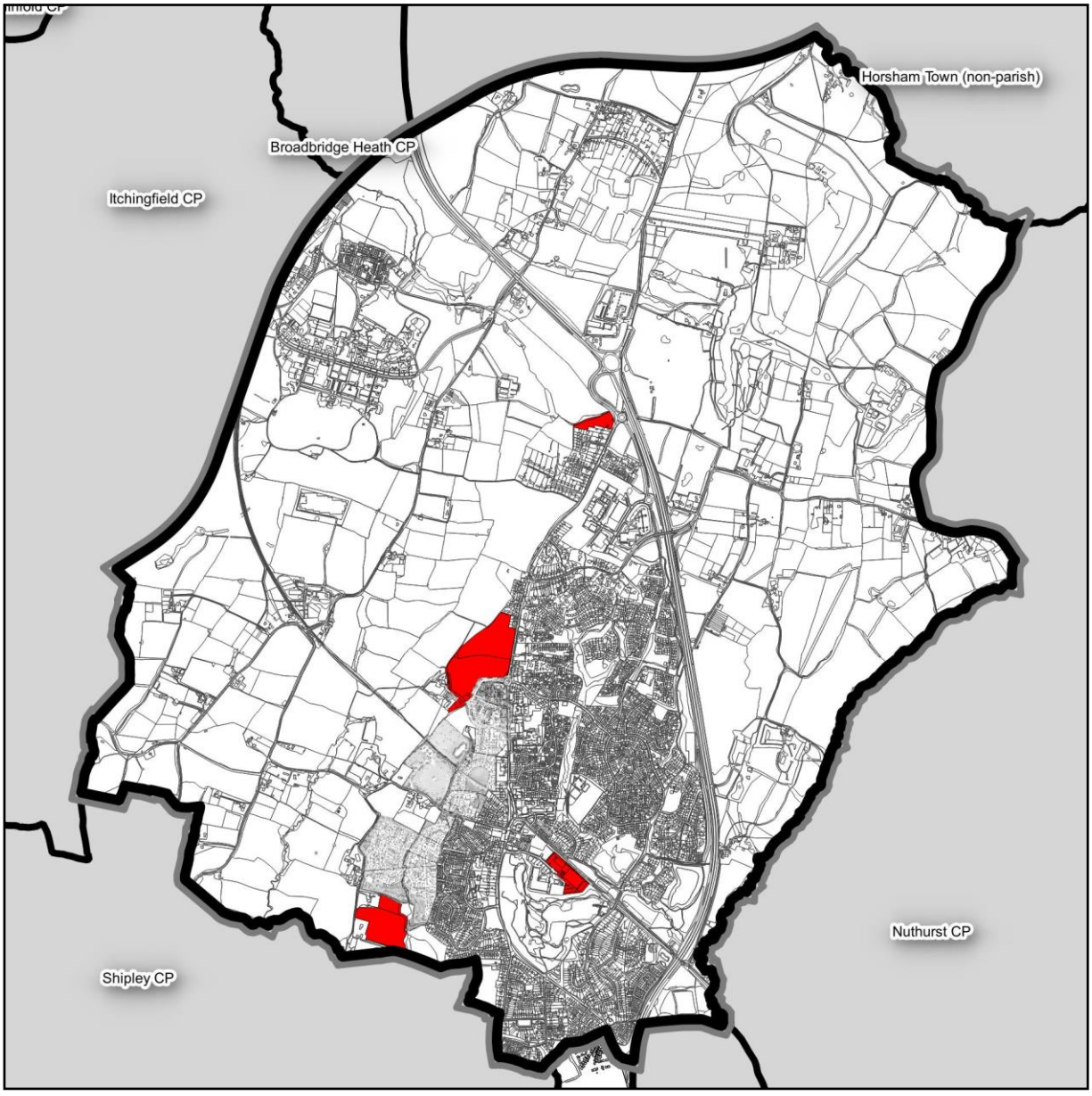
Option 6 – Southwater Centric

7.71 This option, considered after the Regulation 14 consultation, includes site 4m (8.04ha), 10 (circa 4.04ha), 12 (circa 0.94ha) and 19 (circa 1.81ha). In total these sites are some 14.83ha and it is considered that the required quantum of residential development could come forward within these spaces.

7.72 It is expected that higher density development would be provided on site 19 within the centre of Southwater Village (in excess of 100 units) with lower densities elsewhere to reflect their surroundings.

7.73 This option would see smaller developments across Southwater Village to meet the Plan Area's objectively assessed housing need using sites 4m, 10, 12 and 19. Some dependence on windfall development may be required if this option were chosen.

Figure 6 - Map showing extent of allocation Option 6



Option 6 Assessment & Summary

Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
6	+	?+	?+	?-	?-	/	?	?+	?-

7.74 This option would provide a large quantity of new homes near the centre of Southwater Village on Site 19. This provides significant positive effects against some of objectives most notably Objectives 1 and 2. However, this site is currently in employment use (albeit vacant at the time of writing) and considered to provide an important element of the employment floor space within the settlement. Its loss would have significant negative impacts on Objective 9. This effect could be reduced if a mixed scheme were to come forward but if that were the case this option would not provide an adequate quantum of housing.

7.75 This option also relies on the use of Site 10 and 12 on the western side, and site 12 on the northern point, of Southwater Village abutting the built up area boundary. These sites are all considered developable and would require the loss of green field land and have associated impacts on biodiversity and the countryside.

7.76 It is noted that the use of site 4m results in potential negative impacts on a Grade II* Listed Building but it is considered through careful design these harms can be mitigated and minimised to an extent that they would be considered acceptable. This may however reduce the number of unit's deliverable on it.

7.77 This option would, like other options considered result in negative impacts on the Worthing Road as this would be the principle route serving all sites. The option would also not resolve the issue surrounding poor vehicular links with the railway station at Christs Hospital.

Summary of Options Assessed

7.78 The assessments of the reasonable alternatives considered through the SA/SEA process are set out below to allow easy comparison of them.

Option No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
1	+	?+	?-	-	-	/	?	?+	?
2	+	?+	?-	-	-	/	?	+	?-
3	+	?+	?-	?-	-	/	?	?-	?
4	+	+	?+	?-	-	/	?	?+	?
5	+	+	+	?-	-	/	?	+	?
6	+	?+	?+	?-	?-	/	?	?+	?-

7.79 All of the options considered, with the exception of one site considered within Option 6, are on undeveloped land and, whilst mitigation would be proposed to minimise harms, would have a negative impact on Objective 4. In addition, impacts on Objective 6 would be negligible as national planning policy requires the existing run-off rates to be maintained post development.

7.80 With regard to Objective 7, this is largely down to the developer that brings the site forward, at this time we have not received sufficient information that would allow us to make an assessment on this objective so have reported an unknown impact on each alternative

7.81 Before the Regulation 14 Consultation Option 5 was considered the most favourable option. The benefits of Option 6 were considered between the Regulation 14 Consultation and submission as Site 19 had been submitted at the Regulation 14 Consultation. Site 19 brings with it certain dilemmas, whilst it is a brownfield site in the centre of Southwater Village close to shops and services it is also an employment site. There is great concern locally that Southwater is becoming a dormitory settlement with residents commuting out of Southwater. The negative effects of the loss of this employment site would considerably undermine objective 9 and possibly lead to the adjacent employment uses being lost as time goes by. It would also conflict with the approach to employment land set out earlier in this report.

7.82 It was considered that Option 5 is a reasonable alternative which can be taken forward with the Neighbourhood Plan.

8.0 CONSIDERATION OF EFFECTS

8.1 This section considers the likely effects of the Reg.14 Draft Neighbourhood Plan.

Assessment of plan policies

8.2 Each of the Reg.14 Draft Neighbourhood Plan have been assessed to determine their likely effect on the Sustainability Objectives. It has then been considered whether any mitigation is required in order to reduce the identified effect.

8.3 The following symbols have been used to record the assessed effect of each policy against each objectives:

+	Greater positive impact on the sustainability objective
?+	Possible positive or slight positive impact on the sustainability objective
/	No impact or neutral impact on the sustainability objective
?	Unknown impact
?-	Possible negative or slight negative impact on the sustainability objective
-	Greater negative impact on the sustainability objective

8.4 The tables below consider each of the proposed policies in turn alongside their initial assessment, a commentary and a final assessment of effects which takes account of any mitigation that has been incorporated into the plan.

SNP1 – Southwater's Core Principles

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	The core principles were established by the Steering Group, no negative effects were identified or mitigation proposed. Inclusion of "Any development with the potential to impact, either individually or in combination, the integrity of any SPA or SAC will be required to undertake a Habitat Regulations Assessment including an Appropriate Assessment if required"	+
2			?+
3			+
4			?+
5			?+
6			?+
7			/
8			?+
9			?+

SNP2 – Allocation for Residential Development

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	?+	To ensure the correct type of housing is delivered C2/C3 split should be specified. Negative impact on biodiversity and landscape can should be mitigated to some	+
2	?+		+
3	+		+

4	-	extent by ensuring existing trees and hedges are retained – policy requirement added, however this does not affect the assessment with regards to Obj.4. Alongside good design, measures to ensure harm to significance of Grade II* Listed Great House Farmhouse is not unacceptable (Obj.5) Pressure on schools needs to be addressed – avoid effect by safeguarding land for new school (see policy 3).	-
5	-		?-
6	/		/
7	?		?
8	+		+
9	+		+

SNP3 – Safeguarding of Land for Secondary School

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	This policy introduced to mitigate effects of allocation and general existing pressure on education system. Possible negative impacts with regard to provision of land for housing, and maintaining open space/biodiversity in the long run. No mitigation required.	?-
2			?+
3			?+
4			?-
5			?-
6			/
7			?
8			?+
9			?+

SNP4 – Keeping Our Roads Moving

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	This policy introduced to mitigate effects of allocation and general existing pressure on transport system. No mitigation required.	/
2			?+
3			+
4			?-
5			?
6			/
7			/
8			+
9			?+

SNP5 – Local Green Space

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on provision of affordable facilities and protection of the natural environment. Possible negative impacts with regard to provision of land for housing as sites allocated will remain free from development. No mitigation required.	?-
2			+
3			+
4			+
5			+
6			/
7			/
8			/
9			/

SNP6 – Local Community Space

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on provision of affordable facilities and protection of the natural environment. No mitigation required. Possible negative impacts with regard to provision of land for housing as sites allocated will not be available for residential development. No mitigation required.	?-
2			+
3			+
4			+
5			+
6			/
7			/
8			/
9			/

SNP7 – Formal/Informal Sports Areas

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on provision of facilities. No mitigation required. Possible negative impacts with regard to provision of land for housing as sites allocated will not be available for residential development. No mitigation required.	?-
2			+
3			+
4			/
5			/
6			/
7			/

8			/
9			/

SNP8 – Southwater Country Park

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	/	Original policy sought to protect the Country Park from all forms of development but this may reduce opportunity to provide facilities in this area in the future. The policy was amended to support the provision of new appropriate facilities. It is accepted this now has the potential to negatively affect biodiversity and the natural environment but the Steering Group considered this an appropriate weigh-off.	/
2	/		+
3	+		+
4	+		?-
5	+		+
6	/		/
7	/		/
8	/		/
9	/		/

SNP9 – Home Standards

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on providing high quality housing that meets the needs of existing and future generations. No mitigation required	+
2			/
3			/
4			/
5			/
6			/
7			/
8			/
9			/

SNP10 – Residential Space Standards

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on providing high quality housing that meets the needs of existing and future generations. No mitigation required	+
2			/
3			/
4			/
5			/
6			/
7			/
8			/
9			/

SNP11 – Specialist Accommodation & Care

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on providing housing that meets the needs of existing and future generations. No mitigation required	+
2			+
3			/
4			/
5			/
6			/
7			/
8			/
9			/

SNP12 – Outdoor Play Space

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on providing housing and facilities that meets the needs of existing and future generations. No mitigation required	/
2			+
3			+
4			/
5			/
6			/
7			/
8			/
9			/

SNP13 – Growing Our Cycling & Walking Network

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Positive effects on improving accessibility within the parish. No mitigation required	/
2			?+
3			?+
4			/
5			/
6			/
7			/
8			+
9			/

SNP14 – Adequate Provision of Car Parking

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	/	This policy came about in response to an abundance of on-street car parking in certain parts of the parish. However, possible negative impacts were identified with regard to encouraging sustainable transportation options. Mitigation proposed to support the update of electric vehicles (see SNP15). This	?+
2	/		/
3	?+		?+
4	/		/
5	/		/
6	/		/

7	/	mitigation is also considered to improve this policies assessment against Objective 1.	/
8	?-		?+
9	/		/

SNP15 – Driving in the 21st Century

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy will result in the increased uptake of electric vehicles. No mitigation required.	?+
2			/
3			?+
4			/
5			/
6			/
7			/
8			+
9			/

SNP16 – Design

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy aimed at improving the design of developments. No harmful effects identified or mitigation required.	+
2			/
3			/
4			/
5			/
6			/
7			+
8			/
9			/

SNP17 – Site Levels

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy to provide local guidance on site levels in developments. No negative effects or mitigation required.	+
2			/
3			/
4			/
5			?+
6			?+
7			?+
8			/
9			/

SNP18 – A Treed Landscape

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy provides positive effects on a range of objectives. No mitigation required.	/
2			?+
3			+
4			+
5			?+
6			?+
7			?+
8			/
9			?-

SNP19 – Parish Heritage Assets

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy provides positive effects with regards to culture and heritage. No mitigation required.	/
2			/
3			?+
4			/
5			+
6			/

7			/
8			/
9			/

SNP20 – Retention of Assets of Community Value

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy provides positive effects with regards to the provision of appropriate facilities. No mitigation required.	/
2			+
3			+
4			/
5			?+
6			/
7			/
8			/
9			/

SNP21 – A Growing Economy

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	/	Policy proposed to support the local economy. Possible negative impact identified with regards to the highway network and accessibility. Policy requirement added to ensure no unacceptable impacts on highway network resulting from Key / Parish Employment Areas.	/
2	/		/
3	+		+
4	/		/
5	/		/
6	/		/
7	/		/
8	-?		?+
9	+		+

SNP22 – Telecommunications

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy provides support for telecommunication infrastructure which will have positive effects with regards to housing and commercial areas. Will also have positive impacts with regards to sustainable transportation.	+
2			/
3			/
4			/
5			/
6			/
7			/
8			?+
9			+

SNP23 – Use of Community Infrastructure Levy Funds

SA/SEA Objective	Original Assessment	Commentary / Mitigation required?	Final Assessment
1	n/a	Policy to guide the use of CIL funds towards infrastructure required within the parish. No mitigation required.	/
2			+
3			+
4			+
5			?+
6			?+
7			?+
8			?+
9			?+

Total Effects

8.5 Total effects are all of the plan's effects.

8.6 The table below illustrates the effects of the plan's policies once measures have been taken to mitigate initially perceived harmful effects (set out above).

Policy No.	1. Housing to meet the needs of today and tomorrow.	2. Access to appropriate, affordable community facilities	3. To create a safe, secure and healthy environment.	4. Protect/enhance biodiversity, and the best and most versatile agricultural land provide new green infrastructure.	5. Conserve/enhance landscape, character, historical and cultural environment	6. Flood risk, promote SuDS and improve water quality.	7. Sustainable design and construction. Increase energy efficiency and renewable energy.	8. Improve accessibility	9. Improve local job opportunities and local retail offer
1	+	?+	+	?+	?+	?+	/	?+	?+
2	+	+	+	-	?-	/	?	+	+
3	?-	?+	?+	?-	?-	/	?	?+	?+
4	/	?+	+	?-	?	/	/	+	?+
5	?-	+	+	+	+	/	/	/	/
6	?-	+	+	+	+	/	/	/	/
7	?-	+	+	/	/	/	/	/	/
8	/	+	+	?-	+	/	/	/	/
9	+	/	/	/	/	/	/	/	/
10	+	/	/	/	/	/	/	/	/
11	+	+	/	/	/	/	/	/	/
12	/	+	+	/	/	/	/	/	/
13	/	?+	?+	/	/	/	/	+	/
14	?+	/	?+	/	/	/	/	?+	/
15	?+	/	?+	/	/	/	/	+	/
16	+	/	/	/	/	/	+	/	/
17	+	/	/	/	?+	?+	?+	/	/
18	/	?+	+	+	?+	?+	?+	/	?-
19	/	/	?+	/	+	/	/	/	/
20	/	+	+	/	?+	/	/	/	/
21	/	?+	+	/	/	/	/	?+	+
22	+	/	/	/	/	/	/	?+	+
23	/	+	+	+	?+	?+	?+	?+	?+

8.7 The total effect of the plan's policies have then been considered and these are set out in the table below.

SA Objective	Total Effect	
1. To provide high quality Housing in sustainable locations[13] to meet the needs of existing and future residents with an appropriate range of size, types and tenures	+	The draft plan provides high quality housing fit for an ageing population (secured by the SNP1, SNP9, SNP10 and SNP11) and ensures that enough housing will come forwards to meet the identified need (SNP2). It is accepted that the plan will have little effect on the size, type or tenure of new dwellings as policies set out Horsham District Council are being relied upon in this regard.
2. To ensure everyone has access to appropriate, affordable community facilities including facilities for the elderly, education, childcare, leisure and recreation facilities and public open spaces.	+	The draft plan includes a number of measures to secure access to community facilities for the whole community.
3. To create a sustainable community through the promotion of community engagement, the development of a sense of ownership and a sense of place and the provision of appropriate infrastructure. To create a safe, secure and healthy environment.	+	The draft plan will have a significant positive effect on this objective. By ensuring development is centred on Lintot Square a sense of place will be reinforced. Policies also seek to deliver the required infrastructure to support growth and facilities.
4. To protect and enhance the quality and level of biodiversity; natural habitats; and, the best and most versatile agricultural land, within Southwater and where appropriate provide new green infrastructure.	/	Whilst the proposed allocation will provide considerable open space it will result in the loss of green field land and therefore have a harmful impact on this objective. However other policies are included which will have positive impacts on biodiversity and green infrastructure Overall it is considered that there will be a neutral impact on this objective.
5. To conserve and enhance the quality of landscape and character in Southwater and the quality and distinctiveness of the historical and cultural environment of the Parish.	?+	Again the allocation will have some negative effects on this objective but when considered as a whole the total effect is considered to be slightly positive. The plan's approach seeks to reinforce Southwater as the principle settlement preserving the surrounding landscape and character of it. Policies to protect local heritage are also included.
6. To maintain flood risk; promote the use of sustainable drainage systems (SuDS); and, maintain or improve water quality.	?+	The plan will have few effects on this objective as matters relating to flood risk are generally considered at the District or National level. Overall however it is considered that there will be slight positive effect.
7. To encourage sustainable design and construction through the promotion of exemplary sustainable design standards. To increase energy efficiency and the	+	The total effect of the draft plan on this objective will be positive although limited actions could be taken within the plan document to reduce waste

[13] Sustainable locations are considered to be sites that are either within the built up area of Southwater village or are adjacent to or abutting the existing built up area and relate to the village.

SA Objective	Total Effect	
proportion of energy generated from renewable and low carbon sources. To maximise opportunities for the reduction, reuse and recycling of waste in Southwater/ Parish		as this is generally outside of the planning systems control.
8. To improve accessibility to and within the parish by ensuring the transport network can accommodate any future growth and by encouraging a range of sustainable transport options, including walking, cycling and public transport.	+	The plan includes a range of measures to ensure that development provides adequate transport infrastructure up-front for the pressure it will place on the system. In addition policies have been incorporated to improve out pedestrian and cycle routes. Despite the pressure resulting from the allocated development site the plan will have a positive total effect on this objective.
9. To encourage vitality, vibrancy and overall stability within the local Southwater economy and to improve the availability of opportunities for local employment. To maintain and improve the local retail offer across the Parish including the town centre of Southwater.	+	The draft plan protects parish employment areas whilst providing opportunity for new commercial uses to come forward. It also seeks to concentrate the provision of services in/around Lintot Square. Doing so will help to sustain local offer and the local economy. Telecommunications is increasingly becoming central to personal and business activities and this plan also seeks to support the rollout of next-generation technology within the parish.

8.8 It is considered that none of the negative effects outlined above would be significant. The Total effect of the plan is considered to be overwhelmingly positive.

Cross-Border Effects

8.9 The plan gives rise to very few cross-border effects. As illustrated in the 'Assessment of plan policies' the policies are generally parish specific and will not result in effects on the wider area.

8.10 The exception to this being the allocation of land for a minimum of 422 new homes. This is likely to give rise to additional pressure on the highway network and existing infrastructure and facilities (such as schools). However, this plan has sought to ensure that cross-border effects are minimised by requiring that required highway infrastructure is provided, land is safeguarded for a new school and accessibility to Christs Hospital Railway Station is improved. Detailed consideration has taken place with regard to the impact on the highway network as a result of the plan and it has been demonstrated that the development can come forward in a viable way whilst ensuring requirement improvements can be delivered.

8.11 It is considered that cross-border effects will be minimal, and not likely to be significant.

Cumulative effects

8.12 There are a number of cumulative impacts that should be considered as well. These are the effects of the plan plus other actions not influenced or controlled by the plan. There are a number of cumulative impacts that we would highlight:

8.13 Neighbouring Parish Councils are preparing their own Neighbourhood Plans which, it is expected will allocate development sites in their respective areas.

8.14 To the east, Nuthurst Parish have an adopted plan and no cumulative impacts are foreseen. To the west Itchingfield and Barns Green are currently preparing a plan, their latest published position is that they have identified 2 sites - Site 19 (Sumner's Ponds) & Site 7 (Itchingfield Old School) – as preferred sites to include when drafting the Neighbourhood Plan. Should these sites come forward it is not considered that they would give rise to any significant effects.

8.15 There are several planning applications currently in the planning system. Most notably DC/18/0944 for 90 new homes to the north of the parish (refused on 19/10/2018) and DC/17/2195 for 15 dwellings on the northern boundary of Southwater Village which has been refused and currently at appeal. However it is not considered that these developments alongside the plan (should they be approved) would give rise to any likely significant effects.

8.16 The effects of the resident (and non-resident) population's behaviour alongside the neighbourhood plan should also be considered. Any effects are hard to identify or foresee but effects could include increased travel to access recreational spaces, these could include protected sites which may result in harmful impacts on them. However, it is considered that this is unlikely given the amenity space within the parish and the policies being introduced to protect our open spaces.

8.17 Synergistic effects are a subset of cumulative effects, where effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects are hard to predict but it is considered that there would be, following the mitigation outlined, no synergistic effects that would give rise to significant negative effects. It is hoped that synergistic effects would overall be positive. An example includes:

- Central government's promotion of the shift to electric vehicles and continued increased awareness of climate change, alongside the promotion of charging points in homes through the Neighbourhood Plan will, it is hoped result in a greater overall positive impact than each measure in isolation or combined would generate.

APPENDIX 1 - SEA REQUIREMENTS AND WHERE THEY WILL BE ADDRESSED IN SA REPORT

Requirements	Where covered in Report
a) An outline of the contents, main objectives of the plan or programme, and relationships with other relevant plans and programmes.	Section 1, 2 & 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 5
c) The environmental characteristics of areas likely to be significantly affected.	Section 5
d) 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 Directives 79/409/EEC and 92/43/EEC.	Section 5
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Section 6
f) The likely significant effects on the environment, including 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 the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative.	Section 8
g) The measures envisaged to prevent, reduce and as fully as possible off-set any significant adverse effects on the environment of implementing the plan or programme.	Section 8
h) 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.	
i) A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 6
j) A non-technical summary of the information provided under the above headings.	Section 1
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	
Consultation:	Appendix 2 contains the list of those consulted on the scoping report. In addition a draft

Requirements	Where covered in Report
• Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). • Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). • Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	report was put out at Regulation 14 consultation. Who was consulted and comments received can be found in the Consultation statement which sits alongside the submission plan.
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	Evident through the evolution of this document between the various stages.
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed: • The plan or programme as adopted; • 5A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • The measures decided concerning monitoring (Art. 9 and 10)	To be addressed after the Plan is made.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Based on Section 6
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive	The SA report and Non-Technical Summary have been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

APPENDIX 2 - LIST OF CONSULTEES FOR THE SCOPING REPORT

- Horsham District Council
- Natural England
- Environment Agency
- West Sussex County Council
- Historic England
- Sussex Police
- NHS
- Horsham and Mid Sussex Clinical Commissioning Group
- Southwater Parish Councillors
- Horsham District Council Councillors
- West Sussex County Council Councillors

APPENDIX 3 - SOUTHWATER PARISH NEIGHBOURHOOD PLAN BOUNDARY