Henfield Neighbourhood Development Plan

SUSTAINABILITY APPRAISAL

INCORPORATING STRATEGIC ENVIRONMENTAL ASSESSMENT

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1.0 INTRODUCTION

1.1 Under the regulations of The Planning and Compulsory Purchase Act (2004), a Sustainability Appraisal (SA) for the Henfield Neighbourhood Plan must be prepared. In addition, an EU Directive also requires that a Strategic Environmental Assessment (SEA) is undertaken to ensure that the environmental effects of the Local Plan are taken into account. This fulfils both of these requirements and identifies the social, environmental and economic impacts of the Henfield Neighbourhood Plan.

1.2 This document follows on from the Scoping Report on which a 5 week consultation ran from Tuesday 6th March 2018 till Tuesday 10th April 2018 (inclusive). The purpose of that consultation was to gather comments/views primarily from statutory bodies on the proposed approach and objectives that will be considered through this process. The responses received have been taken into consideration when developing the final SA/SEA approach and subsequent policies within the Henfield Neighbourhood Plan.

About this document

What is a sustainability appraisal, and how does it relate to strategic environmental assessment?

1.3 National Planning Policy Guidance Paragraph: 001 Reference ID: 11-001-20140306 confirms that:

> *'A sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.*
>
> *This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. Sustainability appraisal should be applied as an iterative process informing the development of the Local Plan.*
>
> *Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development".*
>
> *Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.*

Strategic environmental assessment alone can be required in some limited situations where sustainability appraisal is not needed. This is usually only where either neighbourhood plans or supplementary planning documents could have significant environmental effects.'

What is the Strategic Environmental Assessment Directive?

1.4 National Planning Policy Guidance Paragraph: 002 Reference ID: 11-002-20140306 confirms that:

'The Strategic Environmental Assessment Directive is a European Union requirement that seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes.

The aim of the Directive is "to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuing that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."

The Strategic Environmental Assessment Directive is implemented through the Environmental Assessment of Plans and Programmes Regulations 2004, which apply to a plan or programme related solely to England (or part of England), or to England (or part of England) and any other part of the United Kingdom. Where the Directive applies there are some specific requirements that must be complied with and which, in the case of Local Plans, should be addressed as an integral part of the sustainability appraisal process.'

1.5 Where an environmental assessment is required the directive confirms at Annex 1 that the following should be included within such a report:

(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;

(c) the environmental characteristics of areas likely to be significantly affected;

(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;

(e) the environmental protection objectives, established at international, Community or Member State 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;

(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;

(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;

(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 the measures envisaged concerning monitoring in accordance with Article 10;

(j) a non-technical summary of the information provided under the above headings.

What is the difference between sustainability appraisal, strategic environmental assessment and Environmental Impact Assessment?

1.6 National Planning Policy Guidance Paragraph: 003 Reference ID: 11-003-20140306 confirms that:

'Sustainability appraisal and strategic environmental assessment are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. A sustainability appraisal of the proposals in each Local Plan is required by section 19 of the Planning and Compulsory Purchase Act 2004 and incorporates the required strategic environmental assessment.

Strategic environmental assessment alone can be required in some exceptional situations. This is usually only where either neighbourhood plans or supplementary planning documents could have significant environmental effects.

In contrast Environmental Impact Assessment is applied to individual projects which are likely to have significant environmental effects (also see the Town and Country Planning (Environmental Impact Assessment) Regulations 2011).'

Legal & policy context

1.7 This section provides an overview of the broad legal and planning policy context for the Henfield Neighbourhood Plan. It should be noted that this section aims to highlight how the plan may be affected by, and affects, other policies, plans, programmes and initiatives already in existence.

UK legal context of neighbourhood planning

1.8 Whilst there is a wide legal context that should be and has been considered in the preparation of this document, there is arguably one piece of legislation that provides the overarching legal basis for neighbourhood plans. Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 provides a set of basic conditions that a neighbourhood plan must meet in order for it to pass examination.

1.9 The basic conditions are:

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

1.10 These conditions must be met and may act to limit the neighbourhood plan in what it can propose. Therefore it follows that these could restrict what could be considered a reasonable alternative later in the SA/SEA process.

National Planning Policy Framework

1.11 Development in the UK is a plan led system. Indeed, the National Planning Policy Framework (NPPF) confirms at paragraphs 47 that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.[1] The NPPF does not change the statutory status of the development plan as the starting point for decision making and constitutes guidance for plan makers and decision takers.

1.12 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This is set out at paragraph 11 which also clarifies that;

> *'For plan-making this means that:*
>
> *a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
>
> *b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas5, unless:*
>
> > *i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area6; or*
> >
> > *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

1.13 Paragraph 16 continues to clarify what this presumption means in the context of neighbourhood planning. It states:

> *'13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic*

[1] Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply8:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

d) the local planning authority's housing delivery was at least 45% of that required9 over the previous three years. .'

1.14 Further information on the relationship between Local Plans and the Neighbourhood Plans is set out within the NPPF.

1.15 Paragraph 20 sets out the matters that Strategic Policies should seek to address within a neighbourhood plan and paragraph 21 goes on to confirm that:

[Local] *'Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.'*

1.16 Paragraph 30 goes on to state that *'Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

Local Planning Policy

1.17 The Parish of Henfield is located towards the SE of Horsham District and part of it falls within the South Downs National Park. The parish therefore falls within two Local Planning Authorities, namely Horsham District Council (HDC) and the South Downs National Park Authority (SDNPA). Only a small part of the parish falls within the SDNP and therefore HDC is the primary planning authority.

1.18 On 27 November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF). With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in The Core Strategy and General Development Control Policies which were both adopted in 2007.

1.19 The Core Strategy and General Development Control Policies remain the adopted Development Plan Documents (DPDs) for the area within the South Downs National Park until the adoption of a

Local Plan for the national park. The South Downs Local Plan (Pre-Submission Version) was consulted on in September 2017 and has now been submitted for examination (in Spring 2018).

1.20 As the vast majority of the parish is located outside of the National Park, the Horsham District policy framework is arguably more relevant to the wider sustainability objectives of the parish, 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.

1.21 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. The review will also need to consider whether the plan should be updated to take account of any national changes to planning policy.

2.0 STRUCTURE AND METHODOLOGY

Document Structure

2.1 The structure of this document is as follows:

- Chapter 2 – Methodology
- Chapter 3 – Overview of Sustainability Issues Facing Henfield.
- Chapter 4 – Identification of Sustainability Objectives (against which the plan is assessed).
- Chapter 5 – Consideration of Reasonable Alternatives (mainly the assessment of a range of locations for housing allocations).
- Chapter 6 – Assessment of Henfield Neighbourhood Plan policies
- Chapter 7 – Rejected Options
- Chapter 8 – Conclusions

Methodology

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

Consideration of reasonable alternatives

2.3 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.

2.4 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'.*'[2]

2.5 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.

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

Consideration of effects

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

[2] 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

Assessment of plan policies

2.8 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.

2.9 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
- 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

2.10 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

2.11 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:

i. Avoid effects altogether

ii. Reduce/minimise effects,

iii. Offset effects *(allow negative effects to happen but provide something positive to make up for it)*

Total, Cumulative and In-Combination effects

2.12 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.

Plan Review

2.13 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.

3.0 SUSTAINABILITY ISSUES FACING HENFIELD

3.1 In order to prepare this report, it is essential that the environmental context is clearly identified so that judgements can be made based on a sound understanding of the current conditions.

3.2 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 which apply to Henfield.
- An analysis of baseline data on Henfield.
- The SA produced for the Horsham District Planning Framework.

3.3 The Steering group have prepared detailed evidence that will accompany the Neighbourhood Plan; this document draws out some of the key issues identified below:

Geographical Overview

3.4 The village of Henfield is classed as a Large Village, the second tier of settlement behind Horsham, in the Horsham District Planning Framework (Policy 3 - Strategic Policy: Development Hierarchy). It is therefore described as having *'a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements/ each other to meet some of their requirements.'* Although the settlement hierarchy gives an indication of the services and facilities present within Henfield, the relationship to other settlements within and outside Horsham District is more clearly illustrated in figure 1 below. Figure 1 shows that settlements including Partridge Green, Steyning, Upper Beeding, Hurstpierpoint and Burgess Hill, to name a few, are all geographically close to the plan area. Despite this the 2011 census travel to work data confirms that 53% of residents in Henfield parish work within the District (735 journeys to work were in HDC, 241 to Brighton and Hove, 175 to Mid Sussex, 138 to Crawley and 103 to London totalling 657 outside HDC).

3.5 It is therefore key that the neighbourhood plan for the area takes into account its wider context as well as the context provided by the planning authorities in which it sits.

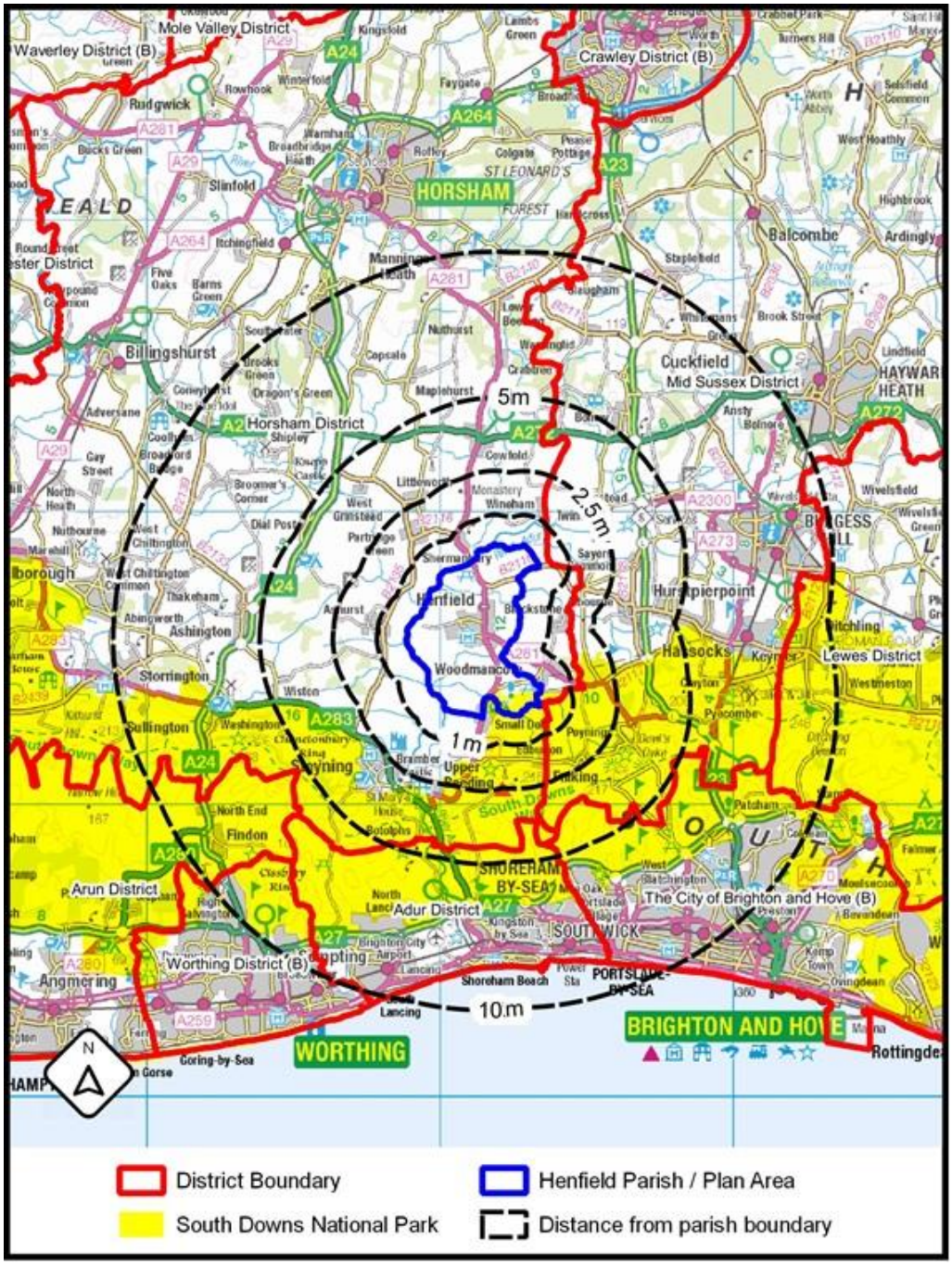


Figure 1 The plan area in its wider context

Population & Housing

3.6 The 2011 census confirmed that the parish has 5349 residents, of these:

- 16.7% are aged 15 and under (compared to 18.7% across the District and 19% across England)
- 54.3% are aged 16 to 64 (compared to 61.8% across the District and 65% across England)
- 29.0% are aged 65 and over (compared to 19.5% across the District and 16% across England)

3.7 Whilst this data only provides a very broad overview of the parish's population, it immediately highlights a number of potential issues facing the parish, from how to adequately provide for this

ageing population whilst also promoting development that would boost the local economy and in turn attract more people of working age to live within the parish. These matters are considered in more detail below.

3.8 The UK population is rising as is the population of Horsham and the plan area. New homes will be required to meet this rise in population growth. HDPF Policy 15 confirms that 1500 homes will be provided throughout the district by neighbourhood plans in accordance with the settlement hierarchy (set out in HDPF Policy 3). These sites are expected to come forward as allocations in the Neighbourhood Plan.

3.9 In order to establish the Henfield Neighbourhood Plan's appropriate share of this 1500 homes a Housing Needs Assessment has been carried out by AECOM. This provides a minimum unconstrained figure of 260 new homes which the HNDP will need to accommodate, subject to other sustainability considerations including environmental or infrastructure constraints. Where these new homes are located and the impacts such development would have on the sustainability of the plan area are key issues that need to be discussed in this document.

Employment & Economy

3.10 The village of Henfield has a High Street with a good variety of, mainly independent, shops. It also benefits from a range of light industrial units on a number of sites within the village and the countryside around the village. For the size of settlement / plan area there is a diverse mix of employment types and spaces. There is however local concern that this may change over time partly as a response to national changes. For example, the High Street has suffered in recent years with a number of shops and services closing including all 3 banks (vacant at time of writing leaving no cash points on the high street), the butchers, a bakers', a home furnishings shop, a bridal shop and an office supplies shop. There is some evidence that these spaces are being filled by other shops and services (such as a nail parlour and art gallery). It is broadly considered that there is a lack of employment land and space for small businesses to expand within the district.

3.11 However, in line with the ageing population profile there is a larger than average percentage of retired people within the plan area (19.66% compared to the district average of 15.48%). There is also a larger than average part time and self-employed portion of the community.

3.12 The economic picture is therefore mixed, but there are a number of potential threats to the local economy, which the plan should seek to avoid moving forward. The lower than average working age population has the potential to be a long-term issue which the plan should take into account. An ageing population can have a number of localised impacts ranging from employers leaving the area so they are closer to an active workforce, an increase in migration into the area to fill vacancies, a change in the type of services or facilities required which have implications for the types and sizes of housing available.

Biodiversity

3.13 The plan area does not have any of the following designations within or within 10km of the plan area boundary:

- RAMSAR Site - a Wetland of International Importance under the Convention on Wetlands of International Importance Especially as Waterfowl Habitat (the Ramsar Convention) 1973.

- Local Nature Reserve - designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 for places with wildlife or geological features that are of special interest locally.
- Special Area of Conservation (SAC) - the land designated under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.
- Special Protection Areas (SPAs) - sites classified in accordance with Article 4 of the EC Birds Directive for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

3.14 There are no Sites of Special Scientific Interest within the plan area but there are some located to the south within the National Park. These areas are notified as an SSSI under the Wildlife and Countryside Act (1981), as amended and represent the finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features. Care must therefore be taken to ensure that the neighbourhood plan would not result in harm to these sites.

3.15 Priority Habitats and Ancient Woodland are also present within the plan area and these also have the potential to suffer harm as a result of development within the parish.

3.16 There are a number of Local Wildlife Sites/Sites of Nature Conservation Interests (SNCIs) located in the parish, as shown on the maps below:

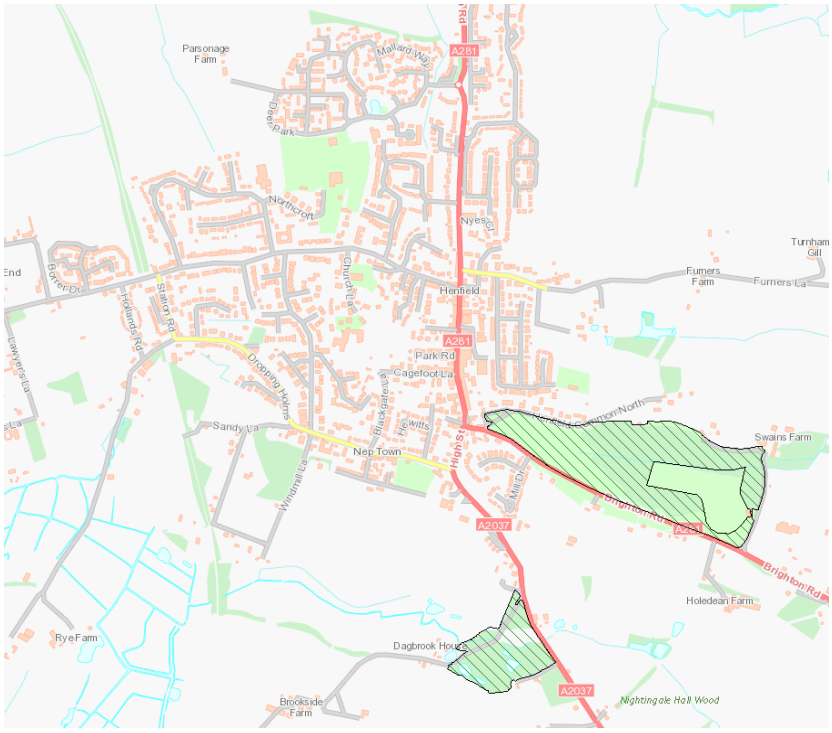


Figure 2 SNCI locations around Henfield, HDC Local Plan

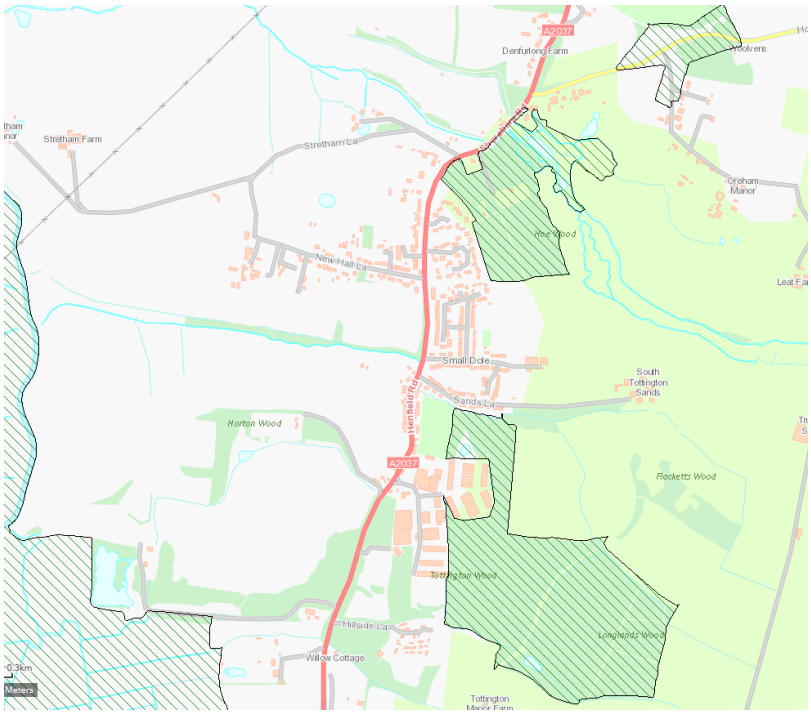


Figure 3 SNCI locations around Small Dole, HDC Local Plan

3.17 The Sussex Biodiversity Record Centre is located at Woods Mill on the Shoreham Road. This environmental record centre stores and provides environmental information including biodiversity, geodiversity and other aspects of Sussex's natural capital. The Sussex Biodiversity Record Centre is a partnership project, hosted by the Sussex Wildlife Trust.

3.18 A full assessment of the implications of the plan on biodiversity will be undertaken through the separate Habitat Regulations Assessment process, this will include an assessment, as necessary, of designated areas that may be affected by the plan (including, for example, the Ashdown Forest SAC).

Human Health, Education & Fitness

3.19 The 2011 Census confirms that Henfield Parish is generally in good health but does reveal that, when compared to the district average fewer are in very good or good health and slightly more are in fair, bad or very bad health.

3.20 The parish does benefit from a medical centre, dentists, Henfield Area Response Team and other health services in the village and despite this the population appears to be in relatively poor health when compared to the wider district. This could be due to the existing facilities needing attention, a reflection of the ageing population, a combination of these factors or a symptom of something else.

3.21 Concern has been expressed regarding the capacity of existing services, including local schools, and these issues will need to be addressed by the neighbourhood plan.

Flooding & associated infrastructure

3.22 The western boundary of the parish is formed by the River Adur. This river and its tributaries have a tendency to cause fluvial flooding and as a result there is a large area of land designated as

Flood Zone 2 or 3 along the western and northern boundaries of the parish, with a stretch heading across the parish east/west just north of the village of Henfield.

3.23 In addition, surface water flooding occurs within the parish, partially as a result of surface water culverts / drains and wastewater (sewerage) systems having inadequate capacity to deal with current flows at peak times. It is thought that this has at least partly been exacerbated by poor design on new developments and inadequate investment in sewerage infrastructure. Whilst sewerage infrastructure has in the past been a problem, Southern Water introduced new infrastructure charges in April 2018 which, for a fixed price per unit will provide capacity in their network for any development.

Historic Character and Archaeology

3.24 The parish has a large number of listed buildings throughout the parish but particularly located at the heart of Henfield along the High Street which is also a designated Conservation Area - see Henfield Conservation Appraisal and Management Plan (January 2018). There are no Scheduled Monuments or Historic Parks & Gardens within the plan area.

3.25 The local community feel very strongly about the historic identity of Henfield and this is evident through the Parish Design Statement which has been updated (2019). It is expected that this document will either be adopted by HDC again or be brought into use via the Neighbourhood Plan. Maintaining the historic integrity of the parish whilst planning for new development is a complex matter that will require careful consideration by the Steering Group.

Landscape

3.26 The landscape around the village of Henfield is highly sensitive as established in the latest Landscape Capacity Study 2014 prepared by HDC. New development will therefore need to be carefully introduced into the environment to ensure the overall character of the parish is retained.

3.27 Whilst the area outside of the National Park is not subject to any landscape designation the setting of the National Park will need to be a key consideration in any decisions made with regard to new development as the one of the purposes of the national park is to conserve and enhance the natural beauty of it.

Community Wellbeing

3.28 Whilst all of the issues discussed above are important to community wellbeing, one observed issue that has been highlighted through consultation to date, is the perceived overdevelopment of the parish and the impact this is having on the community. Whilst it is noted that the neighbourhood plan will set out how development should come forward in the coming years, it is important to ensure that it does so in such a way that maintains community spirit and cohesiveness.

4.0 SA/SEA OBJECTIVES

4.1 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.

4.2 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.

4.3 The primary aim of the sustainability framework is to assess the reasonable alternatives to the Neighbourhood Plan in order to determine which option is the most sustainable (and therefore included within the plan). 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:

4.4 As the neighbourhood plan must be in general conformity with the HDPF the sustainability objectives for the HDPF are a sound starting point. The intention has been to narrow down the objectives so that they only deal with sustainability issues that are within the plan's remit. In doing so several matters have been scoped out from the overarching Sustainability Objectives to greater or lesser extent, the reasons for doing so are set out below:

Matter Scoped Out	Reasoning
Delivering a range of housing sizes and types including affordable housing	The Local Plan, having undertaken detailed research, sets clear guidance on the levels of affordable housing and suitable housing mix across the District. There is no intention to introduce conflicting standards within this plan and so it can be assumed that all development that comes forward will score positively against this matter as it should be consistent with existing planning policy within the Development Plan.
Carbon emissions, adapting to the likely changes in the future climate and promotes the supply of renewable, low carbon and decentralised energy.	These matters are considered in detail in the existing Development Plan and current Building Regulations (that fall outside of the planning system). All development should come forward in accordance with the development plan and as a result would be expected to score positively against this if assessed.

4.5 The proposed sustainability SA/SEA Objectives are set out below alongside their relevance to the environmental, social or economic themes of sustainable development.

No.	Objective	Environmental	Social	Economic
1.	Ensure that future development strikes the correct balance between economic, social and environmental priorities that is supported by, and brings together, the local community.	✓	✓	✓
2.	To support a sustainable local economy that meets the needs of the people living and working within the parish.		✓	✓
3.	To sustain Henfield as a village hub, enhancing the range of services, facilities and public transport links available to everyone.	✓	✓	✓
4.	To provide an appropriate amount of housing, as agreed with Horsham District Council, to meet the needs of the parish and the wider district.		✓	
5.	To ensure new housing is appropriate for the needs of parish residents.		✓	
6.	To ensure new developments have appropriate infrastructure, services and facilities in place, or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations	✓	✓	
7.	To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure to meet the needs of the current and future population.		✓	
8.	To safeguard and enhance the character and built heritage within the parish.	✓	✓	
9.	To ensure that development avoids negative impacts on the countryside	✓	✓	
10.	To safeguard and enhance the environmental quality of the parish, and its surrounding area and minimise the impact on environmental quality including air, soil, and water quality.	✓		
11.	To reduce the risk of fluvial and surface water flooding within the parish and further downstream.	✓		
12.	To protect biodiversity, and green infrastructure with particular reference to designated areas and identified priority habitats within and near the plan area.	✓		

5.0 CONSIDERATION OF REASONABLE ALTERNATIVES

5.1 This section considers the main issues and the reasonable alternatives considered by the Parish Council and was used to inform the preferred approach to taken within the neighbourhood plan.

5.2 It should be noted that this section only considers the main issues.

Promoting a sustainable economy

5.3 Three of the sustainability objectives relate to the economy, as follows:

1. Ensure that future development strikes the correct balance between economic, social and environmental priorities that is supported by, and brings together, the local community.
2. To support a sustainable local economy that meets the needs of the people living and working within the parish.
3. To sustain Henfield as a village hub, enhancing the range of services, facilities and public transport links available to everyone.

5.4 These objectives are closely related and how best to ensure the objectives were secured was considered in the context of other parts of the plan (such as the provision of housing and the protection of the environment). For the purposes of this SA however the main considerations with regards to the economy are set out in this section.

5.5 Objectives 1-3 are closely related, they all seek to create a sustainable parish economy and Objective 3 seeks to maintain Henfield as a 'village hub'. A village hub in this context is considered to be a place where people can live, work and play – as such any strategy with regards to the economy should ensure that people can work within Henfield.

5.6 In order to promote and deliver a sustainable economy around Henfield a number of approaches have been considered by the Steering Group and these are set out below with some commentary on each:

- Policy to promote the retention of employment floor space across the parish, particularly within Henfield. Doing so would protect existing employment opportunities within the Parish and therefore jobs. However, it was noted that some of the existing employment floor pace is in sub-standard buildings that are in need of replacement. It was though that this particularly applies to a number of sites within Henfield and some members of the Steering Group considered that some employment sites may be able to be better used to deliver residential or other uses. Whilst it was considered that the floor space was important it was also considered that greater emphasis should be placed on the provision of job opportunities.
- Allocate sites for employment uses. A number of sites have been submitted to the Steering group for consideration as employment sites and should these come forward they would represent an expansion of the Henfield Business Park on the western side of the A2037. The sites that have been put forward are undeveloped land and would represent an incursion into the countryside outside of any identified built up area. However, the sites are well screened with mature boundaries and any impact on the countryside would be localised. The sites would be distant from residential areas, relying on the A2037 and the bus route along it. Concerns were raised with regard to accessibility.
- Policy to promote mixed use development. Where residential development is to occur one option would be to require that it comes forward as mixed use, providing space for people

to work. This could be in the home or be a requirement for separate employment space within the scheme- but was considered this would not always be appropriate.

- Policy to support working from home. Similar to the above but policy suggestion would be aimed at enabling existing properties to adapt and enable existing occupants to work from home. It was noted that permitted development rights already enabled this to some extent but it was considered that a policy along these lines may assist a sustainable economy.

5.7 After considering the options the broad strategy with regard to creating a sustainable economy was established, as follows:

(i) Allocate land for the expansion of Henfield Business Park; AND

(ii) Provide policy support for the redevelopment of employment floor space within Henfield where the number of jobs a site would provide would not decrease. This may allow for some employment land to be lost for housing but would protect jobs.

(iii) Provide policy support to make it easier for people to adapt existing housing to allow people to work from home.

Provision of new housing

General approach to delivery of new housing

5.8 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.

5.9 Several options have been considered by the Steering Group on this point, the principal reasonable alternatives being:

(iv) Do not make any provision for new housing within the neighbourhood plan, leaving this to HDC so they can take a more strategic approach to its delivery.

(v) Make provision for new housing within the neighbourhood plan. *It is noted that there are a number of sub-options within this alternative including quantum, location, type, policy/allocation, etc..*

5.10 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).

5.11 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.

5.12 As referred to above, 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 Henfield 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 a minimum of 260 dwellings should be provided through the Henfield Neighbourhood 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.

5.13 It is therefore considered that the only viable 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 260 dwellings.

Broad location of new housing

5.14 Several alternatives have been considered when considering where the above allocations should be located. The main options that were considered include:

(i) Spreading new development throughout the parish.

(ii) Concentrating development in/around existing built up areas.

5.15 When considering these alternatives, it was noted again that the Neighbourhood Plan has a legal requirement to be *'in general conformity with the strategic policies contained in the development plan'.*

5.16 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.'*

5.17 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.

5.18 The option of *'spreading new development throughout the parish'* was given careful consideration by the Steering Group and a number of benefits were noted including; increased pressure on existing facilities and services would be more evenly spread; It may be preferable for all residents to share the 'burden' of additional development. By spreading development throughout the area,

in small development sites that may be able to be absorbed into the built environment it may avoid large scale change to the character of one location/area.

5.19 However, a number of concerns were also raised including that it may mean new housing located away from services & facilities; an increased reliance on private motor vehicles; the general erosion of the countryside within the parish; and the inability to reinforce the community and economy of certain areas.

5.20 The dispersed approach was therefore not favoured as it was considered the concerns outweighed any benefits there may be. It would have also been a departure from the HDPF strategy and therefore arguably not in general conformity with the HDPF. In this instance it is not considered that a departure from the strategic policies contained within the HDPF would be justified.

5.21 It is therefore considered that new allocations should, so far as possible be located adjacent to the existing settlements and of a scale and function appropriate for the size of the settlement it joins. As Henfield is the larger of the two settlements a greater proportion of new residential units should be located there.

5.22 The preferred alternative adopted by this plan is therefore to concentrate development in/around existing built up areas in order to be in conformity with the HDPF and ensure that new development comes forward in a sustainable way.

Potential sites

5.23 This section provides an assessment of the options available to the Steering Group with regard to allocating land, primarily relating to housing. This section will adopt a two stage approach:

Assessment of each site
This will provide the Steering Group with an assessment of how each site, in isolation, contributes towards the sustainability objectives.

Assessment of allocation options
Several reasonable alternatives (or different groupings of sites) will be identified that could deliver the required quantum of housing alongside other development such as employment floor space (~~if that were considered important)~~. This section will consider the likely impact each alternative (taken as a whole) on the sustainability objectives, likely significant environmental effects and mitigation required.

Assessing individual sites

5.24 A number of potential development sites have been considered by the Steering Group.

5.25 The site constraints and matters for consideration have been assessed in detail by the Parish Council and their consultant (Plan4Localism). This assessment can be found in the neighbourhood plan's supporting Evidence Base which includes a map showing the location of each site.

5.26 It should be noted that sites considered to not be in general conformity with the strategic policies of the development plan (specifically point 1 of Policy 4 which states *'the site is allocated in the*

Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.'), as determined by Horsham District Council, have been excluded from this assessment.

5.27 The housing sites put forward are set out below. Some sites have not been assessed or were screened out by Horsham District Council. These have a line through them, see below:

- ~~Site A (SHELAA Ref SA542) - Dears Farm Paddock West End Lane~~
- ~~Site B (SHELAA Ref SA496) - Land North/South West End Lane~~
- Site C (SHELAA Ref SA065) - WSCC land East of Wantley Hill
- Site D1 (Part of SHELAA Ref SA554) - HDC Public Conveniences
- Site D2 - Industrial Site Hollands Lane
- Site E (SHELAA Ref SA515) - The Old Steam Mill
- Site F - Land South of Chanctonbury View
- Site G (SHELAA Ref SA418) - SE Tyres High Street
- ~~Site H - Land off Sandy Lane Henfield~~
- Site I (SHELAA Ref 504) - Land South of Bowls Club/Daisycroft
- Site J - Land west of Shoreham Rd, Small Dole
- ~~Site K1 (Part of SHELAA Ref SA005) - Land North of Furners Lane~~
- Site K2 (Part of SHELAA Ref SA005) - Land North of Furners Lane
- Site L (SHELAA Ref SA011) - Land West of Backsettown
- Site M - Land North of Old Brickworks
- ~~Site N - The Old Brickworks~~
- Site O (SHELAA Ref SA423) - The Garage, Station Road Henfield
- Site P (SHELAA Ref SA423) - Hellier's Removals, Station Rd, Henfield
- Site Q - Sandgate Nurseries, West End Lane
- Site R - Knight's Field Sandy Lane Henfield
- Site S - High Down Nursery, Small Dole
- Site T - Southgrounds Shoreham Rd, Henfield
- Site U - Land South of Hollands Rd/West Downs Link
- Site V (SHELAA Ref SA446) - Vinalls/NR Motors
- Site W - The Paddocks Stonepit Lane Henfield
- Site X - Land at Parsonage Farm, Henfield
- ~~Site Y - Swains Farm, Henfield~~
- ~~Site Z - Longleys Shoreham Rd, Henfield~~
- Site AA - Brangwyn, Station Rd Henfield
- Site BB - Land to rear Post Office
- ~~Site DD - Land East of London Rd Henfield~~
- Site CC - Former Cattery and Kennels, Shoreham Road, Henfield

5.28 Each of the above sites have been assessed against the Sustainability Objectives to help inform the Steering Group when formulating their policies. 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

5.29 The assessments set out below consider the impacts **excluding any mitigation** included in the proposed relevant planning policies of the neighbourhood plan.

5.30 At this stage, significant impacts are not being identified, rather on SEA terms, the assessment is 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 the SA report includes the reasonable alternatives considered, the effects of each alternative and any mitigation that may be required.

5.31 It should be noted that an *'Unknown Impact' has been scored against Objective 1 as this seeks to ensure future development strikes the correct balance between economic, social and environmental priorities that is supported by,* ***and brings together, the local community****.'* At this stage the author of this report is unable to make a judgement on this objective as public views towards each site is unknown.

5.32 A summary of each site assessment can be found below, alongside an overarching score of how the site responds to the Sustainability Objectives. This score is provided to act as a guide only and assumes that all objectives carry similar weight. This is applied using a traffic light system, as follows:

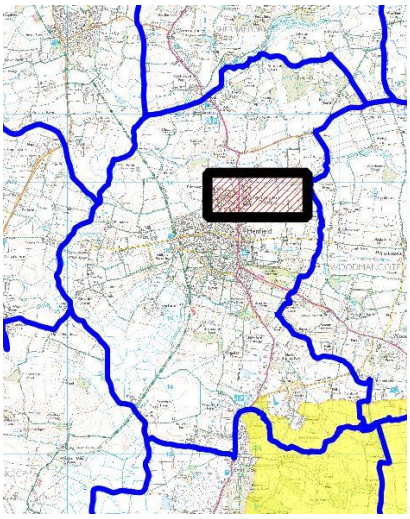
- Green = Overall the site could be considered to have a neutral or positive impact on the objectives.
- Amber = Overall the site may have slightly negative impacts on the objectives.
- Red = Overall the site is likely to have a negative impact on the objectives.

N.B. this does not take into account any mitigation that could be required by the neighbourhood plan.

Assessments

5.33 An assessment of each site is set out below:

Site C	WSCC land East of Wantley Hill	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	/	+	+	?+	-	?+	/	-	?-	?-	-

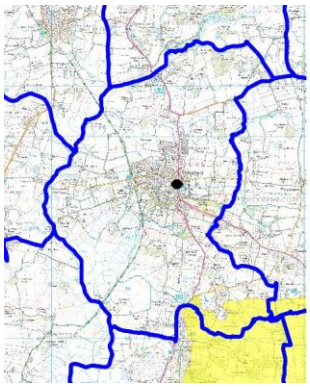
Summary

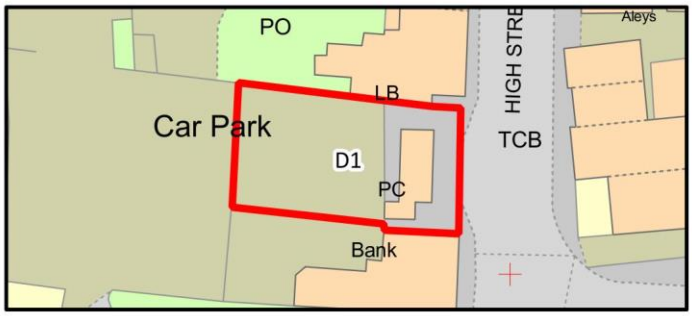
The site has been put forward to provide recreational space and housing. It is a greenfield site outside of the settlement boundary and it is proposed to contain a large area of retained open countryside/vegetative buffer, restricting built development to the south western corner of the site to be in line with new development to the south along Fillery Way. This will reduce the potential for negative impact on Objective 9.

By limiting development in this way, the site's performance against objectives in relation the countryside is improved. This approach ensures that the housing will be well screened from the countryside beyond by mature trees and hedging.

The provision of housing provides a strong positive impact on Objective 4 and its location adjacent to Henfield will also have a strong positive impact on Objective 3 through the provision of recreational space for use by the wider community.

Site D1	HDC Public Conveniences	Score:





SA/SEA Objective

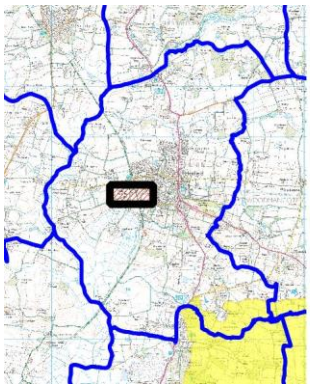
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	+	?+	?+	?+	?-	+	?+	/	?+

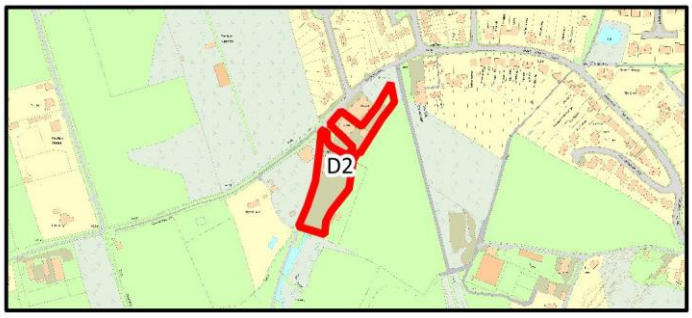
Summary

Brownfield site in the centre of Henfield, currently consists of car park, public toilets and bus shelter

Limited impact on the ecology/landscape and would seek to provide housing alongside new retail space negating the negative impact of the loss of current amenities. Impact on the Conservation Area is likely to be minimal as current building provides little positive contribution towards it. Development as proposed would positively contribute towards social and economic objectives.

Site D2	Hollands Lane Industrial Estate	Score:





SA/SEA Objective

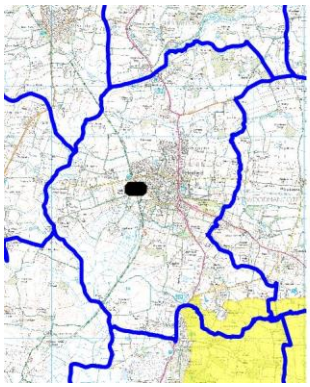
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	/	+?	+	?+	?+	?+

Summary

This brownfield site is being promoted for the provision of B1 employment units on an existing employment site.

Re-use of this site for additional employment floor space scores strongly against economic and social objectives with some positive impacts on the environment possible as the site is redeveloped.

Site E	The Old Steam Mill, Henfield	Score:	





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	+	+	?-	?-	+	?+	?+

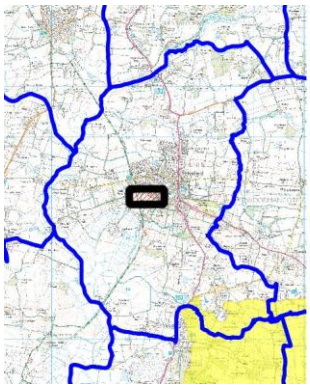
Summary

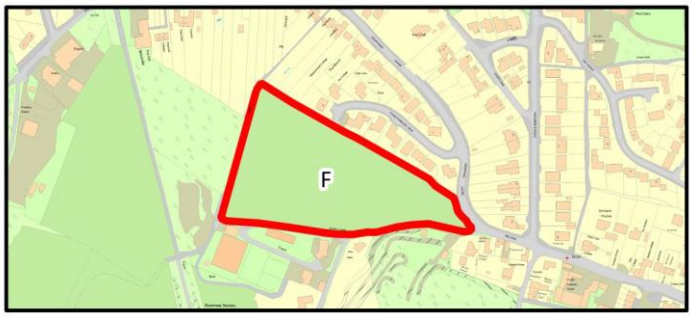
The site has been promoted for residential and four commercial units suitable for small start-up businesses.

It is considered that this site would positively contribute towards a number of plan objectives with possible negative impacts on the built character of the area and the countryside.

However, overall it is considered that use of this site for the proposed development would have a strong positive contribution towards the objectives.

Site F	Land south of Chanctonbury View, Henfield	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	-	?-	/	-

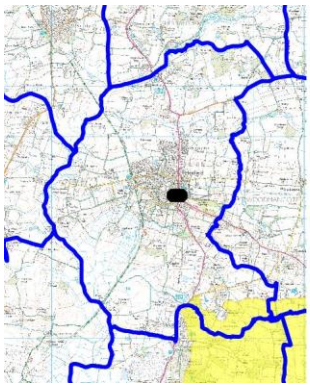
Summary

A westward facing sloped greenfield site proposed for housing. Site F is located outside the existing settlement boundary. Potential impact on the setting of the Henfield Conservation Area as well as a number of listed buildings sited near the eastern boundary.

This site would provide a positive contribution towards the provision of housing and helping Henfield remain a 'hub'. As such it would have strong positive impacts on Objective's 3 and 4. However, it would have a negative landscape and heritage impact.

Impacts in the landscape and heritage could be lessened should the lower westward end of the site come forward with the higher eastern end remaining as open space.

Site G	SE Tyres, High St, Henfield	Score:





SA/SEA Objective

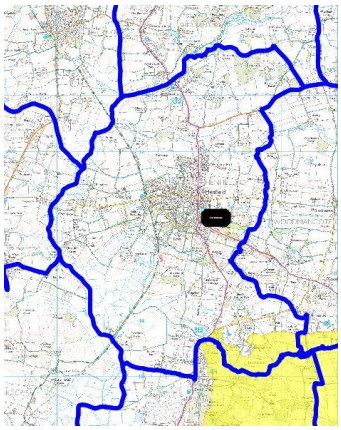
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	+	?+	?+	/	?+	+	+	?+	?+

Summary

This site has been put forward with two development options; one for 14 residential units and one for 8 homes with 6 commercial units. It is considered that the purely residential option would have a harmful impact on many of the objectives, therefore the mixed-use proposal has been assessed.

The site has a detailed planning history proposing residential development only and these have all been refused/dismissed for a number of reasons. Redevelopment of this site for residential and commercial uses would likely positively contribute towards many objectives. Detailed evidence would be required to demonstrate that the commercial units provided would result in equal or positive economic impact to justify departure from the Local Plan. In addition, the site currently has a harmful impact on townscape and built character and redevelopment would likely improve this. Overall a mixed-use development on this site would likely have a positive contribution towards the objectives.

Site I	Land south of Bowls Club, off Daisycroft	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	?-	?-	?-	/	-

Summary

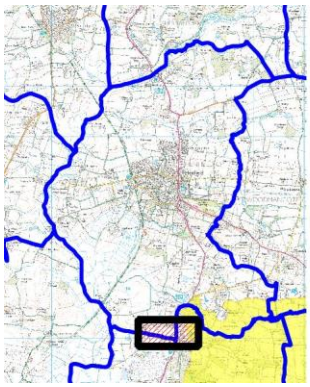
A greenfield site on the eastern side of Henfield.

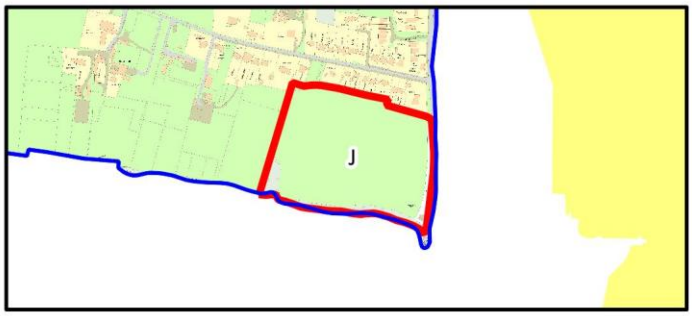
Development of this would have a strong positive impact on Objectives 3 and 4 due to the location of the proposed development. The site is relatively well contained and as a result will have a slight negative impact on Objective 9.

There is potential for a possible negative impact on heritage due to listed buildings nearby but it is considered that, subject to a suitably designed scheme, this impact can be minimised.

Overall, the site is in a well contained and as a result impacts may be limited.

Site J	Land off Shoreham Road, Small Dole	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	-	+	?+	-	?+	?-	-	-	/	-

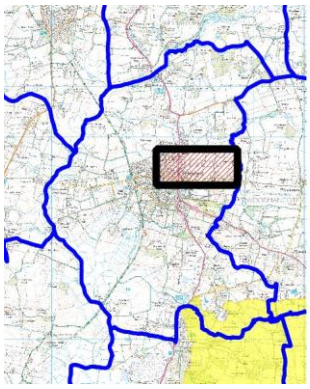
Summary

Large site located in Small Dole. Gentle southerly facing slope away from residential area to the north.

Proposed for residential use (with some open space) this large greenfield site will have significantly harmful impacts on the countryside and character of the area, possibly affecting views from the National Park. It would fail to support the Henfield hub.

However, it could provide a valuable contribution towards the required housing figure and so scores a strong positive in respect of Objective 4. It would also support the local economy within Small Dole.

Site K2	Land north of Furners Lane, Henfield	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	?-	-	-	/	-

Summary

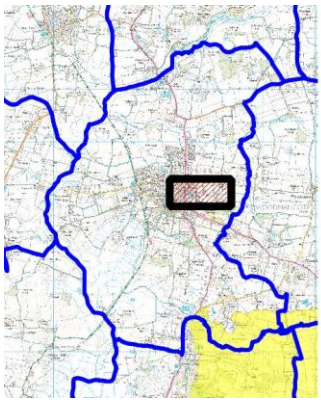
Large site on the eastern side of Henfield, which projects into open countryside beyond the line of new development along Fillery Way.

Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including the environment, countryside and biodiversity.

However, it is considered that these impacts would be localised to the immediate area and new screening would reduce these impacts. Accessibility may also present an issue.

The site would provide a considerable contribution towards the housing need.

Site L	Land at Backsettown, Furners Lane	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	-	-	/	-

Summary

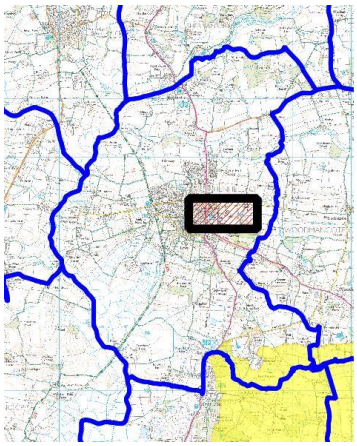
Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including heritage.

Positive impact on Objectives 3 and 4 by the provision of housing within Henfield.

Negative impacts could be lessened through a sensitive design taking account of the nearby listed building and maintaining a link with the countryside beyond.

It is considered that should a smaller part of the site come forward on the western side of the site some harmful impacts with regard to the listed building can be avoided to some extent and mitigated further with appropriate planting (see Site La).

Site La	Land at Backsettown, Furners Lane	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	?-	-	?-	/	-

Summary

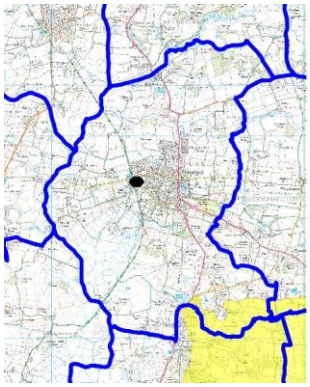
Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives including heritage.

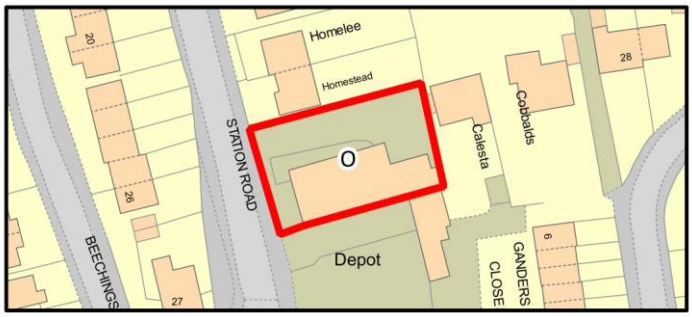
Positive impact on Objectives 3 and 4 by the provision of housing within Henfield.

Possible negative impacts on the nearby listed building and surrounding countryside are limited by restricting development to an ‘infill’ area, broadly in line with the building line of the settlement. This reduces the potential for negative impact on listed buildings and the open countryside.

This assessment considers the western part of the larger Site L which will avoid the most harmful impacts on the listed building. Impacts can be mitigated further with appropriate planting.

Site O	The Garage, Station Road	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+

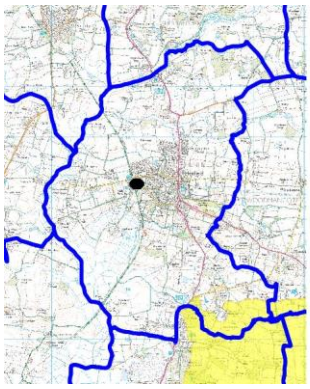
Summary

Notwithstanding the loss of employment the proposed development scores well against the objectives.

The current site contributes little to the character of the area and its redevelopment is likely to have positive impacts on the immediate environs, especially if it were to come forward in conjunction with Site P.

Whilst overall this site scores well against the objectives, redevelopment of this site should be carefully considered as it would remove employment space from Henfield, negatively contributing towards the Henfield hub and the local economy.

Site P	Hellier's Removals	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+

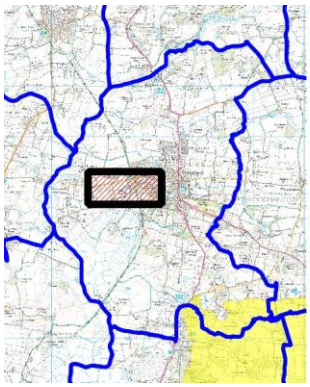
Summary

Notwithstanding the loss of employment the proposed development scopes well against the objectives.

The current site contributes little to the character of the area and its redevelopment is likely to have positive impacts on the immediate environs, especially if it were to come forward in conjunction with Site P.

Whilst overall this site scores well against the objectives, redevelopment of this site should be carefully considered as it would remove employment space from Henfield negatively contributing towards the Henfield hub and the local economy.

Site Q	Sandgate Nurseries	Score:





SA/SEA Objective

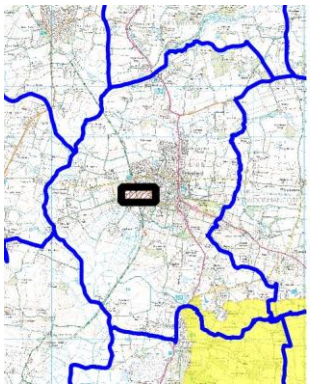
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	-	**?-**	/	-

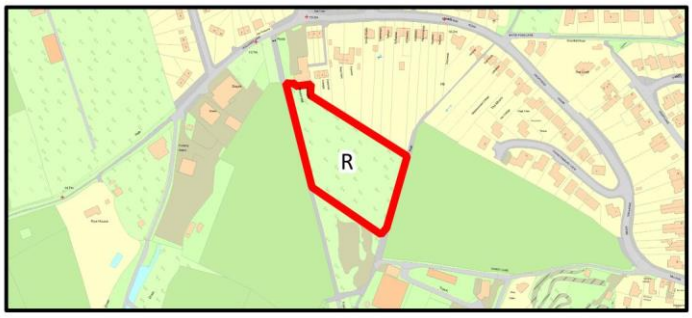
Summary

Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives, including negative impacts on the adjacent listed building.

The site does score positively with regard to the provision of housing (Objective 4) and the Henfield Hub (Objective 3).

Site R	Knight's Field	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	/	-	-	/	-

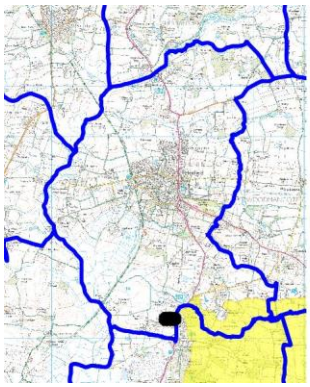
Summary

Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives, particularly those relating to environment. However, the site is relatively well contained in a valley with the bridleway immediately to the west.

The development of this site would have a positive impact on Objectives 3 and 4.

Access to the site requires further scrutiny as the site assessments indicate that access is likely to be via Site H (which has been scoped out from this assessment), should access come forward via Site H then its impacts on the objectives are likely to be as set out above. Access may be possible via Site E or Site F. Access to the site may affect it's deliverability and the landowner/promoter should be required to demonstrate how access would be provided should it be included in the plan.

Site S	Highdown Nursery	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	-	+	?+	?+	/	/	?-	?-	/	?-

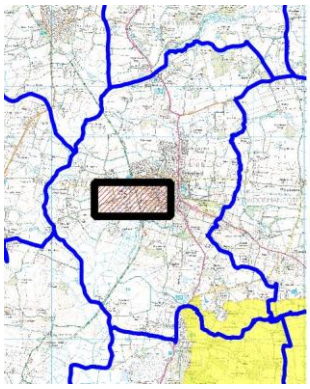
Summary

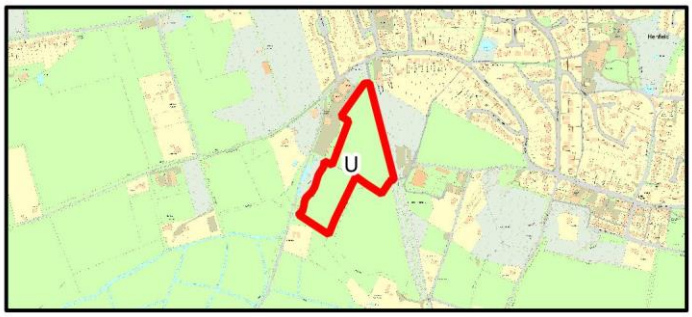
This site contains a former plant nursery, including a number of glasshouses.

The site would have a positive impact on Objective 4 through the provision of housing. However, as the site is in Small Dole it would have a likely negative impact on Objective 3.

Overall impacts on the objectives are considered to be relatively neutral on this site.

Site U	Land south of Hollands Lane	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	-	-	/	-

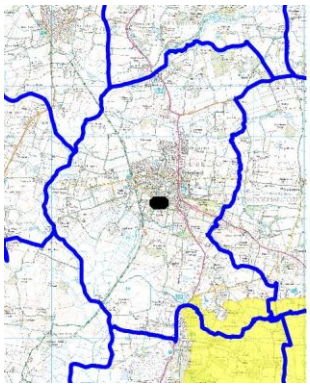
Summary

Greenfield site outside of the settlement boundary which gives rise to a number of negative impacts on SEA Objectives. There are long ranging views and therefore the site is visible from the National Park. Also adjacent to the site is a public bridleway, and as such, development of the site would have a negative impact on its users.

Development for housing would have strong positive impacts on Objectives 3 and 4.

Currently the site does not have access and this would need to be resolved before it could be considered for inclusion in the neighbourhood plan.

Site V	Vinalls and NR Motors	Score:





SA/SEA Objective

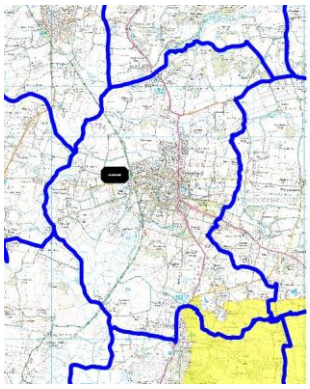
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	-	-	+	/	?+	/	?+	+	+	?+	?+

Summary

Redevelopment of this site for housing alone would have negative impacts on the local economy and Henfield hub.

Redevelopment of the site is likely to have positive impacts on the immediate environs through new buildings better suited to the Conservation Area in design terms and possibly removing undesirable uses.

Site W	The Paddocks	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	/	-	-	-	/	-

Summary

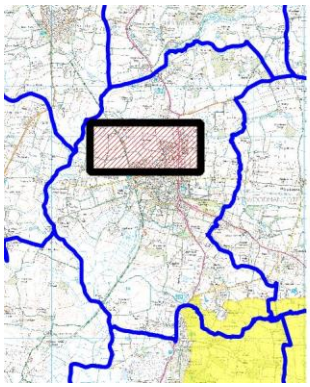
Greenfield site outside of the settlement boundary.

This gives rise to a number of greater negative impacts on SEA Objectives including those on the environment and landscape.

The provision of housing scores well against Objective 3 and 4.

This site would potentially be in conflict with the Local Plan and careful justification would be required should it be taken forward in the neighbourhood plan.

Site X	Parsonage Farm	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	?+	/	?-	-	-	/	-

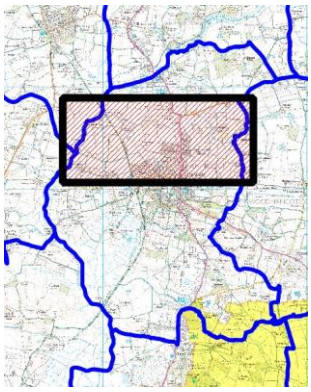
Summary

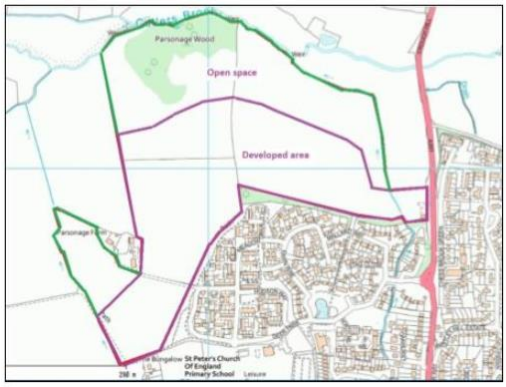
Greenfield site outside of the settlement boundary. Proposed for housing with some green infrastructure.

This site gives rise to a number of greater negative impacts on SEA Objectives, particularly those relating to the countryside and environment. The site is on the northern side of Henfield and therefore impacts upon the National Park are all less than new housing proposals would be in other parts of Henfield.

The provision of housing provides a strong positive impact on Objectives 3 and 4 The site also has relatively good accessibility.

Site Xa	Parsonage Farm	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Provision	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	+	?+	**?-**	-	?+	/	?+

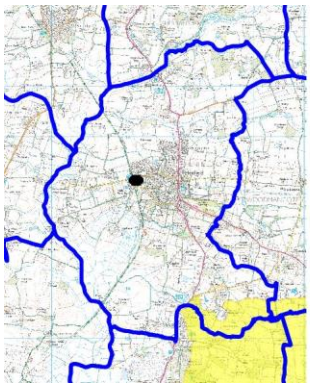
Summary

Greenfield site outside of the settlement boundary. Proposed for housing with green infrastructure and community facilities.

This site, and its proposed development, gives rise to a negative impact on Objective 9 as it would result in an incursion into the countryside. However, the scheme put forward would generally result in positive or possible positive impacts on a number of other objectives. The site is on the northern side of Henfield and therefore impacts upon the National Park are less than new housing proposals would be in other parts of Henfield.

The provision of housing provides a strong positive impact on Objectives 3 and 4 The site also has very good accessibility with direct access onto the A286 and its development would result in minimal impacts on the surrounding community resulting in a strong positive impact with regard to Objective 6.

Site AA	Brangwyn	Score:





SA/SEA Objective

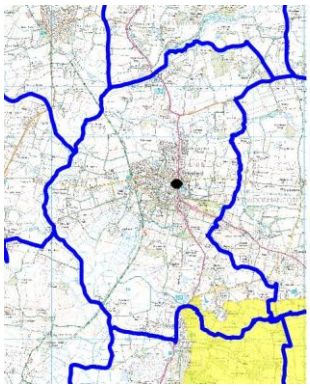
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	+	?+	+	?+	/	+	/	/	?-

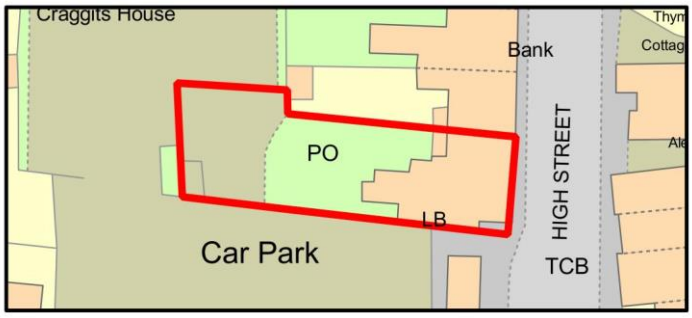
Summary

A small site within the built up area of Henfield.

Redevelopment of site as proposed would positively contribute towards economic and social objectives with very limited localised negative impacts.

Site BB	Land to rear of Post Office	Score:





SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	-	-	+	+	?-	-	-	+	/	/	/

Summary

The nature of the development proposed is unknown and this assessment is based on the assumption that the post office may be lost and replaced with residential development.

Proposed development gives rise to negative impacts on a number of objectives including heritage and the 'Henfield Hub' economy. There are limited positive impacts with regard to housing.

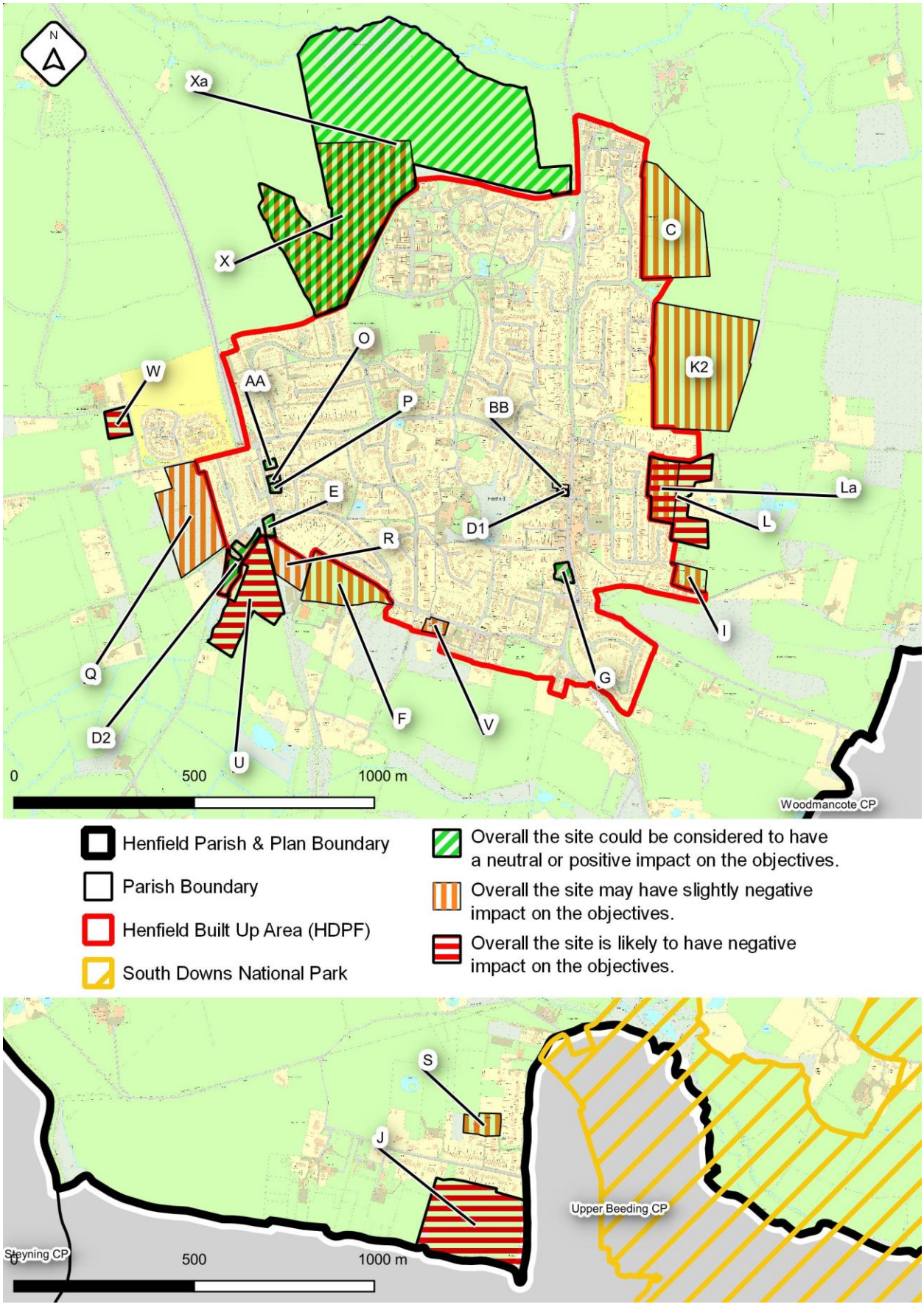
Summary / Conclusion

5.34 The table below summarises likely impacts of each development sites on the Sustainability Objectives assuming that the development proposed by the promoters were delivered on each site in isolation, not taking into account any mitigation that may be required.

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
C	?	/	+	+	?+	-	?+	/	-	?-	?-	-
D1	?	?+	?+	+	?+	?+	?+	?-	+	?+	/	?+
D2	?	+	+	/	/	+	/	+?	+	?+	?+	?+
E	?	?+	+	+	?+	+	+	?-	?-	+	?+	?+
F	?	?+	+	+	?+	-	/	-	-	?-	/	-
G	?	?+	?+	+	?+	?+	/	?+	+	+	?+	?+
I	?	?+	+	+	?+	-	/	?-	?-	?-	/	-
J	?	?+	-	+	?+	-	?+	?-	-	-	/	-
K2	?	?+	+	+	?+	-	/	?-	-	-	/	-
L	?	?+	+	+	?+	-	/	-	-	-	/	-
La	?	?+	+	+	?+	-	/	?-	-	?-	/	-
O	?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+
P	?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+
Q	?	?+	+	+	?+	-	/	-	-	?-	/	-
R	?	?+	+	+	?+	-	/	/	-	-	/	-
S	?	?+	?-	+	?+	?+	/	/	?-	?-	/	?-
U	?	?+	+	+	?+	-	/	-	-	-	/	-
V	?	-	-	+	/	?-	/	?+	+	+	?+	?+
W	?	?+	+	+	?+	-	/	-	-	-	/	-
X	?	?+	+	+	?+	?+	/	?-	-	-	/	-
Xa	?	?+	+	+	?+	+	?+	?-	-	?+	/	?+
AA	?	+	+	+	?+	+	?+	/	+	/	/	?-
BB	?	-	-	+	+	?-	-	-	+	/	/	/

5.35 An illustrative map showing the overarching conclusions in relation to each site considered in isolation is included in Figure 4 below.

Figure 4 – Map showing the overarching score for each site when considered in isolation



Site options - Housing

5.36 In order to consider which sites should be taken forward and included within the Neighbourhood Plan, the Steering Group have identified a number of reasonable alternatives with regard to site allocations.

5.37 By considering options to deliver 260 new homes the 'total effect' of them on the Sustainability Objectives can be identified.

Option 1

5.38 Option 1 would provide around 252 homes using a dispersed approach concentrated around the existing settlements. It makes use of the previously developed land and nursery sites alongside some development on previously undeveloped land. The loss of employment land within Henfield would be mitigated to some extent by the expansion of employment activities near the existing Henfield Business Park located between Henfield and Small Dole.

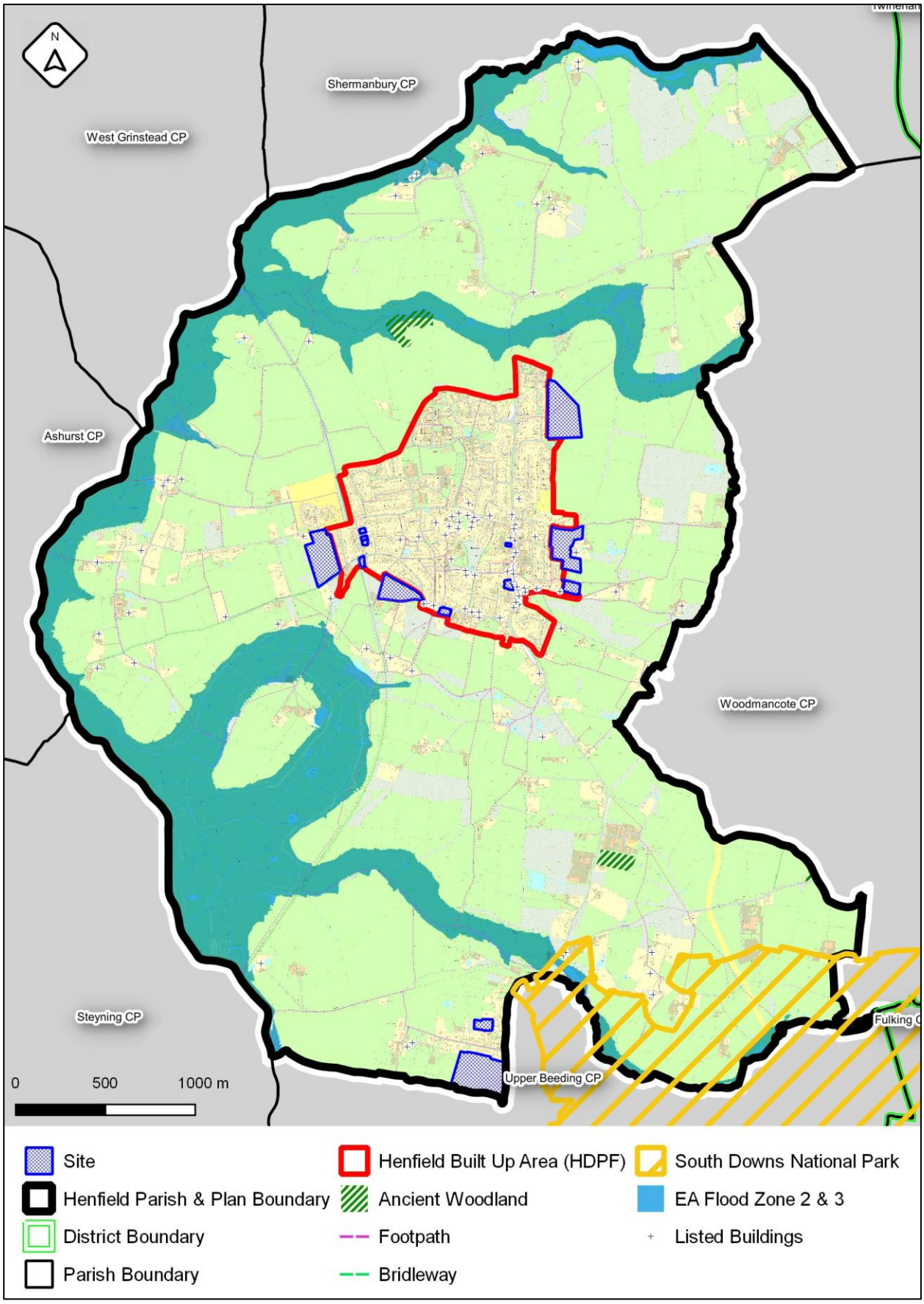
5.39 This option would see 216 homes provided in Henfield and 51 new homes in Small Dole. There would be a loss of employment floorspace within the village of Henfield (primarily at Site V). When considering options it is important to consider them as a whole as some negative impacts are unavoidable where development is required outside the built-up area.

5.40 The 51 new homes in Small Dole, which is classified as a small village in the settlement hierarchy of the Horsham District Planning Framework (HDPF), would represent a relatively large addition to the settlement. There are also development site(s) in Small Dole being progressed in the Upper Beeding Neightbourhood Plan. The in combination and cumulative effects of this site need to be taken into consideration before progressing with this level of development in Small Dole.

5.41 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and some details/commentary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site ref.	No. of homes	Details / Comments
Site AA	8	
Site C	25	25 homes together with sports facilities.
Site D1	6	
Site E	8	
Site F	42	
Site G	8	
Site I	10	10 low level homes
Site J	40	40 new homes and public open space
Site La	25	25 bungalows with a green buffer between the new development and the heritage asset at Backsettown.
Site O&P	6	
Site Q	51	51 homes with some open space within the site
Site S	11	
Site V	12	
Total:	***252***	

Figure 5 - Map showing allocations in Option 1



5.42 This option is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
C	?	/	+	+	?+	?-	?+	/	-	?-	?-	-
D1	?	?+	?+	+	?+	?+	?+	?-	+	?+	/	?+
E	?	?+	+	+	?+	+	+	?-	?-	+	?+	?+
F	?	?+	+	+	?+	-	/	-	-	?-	/	-
G	?	?+	?+	+	?+	?+	/	?+	+	+	?+	?+
I	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
J	?	?+	-	+	?+	-	?+	?-	-	-	/	-
La	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
O	?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+
P	?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+
Q	?	?+	+	+	?+	-	/	-	-	-	/	-
S	?	?+	?-	+	?+	?+	/	/	?-	?-	/	?-
V	?	-	-	+	/	-	/	?+	+	+	?+	?+
AA	?	+	+	+	?+	+	?+	/	+	/	/	?-
Combined	**?**	**?+**	**?+**	**+**	**?+**	**?-**	**?+**	**?-**	**?-**	**?-**	**?+**	**?-**

SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	+	?+	?-	?+	?-	?-	?-	?+	?-

Summary

This option would result in the required number of homes coming forward which scores a strong positive effect. However, there would be the general expansion of the settlement into the surrounding countryside and character of the parish which is likely to have a negative impact on Objectives 8, 9 and 10.

Whilst much of the development would be located around Henfield, contributing towards the Henfield Hub, the sites in Small Dole would to some extent counteract this. It is considered that there will be a slightly positive impact on the Henfield Hub.

Overall, it is considered that this option would have a positive impact on the social and economic objectives whilst having a negative impact on the environmental objectives.

Possible Mitigation

Some significant site specific impacts would occur, particularly with regard to sites Q and J which may be hard to mitigate against and should this option be progressed. Accordingly, negative impacts should be expected. Mitigation with regard to transport impact and/or development of new homes at Site C should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge.

Measures should be taken to protect the setting of the listed building east of site La.

Option 2

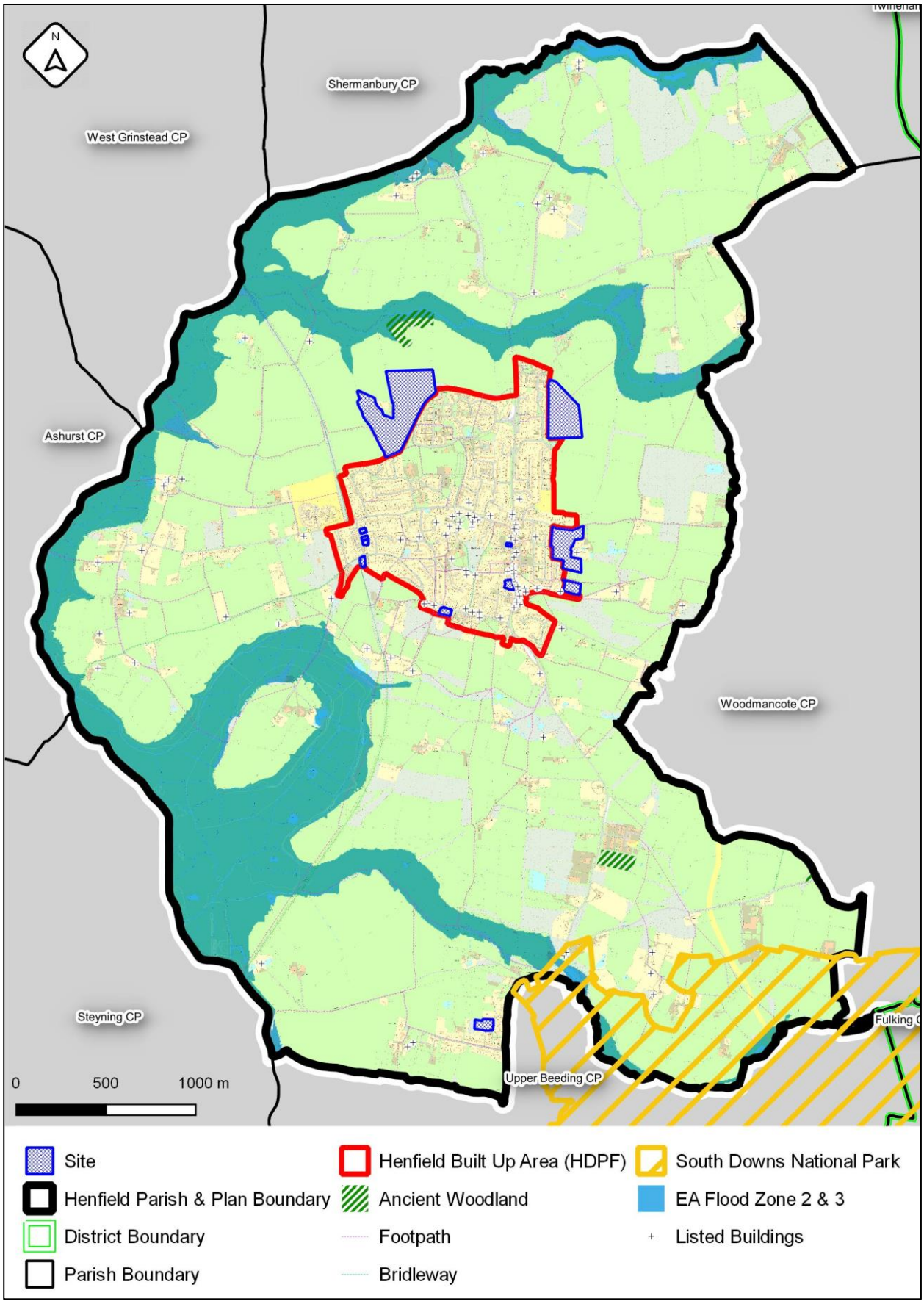
5.43 This option would provide development land for the delivery of 259 homes throughout the plan period. It would make use of a number of small brownfield and nursery sites that are currently in employment use. The loss of this employment land could be mitigated by the allocation of a number of small green field sites for employment purposes; Sites M and T, in close proximity to the Henfield Business Park.

5.44 The table below provides a breakdown of the sites in this Option and the number of homes each site could deliver with some details/commentary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site ref.	New homes	Details / Comments
Site AA	8	
Site C	25	25 homes together with sports facilities.
Site D1	6	
Site E	8	
Site G	8	
Site I	10	
Site La	25	Bungalows / single storey only
Site O&P	6	
Site S	11	
Site V	12	
Site X	140	
Total:	***259***	

5.45 Site C, whilst bringing forward a relatively modest number of homes, (25) would deliver much needed sports facilities on the eastern side of the village. Site I is a small green field site situated in the south eastern part of the village that would deliver ten bungalows homes in close proximity to the village centre. Site V is a small brown field site in Nep Town and would deliver 12 homes in close proximity to the village centre. Site La, parallel to the BUAB, could deliver 25 bungalows in close proximity to the village centre with a green buffer between the new development and the heritage asset at Backsettown. Site X would involve the development of some 4.5 hectares to the west of phase three of the Parsonage Farm development in the northern part of the village. The site could deliver 140 homes. Vehicular access is likely to be taken from the existing spur road at Parsonage Farm, off Meadow Drive. An alternative access could be taken from the existing farm access from the A281 road to the north of phases 1 and 2 of the Parsonage Farm Estate. A footpath/cycle track to the Downs Link might encourage new residents to access the village by bicycle.

Figure 6 - Map showing allocations in Option 2



5.46 This option would see development spread throughout the main village of Henfield and would significantly reduce the impact on Small Dole. The largest site would be in the north of the village, an area that scored well in the public consultation and would result in development in close proximity to phase three of Parsonage Farm which was only completed in 2014.

5.47 This option is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
C	?	/	+	+	?+	?-	?+	/	-	?-	?-	-
D1	?	?+	?+	+	?+	?+	?+	?-	+	?+	/	?+
E	?	?+	+	+	?+	+	+	?-	?-	+	?+	?+
G	?	?+	?+	+	?+	?+	/	?+	+	+	?+	?+
I	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
La	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
O	?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+
P	?	-	?-	+	?+	?+	/	?+	+	?+	?+	?+
S	?	?+	?-	+	?+	?+	/	/	?-	?-	/	?-
V	?	-	-	+	/	-	/	?+	+	+	?+	?+
X	?	?+	+	+	?+	?+	/	?-	-	-	/	-
AA	?	+	+	+	?+	+	?+	/	+	/	/	?-
Combined	?	?+	?+	+	?+	?+	?+	?-	?-	/	?+	?-

SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	+	?+	?+	?+	?-	?-	/	?+	?-

Summary

This option would result in the required number of homes coming forward which scores a strong positive effect. Overall there would generally be positive impacts across objectives with the exception of objectives 8, 9 and 12 where, due to the use of greenfield sites outside of the BUAB, there will be negative impacts.

Possible Mitigation

Should this option be considered favorably by the Steering Group mitigation will be required to minimise some site specific negative impacts resulting from development. Most notably:

1. A natural buffer/screen should be provided around any site on the edge of the settlement or in the open countryside to protect the character of the countryside beyond. In particular, landscaping should be at the heart of Site X to minimise landscape and visual effects.
2. Development of new homes at Site C should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge.
3. Measures should be taken to protect the setting of the listed building east of site La.

Option 3

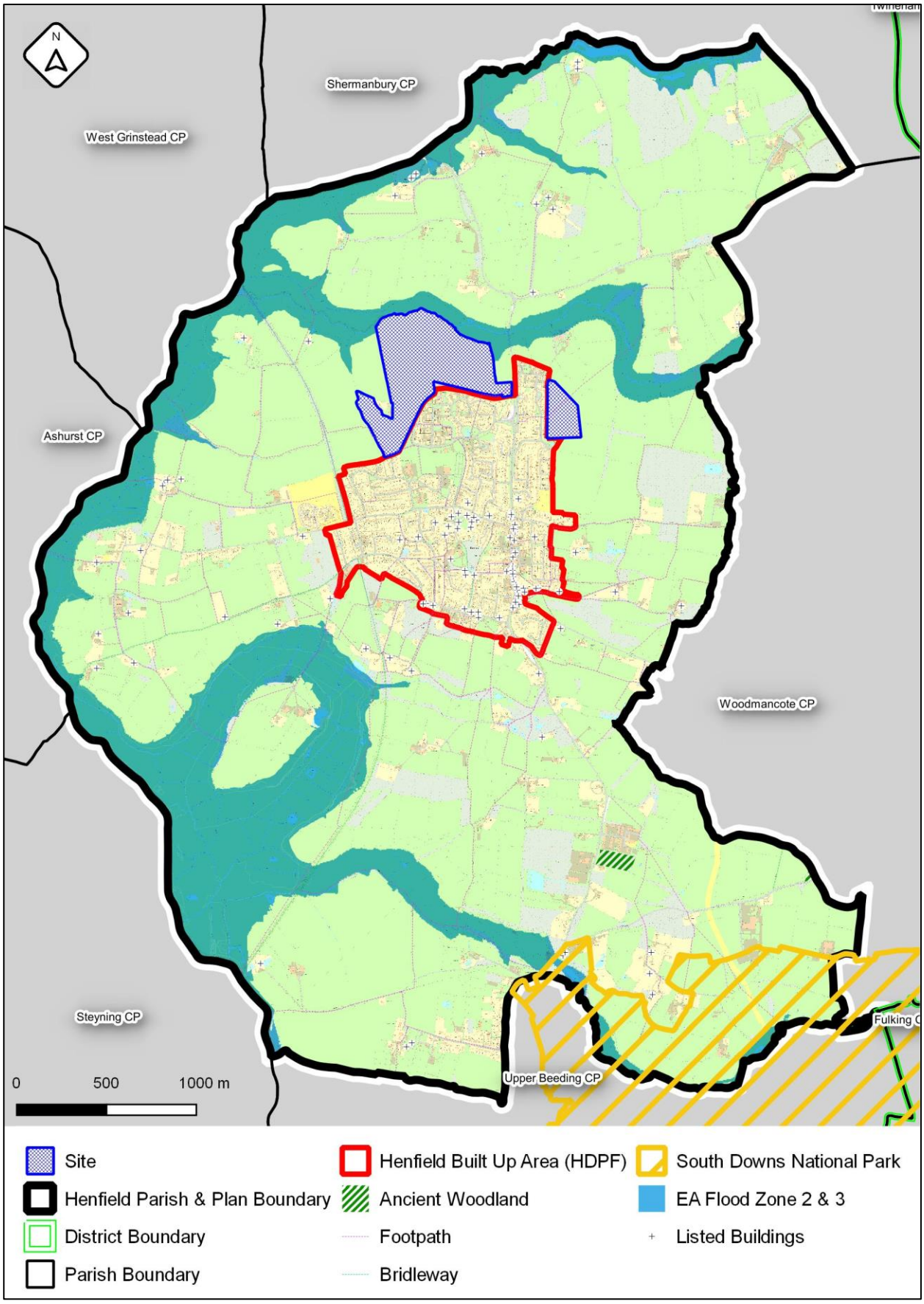
5.48 Option 3 seeks to make use of two sites that scored relatively well on the northern and north eastern side of Henfield. It would provide 280 new homes in total alongside allotments, formal and informal play areas, open space, flood alleviation to north and new country park to the north and new playing fields east of Wantley Hill Estate.

5.49 As a result, it would represent a northern expansion of the existing settlement of Henfield beyond the settlement boundary. This option does not allocate any other sites for residential development, leaving the development within the settlement boundary to come forward in accordance with policy.

5.50 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and some details/commentary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site ref.	New homes	Details / Comments
Site C	25	25 homes together with sports facilities.
Site Xa	255	255 new homes alongside allotments, formal and informal play areas, open space, flood alleviation to north and new country park alongside the river on northern boundary.
Total:	***280***	

Figure 7 - Map showing allocations in Option 3



5.51 This option is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
C	?	/	+	+	?+	?-	?+	/	-	?-	?-	-
Xa	?	?+	+	+	?+	+	/	?-	-	?+	/	?+
Combined	?	?+	+	+	?+	?+	?+	?-	-	/	?-	?-

SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	?+	?+	?-	-	/	?-	?-

Summary

This option would result in the required number of homes coming forward around Henfield which is in accordance with HDF settlement hierarchy and scores a strong positive effect with regard to objective 3 and 4. Overall there would generally be positive impacts across objectives with the exception of objectives 8, 9 and 11 where, due to the use of greenfield sites outside of the BUAB, there will overall be a negative impact on these objectives.

The principal negative impact relates to the impact on the countryside, mainly at Site Xa although it is noted that considerable open space in the form of a country park and flood alleviation is proposed to accompany development which will provide adequate mitigation.

Possible Mitigation

Should this option be considered favorably by the Steering Group mitigation will be required to minimise negative impacts resulting from development, some of which have already been proposed by the developer. Most notably:

1. Considerable planting should take place around the boundary of Site Xa to ensure a new edge of the settlement is created.
2. Development of new homes at Site C should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge.

Option 4

5.53 Option 4 provides a single allocation on the eastern side of Henfield encompassing Sites C and K2. The option would deliver 265 homes and playing fields east of Wantley Hill Estate.

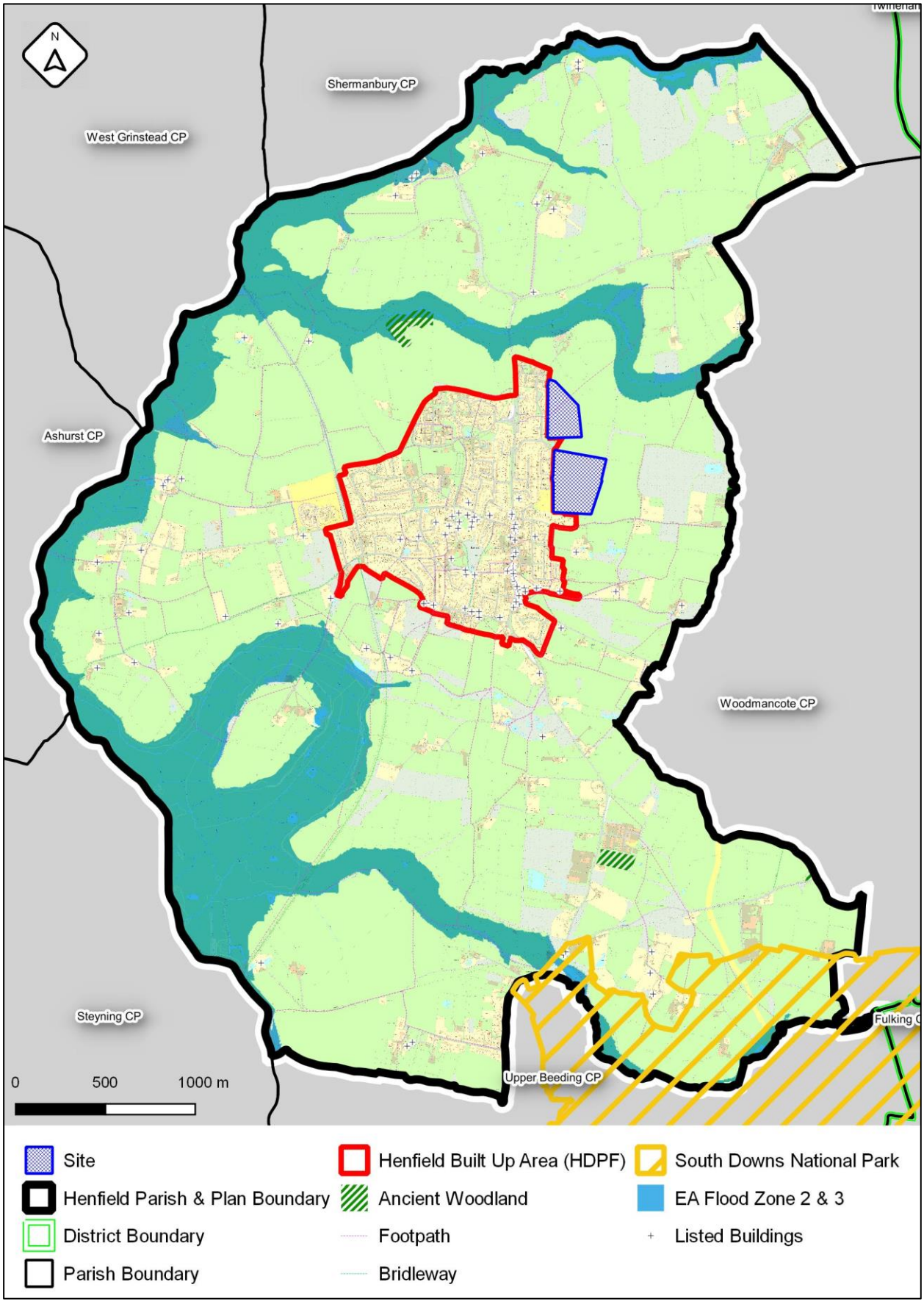
5.54 There may be scope to include a small part of Site DD to provide one large comprehensive and linked allocation along the eastern side of Henfield but for the purposes of this assessment it has not been included as the area that would be required would not affect the overall assessment.

5.55 This option represents an eastern expansion of Henfield into open countryside. In this location, particularly along the existing settlement boundary with Site K2, there is little in the way of a hard or defined boundary with not much more than a fence in places marking the edge of the settlement. Through the development of Site K2 there may be scope to create a more defensible and robust settlement boundary in this area.

5.56 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site Ref	No. of homes	Details / Comments
K2	240	Housing.
C	25	25 homes together with sports facilities
	Total:	***265***

Figure 8 - Map showing allocations in Option 4



5.57 This option is assessed against the sustainability objectives in the table below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
C	?	/	+	+	?+	?-	?+	/	-	?-	?-	-
K2	?	?+	+	+	?+	-	/	?-	-	-	/	-
Combined	?	?+	+	+	?+	-	?+	?-	-	-	?-	-

SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	-	?+	?-	-	-	?-	-

Summary

This option would result in the required number of homes coming forward around Henfield which is in accordance with HDF settlement hierarchy and scores a strong positive effect with regard to objective 3 and 4. Overall there would be some positive impacts but these should be taken into account alongside the negative impact on objectives 6, 8, 9, 10, 11 and 12. In particular it is considered there would be strong negative impacts on objectives 6, 9, 10 and 12.

This option would not result in the loss of any floor space and support the 'Henfield Hub' and retail on the high street. Additional sports facilities will bring some benefits and infrastructure but the extent of development will result in negative effects on this part of the parish, particularly with regards to the countryside and character of this part of the parish.

Possible Mitigation

Should this option be considered favorably by the Steering Group mitigation will be required to minimise negative impacts resulting from development. Most notably:

1. Considerable planting should take place along the eastern boundary of Site K2 to ensure a new edge of the settlement is created.
2. Measures should be taken to increase to accessibility of site K2.
3. Development of new homes at Site C should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge.

Option 5

5.58 Option 5 builds upon the previous options considered and seeks to disperse development around Henfield so that the impact of development is spread.

5.59 This option would still result in site Xa coming forward but at a lower density which has the potential be more in keeping with the countryside location. As this is at a lower level of development than proposed, the Steering Group would need to investigate whether the infrastructure offered to mitigate against the harms would still be deliverable and viable with this lower density.

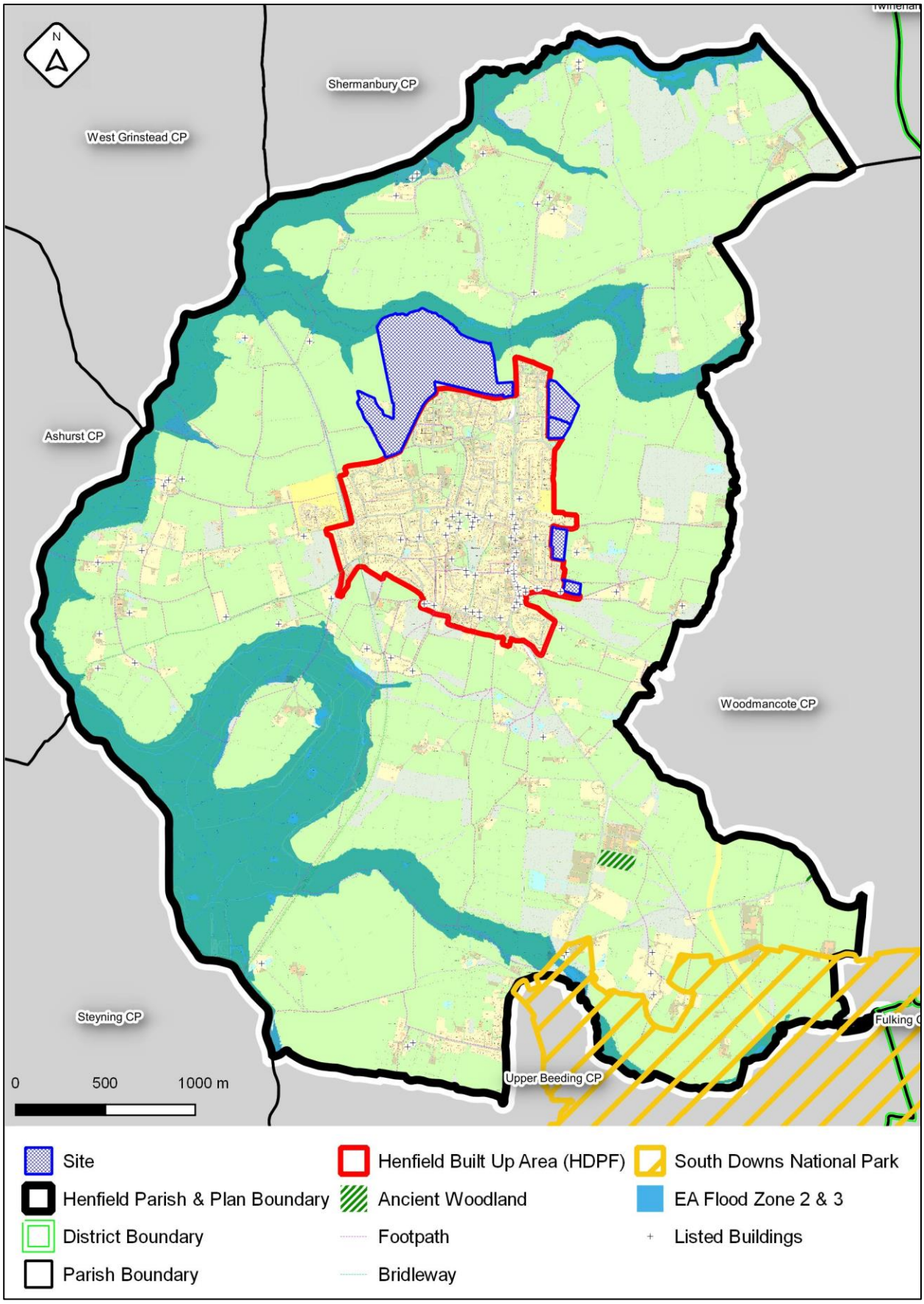
5.60 Other sites included are on the eastern extent of the village of Henfield where negative impacts would be limited.

5.61 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high level overview of the potential development on each site:

Site Ref	No. of homes	Details / Comments
Xa	205	New homes in well landscaped environment alongside play facilities and country park.
C	25	25 homes together with sports facilities
La	30	
I	10	

Total: ***270***

Figure 9 - Map showing allocations in Option 5



5.62 This option is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
C	?	/	+	+	?+	-	?+	/	-	?-	?-	-
I	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
La	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
Xa	?	?+	+	+	?+	+	/	?-	-	?+	/	?+
Combined	?	?+	+	+	?+	?-	?+	?-	-	?-	/	-

SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	?-	?+	?-	-	?-	/	-

Summary

This option would result in the required number of homes coming forward around Henfield which is in accordance with HDF settlement hierarchy and scores a strong positive effect with regard to objective 3 and 4.

However, the spread of impacts around the settlement give rise to possible/slight negative impacts on a number of objectives with negative impacts on the countryside.

Possible Mitigation

Should this option be considered favorably by the Steering Group mitigation will be required to minimise negative impacts resulting from development, some of which have already been proposed by the developer. Most notably:

1. Considerable planting should take place around the boundary of Site Xa to ensure a new edge of the settlement is created.
2. Development of new homes at Site C should be contained within the southern area which is well enclosed from the surrounding area by a mature natural screen/hedge.
3. Site La should come forward in a way that preserves the setting of the listed building to the east.

5.63 *Option 6*

5.64 Option 6 disperses development on both the northern, eastern and western edge of Henfield. The option would deliver approximately 280 homes and the potential creation of countryside buffer to the north of the village.

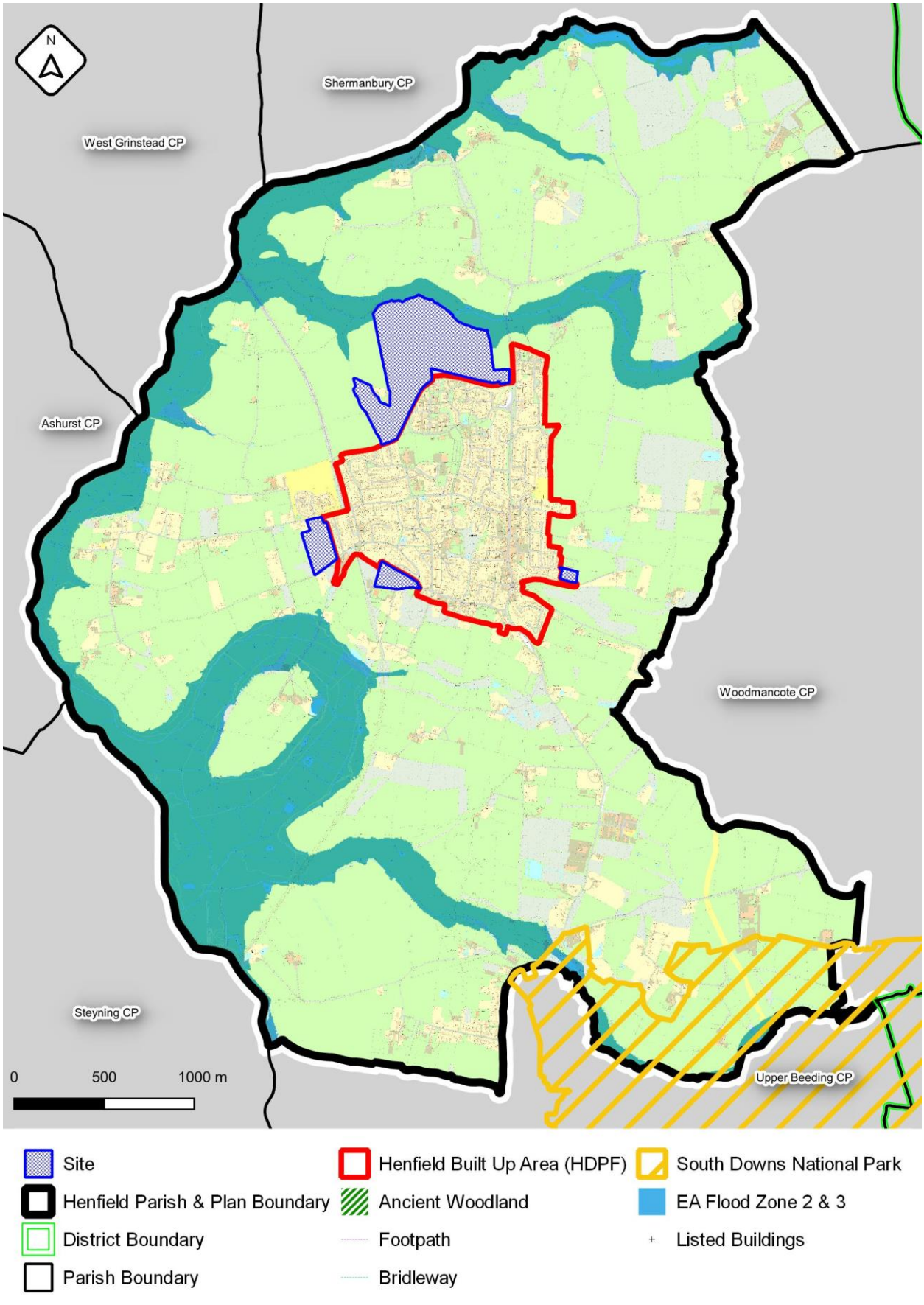
5.65 This option represents an expansion of Henfield into open countryside. Consideration of the visual encroachment into the countryside should be integral to any potential mitigation to minimise impact. Where possible existing tree belts and hedgerows should be retained and enhanced. Opportunities to increase net biodiversity gains should also be encouraged and supported.

5.66 The table below provides a breakdown of the sites incorporated into this Option, the number of homes each site could deliver and details/commentary where necessary. It should be noted that this table only provides a high-level overview of the potential development on each site:

Site Ref	No. of homes	Details / Comments
Xa	180	New homes alongside allotments, formal and informal play areas, open space, flood alleviation to north and new country park alongside the river on northern boundary.
Q	60	The setting of the listed building may influence the quantum of development.
I	10	The setting of the listed building to the southeast may influence the quantum of development.
F	30	The topography of the site may have landscape impact on the wider countryside but this could be lessened through careful design and landscape mitigation. Impacts in the landscape and heritage could be lessened should the lower westward end of the site come forward with the higher eastern end remaining as open space.

Total: ***280***

Figure 10 Map showing allocations in Option 6



This option is assessed against the sustainability objectives in the tables below:

Site	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
Xa	?	?+	+	+	?+	+	+	?-	-	?+	/	?+
Q	?	?+	+	+	?+	-	/	-	-	/	/	-
F	?	?+	+	+	?+	-	/	-	-	?-	/	-
I	?	?+	+	+	?+	?-	/	?-	?-	?-	/	-
Combined	?	?+	+	+	?+	?-	?+	?-	-	?-	/	-

SA/SEA Objective											
1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Infrastructure Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	+	+	?+	?-	?+	?-	-	?-	/	-

Summary

This option would meet Henfield's Housing Needs Requirement for Henfield and would score positively with objectives 2, 3, 4 and 5.

However, the spread of impacts around the settlement give rise to possible/slight negative impacts on a number of objectives including heritage with negative impacts on the countryside. Site Q, F and I should all have regard to localised heritage assets in the vicinity.

<u>Possible Mitigation</u>

Should this option be considered favorably by the Steering Group mitigation will be required to minimise negative impacts resulting from development, Most notably they include:

1. Existing boundaries to be retained and enhanced around the boundary of Site Q, F and Xa to ensure a new edge of the settlement is strengthen. Improve connectivity to main services in the village.
2. Regard should be given to the setting of localized heritage assets which impact on a number of sites in this option. Protection of the setting of heritage assets may inform the quantum of development to come forward.

Summary / Conclusion

5.67 Six options have been considered in this assessment. It is accepted that a much larger range of options could be considered by combining different sites, all of which would result in slightly different impacts on the SA/SEA objectives. The options assessed have been selected by the Steering Group in consultation with Horsham District Council.

Option	SA/SEA Objectives											
	1	2	3	4	5	6	7	8	9	10	11	12
1	?	?+	?+	+	?+	?-	?+	?-	?-	?-	?+	?-
2	?	?+	?+	+	?+	?+	?+	?-	?-	/	?+	?-
3	?	?+	+	+	?+	?+	?+	?-	-	/	?-	?-
4	?	?+	+	+	?+	-	?+	?-	-	-	?-	-
5	?	?+	+	+	?+	?-	?+	?-	-	?-	/	-
6	?	?+	+	+	?+	?-	?+	?-	-	?-	/	-

5.68 It is noted that Option 4 would result in a number of negative impacts on the objectives and as a result is not considered appropriate to be included within the plan moving forward.

5.69 Out of the options considered, Options 2 and 3 are considered to have the most positive, and least negative impact on the sustainability objectives, this is followed by Option 5 and 1. Option 6 scores the same as Option 5.

5.70 Possible mitigation has been identified for all options that would go some way to reducing the negative impacts further and as a result all options are ones which could be considered. However, it is noted that a three pronged approach should be adopted when considering harmful impacts (avoid, reduce, then offset) and therefore negative impacts should be avoided in the first instance if at all possible.

6.0 ASSESSMENT OF HENFIELD NEIGHBOURHOOD PLAN POLICIES

6.1 Whilst the Section 5 of this document considered the alternatives available to the Steering Group, this section looks to assess the final policies, allocations and designations included within the Henfield Neighbourhood Plan to predict effects which are likely to arise as a result of making the plan. This significance of the predicted effects is also considered with mitigation measures identified where necessary.

Assessing policies

6.2 Each of the proposed planning policies have been considered in the light of the Sustainability Objectives, as the policies have emerged. The Sustainability Objectives have informed the policies throughout the drafting process.

6.3 It should be noted that policies were also drafted to be in general conformity with the strategic policies of the development plan and the NPPF. As such, no draft policies which were not in 'general conformity' with these planning documents were progressed.

6.4 The draft policies included in the Pre-Submission Plan are set out below.

- Policy 1: A Spatial Plan for the Parish
- Policy 2: Housing Site Allocations
- Policy 2.1: Land at Parsonage Farm
- Policy 2.2: Land at Wantley Hill Estate, Henfield
- Policy 2.3: Land west of Becksetttown, off Off Furners Mead, Henfield
- Policy 2.4: Land south of the Bowls Club, Off Furners Mead, Henfield
- Policy 3: Employment Development Site Allocations
- Policy 3.1.3: Southgrounds, Shoreham Road (Site E)
- Policy 3.1.4: Land north of the Old Brickworks (Site F)
- Policy 3.1.5: The Old Kennels Site, Project Enterprise (Site G)
- Policy 3.2: Development of New and Existing Employment Uses
- Policy 3.3: Henfield Village Retail Centre (High Street)
- Policy 4: Transport, Access and Car Parking
- Policy 5: Utilities Infrastructure
- Policy 6: Medical Infrastructure
- Policy 7: Education Infrastructure
- Policy 8: Broadband Infrastructure
- Policy 9: Community Infrastructure (The Henfield Hall, the Haven, other community buildings and recreational facilities including allotments)
- Policy 10: Green Infrastructure and Biodiversity
- Policy 11: Local Green Spaces
- Policy 12: Design Standards for New Development

6.5 Each of the above policies have been assessed against the Sustainability Objectives to help inform the Steering Group when finalising their policies for submission. The following symbols have been used to record the impact of each policy against the objectives (if it were to come

forward for the promoted use):

+	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

6.6 The assessments set out below consider the impact of the policy as a whole.

6.7 It should be noted in the above that an *'Unknown Impact' has been scored against Objective 1 as this seeks to ensure future development strikes the correct balance between economic, social and environmental priorities that is supported by,* ***and brings together, the local community****.' *bold added.* At this stage the author of this report is unable to make a judgement on this objective as public views towards each policy is unknown. If the Neighbourhood Plan passes the referendum, one can assume the public support it, and that this objective has been met.

6.8 A summary of each policy assessment can be found below, alongside an overarching score of how the policy responds to the Sustainability Objectives. This overarching score is provided to act as a guide only and assumes that all objectives carry similar weight. This is applied using a traffic light system

- Green = Overall the site could be considered to have a neutral or positive impact on the objectives.
- Amber = Overall the site may have slightly negative impacts on the objectives.
- Red = Overall the site is likely to have a negative impact on the objectives.

Assessments

6.9 An assessment of each policy is set out below.

Policy 1	A Spatial Plan for the Parish	Score:	

Policy 1: A Spatial Plan for the Parish

P1.1 The Neighbourhood Plan defines the Built Up Area Boundary of Henfield (see page 24 of the Local Plan). Development proposals located inside these boundaries will be supported, provided they accord with the other provisions of the Neighbourhood Plan and HDC's development plan.

P1.2 Development proposals outside of these boundaries will be required to conform to development plan policies in respect of development in the countryside.

P1.3 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land will be preferred to those of higher quality.

P1.4 Development proposals within or affecting the South Downs National Park must conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	?+	/	+	/	/	+	/	/	+

Summary

By focusing development to within the built up boundaries of the settlements, and allocated sites for development, the countryside and green infrastructure is protected. This approach also protects the SDNP and the best quality agricultural land.

Policy 2	Housing Site Allocations	Score:	

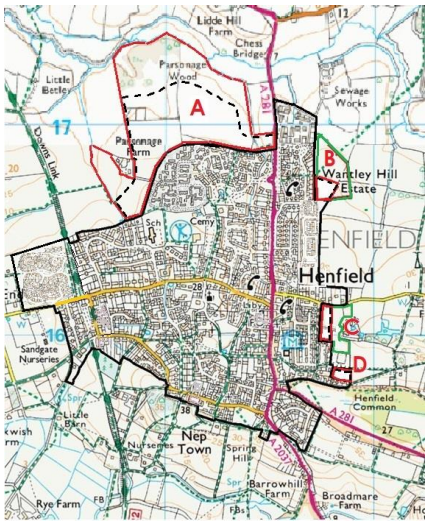
Policy 2: Housing Site Allocations

P2.1 Residential development on the sites identified in P2.3 will be supported subject to the criteria identified against each site.

P2.2 Development proposals will be expected to conform to the affordable housing policies of HDC's development plan.

P2.3 The following sites (as identified on the Policies map) are allocated for the provision of 270 new homes over the plan period:

- ***a. Land North of Parsonage Farm (205 dwellings)***
- ***b. Land east of Wantley Hill (25 dwellings)***
- ***c. Land west of Backsettown, off Furners Lane (30 single storey dwellings)***
- ***d. Land south of the Bowls Club (off Furners Mead) (10 single storey dwellings)***



These site allocations were assessed in the light of the individual sub-policies, Policy 2.1 – 2.4.

SA/SEA Objective

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	+	+	?+	/	/	?+	?+	/	?+

Summary

These sites have been reassessed in light of the proposed planning policy, which would guide how the sites are delivered. Policies include mitigation measures which have been important in reducing the potential for negative impacts on the environment. Consequently, these sites are now assessed much more positively against the sustainability objectives than was the case in section 5, when the assessment was based on a worst-case scenario with no defined mitigation measures.

Policy 3	Employment Development Site Allocations	Score:	

Policy 3: Employment Development Site Allocations

P3.1.1 The Neighbourhood Plan allocates the following locations as shown on Policy map 2 for employment development, provided the proposal meets all criteria identified against the specific site.

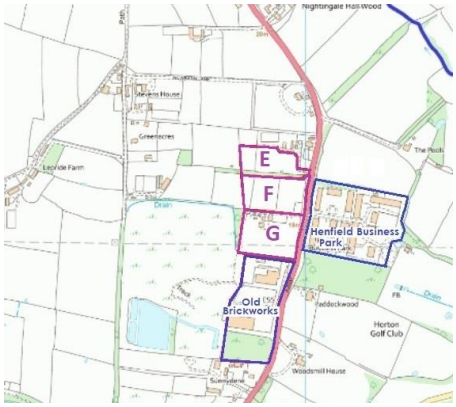
P3.1.2 The sites covered by Policy 3.1 are:-

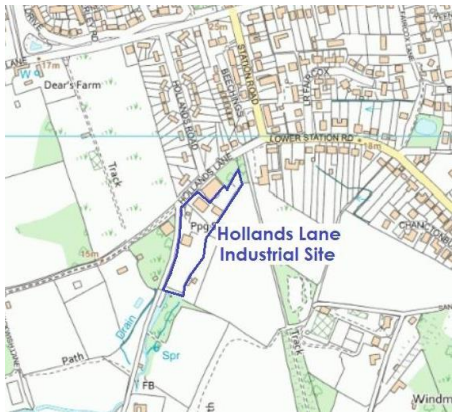
E – Southgrounds, Shoreham Road (allocated within plan)

F – Land north of The Old Brickworks (allocated within plan)

G – The Old Kennels, Project Enterprise (allocated within plan)

Note: Employment Sites at The Old Brickworks, Shoreham Road; Hollands Lane Industrial Site and Henfield Business Park already exist and do not have to be allocated.





These site allocations were assessed in the light of the individual sub-policies, Policy 3.1.3 – 3.1.5.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	?+	/	/	?+	/	/	?-	?+	/	/

Summary

These sites have been reassessed in the light of the proposed planning policy, which would guide how these sites are delivered. This comprehensive approach, which assesses the whole policy including mitigation measures, has improved some of the sustainability assessment of these sites, as set out in the previous chapter.

Policy 3.2	*Development of New and Existing Employment Uses*	Score:	

P3.2.1 Development proposals for new employment uses or to extend or intensify existing employment uses not covered by Policy 3.1 will be supported, provided:

a. they are within the built-up area boundary of Henfield or where they are outside the built-up area they can be accommodated within the curtilage of an existing employment site;

b. they can demonstrate they will lead to a likely increase in the number and quality of local employment opportunities;

c. their transport assessment can demonstrate that the traffic generated by the proposal will have acceptable access to the principal Henfield road network the A281 and/or A2037;

d. the proposal layout can meet the car parking standards of Policy 4 of the HNP; and

e. the design, materials colour, massing, position within the site and landscape scheme is able to minimise any visual impacts on the street scene, local amenity and on any adjoining countryside by the provision and maintenance of effective screening by trees or woodland planting along the boundaries of the site and is in accordance with the Henfield Parish Design Statement.

P3.2.2 The loss of existing employment sites will be resisted unless justified by compelling evidence that:

a. the employment use is no longer appropriate for its location, for instance because of the impact on neighbouring amenities; or

b. the employment use is demonstrated to be no longer viable for all or part of the site

In these circumstances the change of use to wholly residential or to mixed residential and employment use will be supported provided the proposal complies with the other policies of the development plan.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	?+	?+	?+	/	?+	?+	?+	/	/

Summary

Since this policy allows for additional employment development on appropriate sites and/or the redevelopment of employment sites for housing, where employment land is no longer required, the policy scores well in sustainability objectives aimed at delivering economic development and housing. Likewise, by focusing delivery within the existing built up area the policy protects the countryside and minimizes negative impacts.

Policy 3.3	*Henfield Village Retail Centre (High Street)*	Score:	

P3.3.1 The primary retail area in Henfield as defined on the Map of the Village Retail Centre on page *Error! Bookmark not defined.**. The Henfield Village Retail Centre will be retained for A1, A2, A3, A4, A5, B1, C1, C3 (flats above retail premises), D1, D2 and Sui Generis.***

P3.3.2 Proposals for new development and for alterations to existing buildings in the primary retail area will be supported where they adhere to the recent Conservation Area Management Plan, and have regard to:-

a. the character and appearance of adjacent buildings in terms of scale, materials, lighting and fenestration;

b. shop fronts respect the historic character of the street and use traditional materials;

c. shop signs are discreet and use traditional lettering.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	?+	+	+	?+	?+	/	/

Summary

This policy scores well on those sustainability objectives focused on ensuring that Henfield is a village hub, with necessary services to support development. By encouraging retail development to the centre of the village, the countryside is protected. Parts of the policy focused on ensuring shop fronts and signage score well on sustainability objectives that aim to protect the built character of the village.

Policy 4	*Transport, Access and Car Parking*	Score:	

P4.1 Development proposals will be supported provided they are appropriate to the scale and type of development:

a. They provide safe pedestrian routes from residential and employment sites to community facilities, including, education, health and recreational facilities, irrespective of whether the road network is adopted.

b. They protect and enhance the existing network of footpaths (twittens) and bridleways within the village and into the surrounding countryside to provide safe and accessible pedestrian routes, suitable for all users.

c. They provide cycle ways, especially to provide links from residential and employment sites to community infrastructure and the wider regional cycle routes, e.g. Downslink.

P4.2 All roads, cycle ways and footpaths must conform to West Sussex Highway Standard, irrespective of whether they are to be adopted by the Highway Authority.

P4.3 Development proposals that will result in the net loss of public car parking facilities in the village centre will be resisted, unless commensurate, accessible replacement car parking is provided.

P4.4 Proposals for housing development must provide for the minimum off-road car parking spaces, in a convenient location to the development, as follows:

1.0 parking spaces per 1-bed unit;
2.0 parking spaces per 2-3 bed unit;
3.0 parking spaces per 4-bed units and above.

P4.5 For non-housing developments adequate off-road car parking must be provided. The standard for the minimum car parking spaces should be in accordance with West Sussex highway standards.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	+	/	/	/	/	/

Summary

This policy scores well against sustainability objectives aimed ensuring development is supported by suitable infrastructure, particularly transport.

Policy 5	*Utility Infrastructure*	Score:	

Policy 5: Utility Infrastructure

P5.1 Proposals for improvements to and expansion of utility infrastructure will be supported.

P5.2 The infrastructure to support a development must be delivered alongside the development that depends on that infrastructure.

P5.3 Development proposals will be supported provided they ensure future access to the existing water main for maintenance and upsizing purposes.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	+	/	/	/	+	/

Summary

This policy scores well against sustainability objectives aimed ensuring development is supported by suitable infrastructure, particularly utilities. Since the policy relates to utilities provision, including water and sewerage, the policy also scores well in relation to the sustainability objective which seeks to reduce the risk of flooding.

Policy 6	*Medical Infrastructure*	Score:	

Policy 6: Medical Infrastructure

P 6.1 Proposals for the expansion of medical facilities will be supported.

P 6.2 Proposals that would result in the loss of sites and premises currently or last used for the provision of medical facilities will be resisted subject to the provisions in HDC's local plan. Alternative provision must be made within or adjoining the built-up area boundary of Henfield.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	+	/	+	/	/	/

Summary

This policy scores well against sustainability objectives aimed ensuring development is supported by suitable infrastructure, particularly medical. In addition, the policy contains a clause which directs any replacement or alternative provision towards the built up area of the village and as such, the policy scores well those sustainability objectives which relate to protecting the countryside and the character of the area.

Policy 7	*Education Infrastructure*	Score:	

Policy 7: Education Infrastructure

P7.1 Proposals for housing development should have regard to the availability of primary school and secondary school places in the local catchment area.

P7.2 Proposals that would result in the loss of sites and premises used for the provision of education will be resisted subject to the provisions in HDC's development plan. Where loss is unavoidable alternative provision must be made within the built-up area boundary of Henfield.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	+	/	+	/	/	/

Summary

This policy scores well against sustainability objectives aimed ensuring development is supported by suitable infrastructure, particularly education. In addition, the policy contains a clause which directs any replacement educational facilities towards the built up area of the village and as such, the policy scores well those sustainability objectives which relate to protecting the countryside and the character of the area.

Policy 8	*Broadband Infrastructure*	Score:	

Policy 8: Broadband Infrastructure

P8.1 Proposals to provide access to a high quality broadband network to the villages of t Parish, and outlying properties in the countryside, and to improve the speed of existi services, will be supported, provided the location and design of any above-ground netwo installations reflect the character of the local area.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	+	+	+	/	/	/

Summary

This policy scores well against sustainability objectives aimed ensuring development is supported by suitable infrastructure, particularly broadband. In addition, the policy contains controls aimed at protecting the character of the local area and so the policy also scores well against those sustainability objectives which relate to protecting the countryside and the character of the area.

Policy 9	*Community Infrastructure: (The Henfield Hall, the Haven, other community buildings and recreational facilities including allotments)*	Score:	

Policy 9: Community Infrastructure: (The Henfield Hall, the Haven, other community buildings and recreational facilities including allotments)

P9.1 Proposals for the extension or improvement of The Henfield Hall, the Henfield Haven or other community building will be supported.

P9.2 Development proposals that will result in the loss of The Henfield Hall, the Henfield Haven or other community building or facility will be resisted subject to the provisions in HDC's development plan.

P9.3 Proposals for extension or improvement of existing sports, leisure and recreational facilities will be supported.

P9.4 Proposals for developments which would result in the loss of existing recreational facilities, including sports pitches, courts etc, children's playgrounds, allotments, will not be supported subject to the provisions in HDC's development plan.

P9.5 ***Proposals will be supported that protect and enhance the existing network of footpaths (twittens) and bridleways within the Parish and into the surrounding countryside to provide safe and accessible pedestrian routes, suitable for all users. Special regard should be given to the Downs Link.***

P9.6 Proposals for the establishment of new allotments or community gardens at Henfield and at Small Dole will be supported, provided:

- ***a. the land quality is suited to that purpose;***
- ***b. the location is convenient for access by walking, cycling and car;***
- ***c. there is sufficient land for loading and unloading by car and for car parking spaces suited to the scale of the facility; and***
- ***d. there will be no loss of local amenity by way of noise or other disturbance.***

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	+	+	/	/	+	+	/	/	/	/	/

Summary

This policy scores well against sustainability objectives aimed ensuring development is supported by suitable infrastructure, particularly community and social infrastructure.

Policy 10	*Green Infrastructure and Biodiversity*	Score:	

Policy 10: Green Infrastructure and Biodiversity

P10.1 The historic commons, orchards, ancient woodlands, ponds and copses all form valuable green infrastructure assets of the Parish, including views. Development proposals must ensure they are protected, maintained and enhanced.

P10.2 Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:

- ***a. retains existing Local Wildlife Sites, green corridors and other wildlife habitats; and takes any opportunity to provide a green corridor and achieve ecological connectivity between wildlife habitats and between open countryside and an existing wildlife habitat;***
- ***b. includes design features which provide for the conservation of wildlife, particularly declining species such as swift, swallow, barn owl and bats;***
- ***c. retains where possible, existing hedgerows, scrub, trees and ponds to support and encourage wildlife. Where removal is essential they should be replaced appropriately and with indigenous species.***
- ***d. retains trees wherever possible, including those without Tree Preservation Orders and trees outside the Henfield Conservation Area.***

P10.3 Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:

- ***a. the amenity value of the existing landscape including hedgerows, scrub, trees and ponds is maintained; and the proposals result in positive visual and landscape impact***
- ***b. the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;***
- ***c. landscape schemes enhance the site and its surroundings, and positively contribute to the landscape character of the area, including providing for their ongoing maintenance and utilise native plants especially in public areas and on boundaries; and***
- ***d. views into and out of the area of the Parish, with particular regard to Henfield and Small Dole villages in particular, are preserved.***

P10.4 Larger developments of more than 2 hectares or 50 dwellings (whichever is the smaller) should provide a Green Infrastructure plan as part of their proposals. Such plans should aim to deliver net biodiversity gain.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	/	/	/	/	+	+	+	+	?+	+	+

Summary

This proposed policy scores well against all the sustainability objectives aimed at protecting the environment, the character of the area, greenspaces and the countryside. High standards of design and consideration of the natural and built environments is the aim of the policy.

Policy 11	***Local Green Spaces***	**Score:**	

Policy 11 Local Green Spaces

P11.1 The following sites, as shown on Map of Local Green Spaces, page *Error! Bookmark not defined.****, are designated as Local Green Spaces:***

1 Broadmare Common, Henfield

2 Henfield Common, Henfield

3 Oreham Common, Henfield

4 Cricket Field, Henfield

5 Memorial Field, Henfield

6 Recreation and Playing Field off Chanctonbury Drive, adjacent to Wantley Hill Estate, Henfield

7 Recreation and open space west of Backsettown, Furners Lane, Henfield

8 Rothery Playing Field and Playground, Neptown Road, Henfield

9 Chess brook Playground, Wantley Estate, Henfield

10 Deer Park Playground, greens, open spaces and buffer zones, Parsonage Farm Estates, Henfield

11 Kings Field Playing Fields and Playground, Henfield

12 Tanyard, Cagefoot Lane, Henfield

13 Batts Pond, Dropping Holms, Henfield

14 Deer Park Pond (Danny's pond), Henfield

15 Borrer Bank, Barrow Hill, Henfield and roadside verges on hill

16 Bull Common, Mockbridge

17 Picnic Area, Mockbridge

18 Copse bounded by Mallard Way, Chess Brook and A281, Henfield

19 Green land around Bishops Place (Barratts development), West End Lane, Henfield

20 Green land around The Meadows (Croudace development), land east of Manor Close, Henfield

P11.2 Proposals for development in a designated Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.

P11.3 Many small parcels of green space within the villages not identified as LGS (such as wide verges and landscaped areas) can also contribute positively to the habitat and character of the area and should be retained as part of design wherever possible

P11.4 Development proposals will be supported where they encourage recreational or tourism use of the River Adur and its immediate environs, provided that biodiversity and the rural beauty is conserved and enhanced, and that appropriate measures are taken to mitigate any detrimental impacts.

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?-	?-	?-	?-	+	+	+	+	?+	?+	+

Summary

This proposed policy scores well against all the sustainability objectives aimed at protecting the environment, the character of the area, greenspaces and the countryside. The policy lists and protects all 'locally green spaces', in which the policy will apply.

The number of Local Green Spaces identified (more than would be anticipated for a village of this size) that it could harm the delivery of housing on some sites which could potentially form suitable infill developments. As such, the policy does not score so well against those policies aimed at supporting sustainably located housing and economic development.

Policy 12	*Design Standards for New Development*	Score:	

P12.1 Development proposals will be supported provided that the design details meet the requirements within the adopted Henfield Parish Design Statement attached as an Appendix to the HNP; and in particular, where appropriate to the site, the proposal design complies with all of the following:-

- ***a. The design respects the amenities of occupiers/users of nearby property and land.***
- ***b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.***
- ***c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.***
- ***d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.***

1	2	3	4	5	6	7	8	9	10	11	12
Economic, social and environmental balance	Sustainable local economy	Sustain Henfield as a village hub	Appropriate amount of Housing	Housing for the needs of area	Environmental Capacity	Additional community infrastructure	Character & Heritage	Avoid negative impact on countryside	Environmental quality	Reduce risk of flooding	Protect biodiversity & green infrastructure
?	?+	?+	?+	/	?+	?+	?+	?+	?+	?+	?+

Summary

This proposed policy scores well against all the sustainability objectives aimed at deliverying appropriate development, protecting the environment, the character of the area, greenspaces and the countryside.

Summary / Conclusion

6.10 All of the final policies have been considered by this assessment. The table below summarises the findings:

Policy	SA/SEA Objectives												Final Score
	1	2	3	4	5	6	7	8	9	10	11	12	
1	?	?+	?+	?+	/	+	/	/	+	/	/	+	
2	?	+	+	+	+	?+	/	/	?+	?+	/	?+	
3	?	+	?+	/	/	?+	/	/	?-	?+	/	/	
3.2	?	+	+	?+	?+	?+	/	?+	?+	?+	/	/	
3.3	?	+	+	/	/	?+	+	+	?+	?+	/	/	
4	?	+	+	/	/	+	+	/	/	/	/	/	
5	?	+	+	/	/	+	+	/	/	/	+	/	
6	?	+	+	/	/	+	+	/	+	/	/	/	
7	?	+	+	/	/	+	+	/	+	/	/	/	
8	?	+	+	/	/	+	+	+	+	/	/	/	
9	?	+	+	/	/	+	+	/	/	/	/	/	
10	?	/	/	/	/	+	+	+	+	?+	+	+	
11	?	?-	?-	?-	?-	+	+	+	+	?+	?+	+	
12	?	?+	?+	?+	/	?+	?+	?+	?+	?+	?+	?+	

6.11 Having considered all of the proposed policies, allocations and mitigation measures put forward in the neighbourhood plan, this assessment has revealed that there are no anticipated negative impacts identified. Indeed, when assessed against the sustainability objectives, each policy receives a positive assessment overall.

6.12 Possible mitigation identified in section 5 for all options has been adopted in those options taken forward. Accordingly, these mitigation measures have gone some way to reducing the negative impacts further and as a result all options are ones which could be considered as part of the plan making process.

7.0 REJECTED OPTIONS

7.1 In assessing options for the Henfield Neighbourhood Plan, a number of reasonable alternatives were considered to enable the plan to meet the housing objectives.

7.2 Six options were considered and five of these options have been rejected. The options for housing allocations which were rejected are as follows:

- Option 1:

Site ref.	No. of homes	Details / Comments
Site AA	8	
Site C	25	25 homes together with sports facilities.
Site D1	6	
Site E	8	
Site F	42	42 new homes and public open space
Site G	8	
Site I	10	10 low level homes
Site J	40	40 new homes and public open space
Site La	25	25 bungalows with a green buffer between the new development and the heritage asset at Backsettown.
Site O&P	6	
Site Q	51	51 homes with some open space within the site
Site S	11	
Site V	12	

Total: 252

- Option 2:

Site ref.	New homes	Details / Comments
Site AA	8	
Site C	25	
Site D1	6	
Site E	8	
Site G	8	
Site I	10	
Site La	25	Bungalows / single storey only
Site O&P	6	
Site S	11	
Site V	12	
Site X	140	

Total: 259

- Option 3:

Site ref.	New homes	Details / Comments
Site C	25	25 homes together with sports facilities.
Site Xa	255	255 new homes alongside allotments, formal and informal play areas, open space, flood alleviation to north and new country park alongside the river on northern boundary.

Total: 280

- Option 4:

Site Ref	No. of homes	Details / Comments
K2	240	Housing.
C	25	25 homes together with sports facilities.
Total:	***265***	

- Option 6:

Site Ref	No. of homes	Details / Comments
Xa	180	New homes alongside allotments, formal and informal play areas, open space, flood alleviation to north and new country park alongside the river on northern boundary.
Q	60	The setting of the listed building may influence the quantum of development.
I	10	The setting of the listed building to the southeast may influence the quantum of development.
F	30	The topography of the site may have landscape impact on the wider countryside but this could be lessened through careful design and landscape mitigation.
Total:	***280***	

7.3 It is acknowledged in chapter five, that some of these options did score more favourably against the sustainability objectives than option 5, which was selected as the preferred option. Out of the options considered, options 2 and 3 had the least negative impacts, followed by option 5 (the option selected) and option 1. Option 6 had the same score as option 5. Overall however, it is recognised that within the context of the Horsham District Planning Framework, Henfield is defined as a larger village and is a relatively sustainable location for development. These differences in the sustainability of the different options are therefore overall considered to be marginal, and it is considered that negative impacts can be offset through a range of avoidance, reduction and mitigation measures. Overall therefore it is considered any of the options (subject to mitigation which would be expected through planning policies, conditions and so on) would contribute to achieving sustainable development.

7.4 Given that all options would achieve the delivery of sustainable development in some form, the Steering Group considered option 5 to be their preferred option. This option provides a new road access on to the A281, which minimises impacts on the existing community and their amenities. There is provision of a country park which will be a significant community asset and will be a buffer to limit the impact on the wider open countryside. It also delivers development at a consistent density to other greenfield sites tested in other options (other than option 3).

7.5 The guidance is clear that Neighbourhood Plans do not need to select the most sustainable option, if mitigation measures can be used to improve a reasonable alternative. It is only necessary that reasonable alternatives, are selected and justified. NPPG guidance states regarding SEA/SAs:

> *'This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. Sustainability appraisal should be applied as an iterative process informing the development of the Local Plan.'*

7.6 This report demonstrates how this process has been engaged with by the Henfield Neighbourhood Plan Steering Group to assess a range of options and to select *'the most appropriate option, given the reasonable alternatives'*. In the context, and for the reasons set out above, Option 5 was found to be the most appropriate option and could be adequately mitigated to ensure that the allocation meets with the sustainability objectives of the Neighbourhood Plan.

8.0 CONCLUSIONS

8.1 This report sets out how the Henfield Neighbourhood Plan has met its sustainability objectives, in accordance with legislative and policy requirements. The Henfield Neighbourhood Plan sustainability objectives were defined as follows:

No.	Objective	Environmental	Social	Economic
1.	Ensure that future development strikes the correct balance between economic, social and environmental priorities that is supported by, and brings together, the local community.	✓	✓	✓
2.	To support a sustainable local economy that meets the needs of the people living and working within the parish.		✓	✓
3.	To sustain Henfield as a village hub, enhancing the range of services, facilities and public transport links available to everyone.	✓	✓	✓
4.	To provide an appropriate amount of housing, as agreed with Horsham District Council, to meet the needs of the parish and the wider district.		✓	
5.	To ensure new housing is appropriate for the needs of parish residents.		✓	
6.	To ensure new developments have appropriate infrastructure, services and facilities in place, or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations	✓	✓	
7.	To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure to meet the needs of the current and future population.		✓	
8.	To safeguard and enhance the character and built heritage within the parish.	✓	✓	
9.	To ensure that development avoids negative impacts on the countryside	✓	✓	
10.	To safeguard and enhance the environmental quality of the parish, and its surrounding area and minimise the impact on environmental quality including air, soil, and water quality.	✓		
11.	To reduce the risk of fluvial and surface water flooding within the parish and further downstream.	✓		
12.	To protect biodiversity, and green infrastructure with particular reference to designated areas and identified priority habitats within and near the plan area.	✓		

8.2 The emerging allocation options and reasonable alternatives were all tested against the sustainability objectives, and a reasonable option (option 5) was selected.

8.3 The final policies, including the final allocations with proposed mitigation measures, were then assessed against the sustainability objectives.

8.4 In the overall assessment, each policy was found to overall score positively against each of these objectives. As such, it is considered that reasonable options and suitable policies have been selected for inclusion in the Henfield Neighbourhood Plan to ensure that the sustainability objectives are complied with. This process meets with relevant tests of soundness and should, therefore, be supported.