

Slaugham Neighbourhood Plan

Pre-submission Consultation (Regulation 14)

**Sustainability Appraisal (incorporating Strategic
Environmental Assessment)**



November 2017

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Appendix 1 - Policy Options Appraisal

Appendix 2- Housing Site Options Appraisal

1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report is in respect of the Regulation 14 Pre Submission Consultation Draft of the Slaugham Neighbourhood Plan (SNP).
- 1.2. The Parish is located in the northern part of Mid Sussex. To the west of the Parish lies the Borough of Crawley and the west is Horsham District. It is predominantly rural in character with the majority of the Parish set within the High Weald Area of Outstanding Natural Beauty (AONB).
- 1.3. Neighbourhood planning is a new way for communities to decide the future of the places in which they live and work. The SNP has been driven and prepared by Slaugham Parish Council, with input from local residents, community groups and other stakeholders. Throughout this process there has been extensive public consultation and feedback forums.
- 1.4. The SNP is important for the future of the Parish. If successfully supported at a public referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.5. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which at this time is the saved policies of the Mid Sussex District Local Plan (2004). The SNP has also had regard to the emerging policies of the Mid Sussex District Plan 2014-2031.
- 1.6. Mid Sussex District Council submitted the District Plan to Government in August 2016. The examination of the District Plan commenced in November 2016 and is ongoing. The Objectively Assessed Need (OAN) has been established as 876 dwellings per annum (dpa).
- 1.7. MSDC intends to meet this figure until 2023/24, at which the housing requirement will increase until the end of the plan period (2030/31) in order to meet unmet need for housing arising in the Housing Market Area (predominantly unmet need arising within Crawley). MSDC have stated this is subject to Habitats Assessment.
- 1.8. This approach has been discussed at hearing sessions (July 2017) and will be subject to consultation in Autumn 2017. Following consultation, the Inspector is likely to write his final report, with adoption anticipated in Winter 2017/18.
- 1.9. The obligation to undertake a SA is set out in Section 39 of the Planning and Compulsory Purchase Act 2004. This requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The process involves examining the likely effects of the Plan and considering how they contribute to social, environmental and economic well-being.
- 1.10. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of the plan or programme. The requirement for SEA is set out in the European Directive 2001/42/ EC adopted in UK law as the "Environmental Assessment of Plans or Programmes Regulations 2004".
- 1.11. The SEA process is very similar to the SA process, with more prescriptive guidance that needs to be followed in order to meet the SEA Directive's requirements. Government guidance (in a Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)) suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental effects considered through the SEA. This approach has been followed. For simplification, this report is referred to as a Sustainability Appraisal, although it incorporates the SEA.

- 1.12. The purpose of this SA is to assess whether the SNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact. The SA has been carried out by independent consultants.
- 1.13. Much of the data used in the preparation of the SA comprises 'baseline information'. The Scoping Report collated baseline data on broad areas of economic, social and environmental issues. It analysed a range of environmental protection objectives established at International, European, national or local level which were relevant to the SNP. It considered the implications of other plans and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.
- 1.14. The Scoping Report and baseline data has been subject to public consultation with statutory bodies (English Heritage, Natural England, the Environment Agency). The document has been continually updated to ensure that any new plans or documents released whilst the SNP has been prepared, have been assessed.
- 1.15. This report is structured as follows:
- Section 2 - sets out the stages involved in the preparation of the SA;
 - Section 3 - summarises the baseline collection work, identification of the plans, policies and programmes that have an impact on the SNP, with updates on these in light of feedback on the Scoping Report. It also includes a summary of the challenges for the future of the Parish;
 - Section 4 - sets out the objectives and indicators (collectively known as the Sustainability Framework), which will be used to appraise the various policy options. The SNP objectives are tested against the Sustainability Objectives for compatibility;
 - Section 5 - contains the individual policy appraisals, testing realistic options against the Sustainability Framework; and
 - Section 6 - sets out the next steps.
- 1.13. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the SNP. It has ensured consideration of a range of potential social, economic and environmental effects. This has enabled the most sustainable policy options to be identified for inclusion with the consultation draft SNP.
- 1.14. The consultation Regulation 14 Pre-submission SNP, along with this accompanying SA report will be made available for public consultation from Monday 13 November 2017 until Monday 08 January. All comments received will be taken into consideration in preparing the final Plan.
- 1.15. To submit representations on the SA and/or SNP and for further information about the background to these documents and associated evidence base, please contact:
- The Clerk, Slaugham Parish Council
2 Coltstaple Cottages
Coltstaple Lane
Horsham ,West Sussex
RH13 9BB
- 1.16. Alternatively please email: spcnhp@slaughampc.co.uk

2. APPRAISAL METHODOLOGY

- 2.1. This SA has been prepared in accordance with the following Government guidance:
- Sustainability Appraisal guidance within the CLG Plan Making Manual
 - SEA guidance from the ODPM “A Practical Guide to the Strategic Environmental Assessment directive” 2005
- 2.2. Based on this guidance, a five stage approach has been undertaken in preparing this SA:

Stages in the SA process	
Stages	Tasks
Stage A - Setting the context and Objectives, establishing the baseline and deciding on the scope	Identify other relevant plans and programmes Collect Baseline Information Identify Problems Develop Objectives and the Sustainability Framework Consult on the scope of the SA
Stage B - Developing and refining alternatives and assessing effects	Test the Plan Objectives against SA Objectives Develop alternative options Assess the effects of policy options against the SA Objectives Consider mitigation Propose measures to monitor the effects
Stage C - Preparing the Sustainability Appraisal	Present the predicted effects of the Plan, including alternatives
Stage D - Consult on the draft SNP and SA	Give the public and consultation bodies opportunity to comment on the SA Assess significant changes to SNP
Stage E - Monitoring the significant effects of implementing the Plan or Programme on the environment.	To monitor the effectiveness of the Slaughton Neighbourhood Plan.

Figure 1: Stages in the SA process

- 2.3. Stage A and the associated tasks have been undertaken as part of the preparation of the Scoping Report. This was the subject of formal consultation in July 2016. The feedback from this consultation and any consequential changes to the baseline data and sustainability framework are detailed below in Section 3.
- 2.4. Stage B is the main focus of this report. It involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Pre-submission (Regulation 14) SNP consultation.
- 2.5. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the SNP against this framework. Section 5 sets out the policy appraisal. This highlights the different advantages and disadvantages of each option, showing the preferred policy is the most sustainable option, given reasonable alternatives. The following symbols and colours are used to record this:

✓✓	Significant positive impact on the sustainability objective
✓	Positive impact on the sustainability objective
?✓	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
?×	Possible negative or slight negative impact on the sustainability objective
×	Negative impact on the sustainability objective
×	Significant negative impact on the sustainability objective

Figure 2: Symbols in SA

- 2.6. This scoring system is contained with the Sustainability Appraisal undertaken by MSDC in connection with their production of the emerging Mid Sussex District Plan. The appraisal tables provide a summary explanation of the predictions of the effect the policy options will have on the objectives.
- 2.7. The results of Stage B are contained in this report at Section 5, which collectively comprises Stage C.
- 2.8. In accordance with Stage D, this report is to be the subject of public consultation alongside the Pre-submission (Regulation 14) SNP.
- 2.9. Stage E will not take place until the SNP is adopted and the effects monitored, as detailed in Section 6 of this report.

3. BASELINE INFORMATION

- 3.1. As part of Stage A of this SA process, a review of other plans, programmes, policies, strategies and initiatives that may influence the content of the SNP was undertaken, together with the collation of extensive baseline data for the Parish.
- 3.2. The Baseline Data (as outlined in the Scoping Report) is presented below. Where this data has been updated, either due to the availability of more recent baseline data or in response to advice received in response to consultation on the Scoping Report, this is also set out below under each topic heading.

General Parish Characteristics

- 3.3. The Parish lies in the northern part of the Mid Sussex and covers 24sq km (9.459 miles). To the north and west of the Parish are the Borough of Crawley and the District of Horsham respectively.
- 3.4. The Parish is bordered to the east by the parishes of Balcombe and Cuckfield; to the south by the parishes of Bolney and Cowfold; and to the west by the parishes of Lower Beeding and Colgate.
- 3.5. Slaugham Parish is predominantly rural in character, with the majority of the Parish (with the exception of a small area north of Pease Pottage) set in the High Weald Area of Outstanding Natural Beauty (AONB). The High Weald is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461 sq km across four counties and 11 districts. The High Weald was designated an AONB in 1983.
- 3.6. The Parish has four distinct settlements, comprising the villages of Handcross, Pease Pottage, Warninglid and Slaugham and is one of the larger parishes within the Mid Sussex District Council area. The area to the north of Pease Pottage is defined as the Crawley and Pease Pottage Strategic Gap within the adopted Mid Sussex Local Plan. This seeks to maintain a clear visual break between Crawley and Pease Pottage to prevent coalescence and to retain their separate identity and amenity.

The major road in the Parish is the A23, which runs north south connecting London to Brighton and splits the village of Handcross into two sections. Handcross is at the intersection of the A23, the A279 Horsham Road and the B2114 to Cuckfield and Haywards Heath.

Social Characteristics - Population

- 3.7. The Census data from 2011 shows that the total population for the parish was 2,769. This was an increase of 543 people (24%) from 2001. A total of 50.5% (1,399) were male, whilst 49.4% (1370) were female.
- 3.8. The age structure comprises:
 - 675 persons aged between 0-17;
 - 941 persons aged between 18-44;
 - 749 persons aged between 45-64; and
 - 404 persons aged 65 and over.
- 3.9. There were a total of 1,131 households (at least 1 person occupying at the time of the Census). This comprised a mix of:
 - 322 x 1-person households;

- 383 x 2-person households;
- 181 x 3-person households;
- 165 x 4-person households;
- 57 x 5-person households;
- 16 x 6-person households;
- 3 x 7-person households;
- 4 x 8+ person households.

3.10. Since the publication of the Scoping Report (July 2016), the Office of National Statistics have not released any further “Annual Mid Year Population Estimates for the UK”. The next release is due imminently.

Social Characteristics - Housing

3.11. There were a total of 1,177 dwellings, of which 1,131 were occupied. This comprised:

- Detached dwellings - 370;
- Semi-Detached - 385;
- Terraced - 204;
- Flat/Maisonette - 166;
- Flat/Maisonette in converted or shared house - 30;
- Flat/Maisonette in commercial building -15;
- Caravan/mobile home - 7.

3.12. Of these 1,131 households, 291 were owned outright; 434 were owned with a mortgage; 25 were in shared ownership, 157 were socially rented; 165 were privately rented; 17 were privately rented through other means; and 42 were rent free:

3.13. The size of the properties were:

- 1 room - 3;
- 2 rooms - 21;
- 3 rooms - 155;
- 4 rooms - 175;
- 5 rooms - 226;
- 6 rooms - 178;
- 7 rooms - 142;
- 8 rooms - 101;

- 9+ rooms - 130.

3.14. The number of bedrooms in each property were:

- No bedrooms - 2;
- 1 bedroom - 164;
- 2 bedrooms - 280
- 3 bedrooms - 409;
- 4 bedrooms - 186;
- 5+ bedrooms - 90.

3.15. The Census indicated there were a total of 1,910 cars or vans owned by residents within the parish. Ownership per household was as follows:

- Houses with no cars or vans - 92;
- Houses with 1 car or van - 442;
- Houses with 2 cars - 427;
- Houses with 3 cars - 113;
- Houses with 4+ cars - 57.

Social Characteristics - Human Health

3.16. Health characteristics are available at district level. These show that, overall, the health of the population of people living in Mid Sussex District is better than the England average. Life expectancy for both men and women is higher than the England average. However there is disparity across the district with life expectancy 5.9 years lower for men and 4.3 years lower for women in the most deprived areas of Mid Sussex than in the least deprived areas.

3.17. In terms of life expectancy and causes of death, the majority of indices are significantly better than the England average. The exceptions are excess winter deaths and female life expectancy, which is not significantly different from the England average, and road injuries and deaths, which, are significantly worse than the England average.

3.18. In terms of disease and poor health, the majority of indices are better than the England average, with the exception of incidents of malignant melanoma, hospital stays for self harm and hip fracture in over 65s, all of which are not significantly different from the England average.

3.19. In terms of adults' health and lifestyle, all indices are not significantly different from the England average.

3.20. In terms of children and young peoples' health, all indices are significantly better than the English average.

3.21. The Office for National Statistics holds records for "General health" at a Parish level. For Slaugham this indicated:

- Very good health - 1,457;
- Good health - 936;

- Fair health - 289
- Bad health - 68
- Very bad health -19 - 92;

Social Characteristics - Deprivation

- 3.22. The Indices of Multiple Deprivation (IMD) is a composite indicator used to compare deprivation by reference to a wide number of factors, including employment, income, health, education/training, barriers to housing, crime and living environment.
- 3.23. The IMD is expressed as a comparison to the rest of England, and also as a comparison to the rest of Mid Sussex district. IMDs are subdivided into Lower Super Output Areas (LSOAs) and based on a range of indicators, which reveal if an LSOA suffers from “multiple” deprivation issues.
- 3.24. If an area has a low overall deprivation, this does not suggest it has no deprivation issues but that broadly there is not a multiple range of deprivation issues. It is not a measure of wealth, but a measure of deprivation. An area, which has low deprivation, will not necessarily be a wealthy area, whilst conversely; an area of higher deprivation will not necessarily be a poor area. The LSOAs are not of uniform size and they cover an area of population, not geographic size.
- 3.25. There were 32,844 LSOAs in England in 2015, with 1 being the most deprived. LSOAs have an approximate population of 1,500 people.
- 3.26. The South East of England contains the second lowest number of the most deprived LSOAs and the highest number of the least deprived LSOAs. In 2010, West Sussex was defined as one of the least deprived higher level Authorities, being ranked 130 out of 152 upper tier Authorities. Mid Sussex is one of the least deprived districts in England, being the 13th least deprived Local Authority. It contains 86 LSOAs.
- 3.27. The IMD data for the Parish, relative to the District and England is shown below in figure 3.

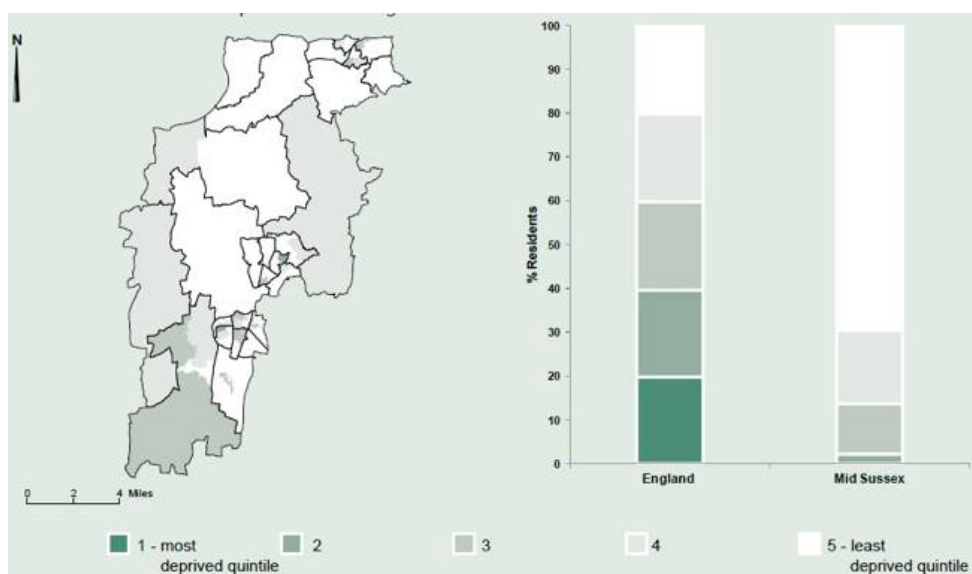


Figure 3: IMD data

- 3.28. Slaugham Parish is covered by 2 separate LSOAs, one covers the north of the Parish and is wholly within the Parish boundary. The second, covers the south of the Parish, and also includes

land beyond the Parish boundary within part of Bolney Parish. The geographic extent of these 2 LSOA's; are shown on the Plan at figure 4.

3.29. The northern LSOA includes Handcross, Pease Pottage and part of Slaugham. Its boundary follows the Parish boundary to the north, east and west. The southern boundary bisects the Parish east west predominantly along Staplefield Road. It excludes (from the northern LSOA) a small area around the junction of Staplefield Road. This LSOA has an overall ranking of 17479, making it amongst the least deprived 50% in the country.

3.30. The southern LSOA includes the remainder of the Parish, including the southern part of Slaugham and Warninglid. It also extends beyond the Parish boundary as far south as Bolney. The LSOA has an overall ranking of 21325, making it amongst the least deprived 40% in the country.

3.31. The assessment of deprivation for each LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. The topic areas used for this are: Income; Employment; Health; Education and Training; Barriers to Housing/Services; Crime; and Living Environment. In addition, there are data sets produced for deprivation affecting children and deprivation affecting older people

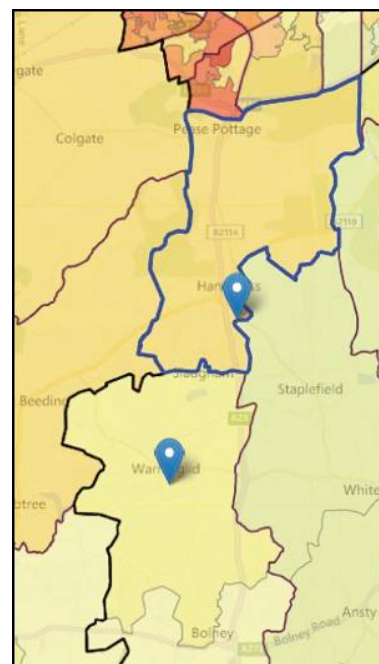


Figure 4: LSOA covering Parish

3.32. The following table sets out key information with respect to topic areas. It notes 2015 results and includes 2010 result for comparative purposes for each of the LSOA's covering Slaugham Parish.

	LSOA 007A (North) 2015 Ranking	LSOA 007A (North) 2010 Ranking	LSOA 007C (South) 2015 Ranking	LSOA 007C (South) 2010 Ranking
IMD	17479	21,257	21325	24066
Income	20859 (40% least deprived)	20,202	26612 (20% least deprived)	26426
Employment	25239 (30% least deprived)	25279	29437 (20% least deprived)	28201
Education	13896 (50% most deprived)	20152	28069 (20% least deprived)	28163
Health, Deprivation and Disability Domain	30350 (10% least deprived)	28050	31479 (10% least deprived)	28597
Crime	16160 (50% most deprived)	19392	31365 (10% least deprived)	29706
Barriers to Housing and Services Domain	1807 (10% most deprived)	6691	1538 (10% most deprived)	2315

Living Environment Deprivation Domain	10395 (40% most deprived)	10961	4644 (20% most deprived)	13342
Income Deprivation Affecting Children	17941(50% least deprived)	17943	24712 (30% least deprived)	28054
Income Deprivation Affecting Older People	28550 (20% least deprived)	25380	28538 (20% least deprived)	23893

- 3.33. A breakdown of the IMD data reveals there is variation between the North and South LSOA's of the Parish. Both LSOA's show low levels of deprivation in relation to "Health, Deprivation and Disability Domain" (10% least deprived) and "Income Deprivation Affecting Older People" (20% least deprived).
- 3.34. Both LSOA's show high levels of deprivation in relation to "Barriers to Housing and Services Domain" with both ranked as the 10% most deprived. This is likely to be due to the rural nature of the Parish and its distance to services such as the Post Office and schools, and relatively high house prices.
- 3.35. There is a difference in ranking with respect to "Income" between the northern LSOA which is ranked as 40% least deprived and the southern LSOA which is ranked as 20% least deprived.
- 3.36. There is a slight difference between the northern (30% least deprived) and southern (20% least deprived) LSOA with respect to "Employment". Both however have relative low levels of deprivation against this indicator relative to the country as a whole.
- 3.37. Levels of deprivation in "Education" are defined in 2 categories; attainment and absence for children and qualifications; and English language proficiency in adults. The northern LSOA is within the 50% most deprived while the southern LSOA is within the 20% least deprived.
- 3.38. Data in relation to "Crime" reveals the northern LSOA is within the 50% most deprived and the southern LSOA within the 10% least deprived.
- 3.39. Both LSOA's have relatively high levels of deprivation in respect of "Living Environment Deprivation Domain". The northern LSOA is within the 40% most deprived and the southern LSOA is in the 20% most deprived. This dataset is indicative of either poor quality housing and/or problems with air quality and/or traffic accidents.

Environmental Characteristics - Biodiversity

- 3.40. The Parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as watercourses and associated environments. Buildings within the parish are also capable of providing a habitat to a wide variety of wildlife.
- 3.41. There are extensive areas of designated ancient woodland in the parish, notably Tilgate Forest, Highbeeches Forest, Hyde Hill Wood, Hoadlands Wood, Homestead Wood, Hamshire Wood and Anne's Wood.
- 3.42. There are no Sites of Special Scientific Interest within the Parish, although the Cow Wood & Harry's Wood SSSI adjoins the parish boundary east of Handcross.

- 3.43. In response to the Scoping Report, the Environment Agency recommended an objective is included to protect and enhance the environment. The Environment Agency further advised indicators should relate to the environmental constraints in the area and may include biodiversity.
- 3.44. Natural England advised it would be useful to include an indicator covering how the Plan will contribute to the Governments aim of net gains for biodiversity.
- 3.45. No further indicators have been included as it is considered that Objective 2 includes sufficient indicators to ensure the protection of the biodiversity of the Parish.

Environmental Characteristics - Landscape, Soil and Geology

- 3.46. The majority of the Parish is within the High Weald AONB, which is characterised by a deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British suboceanic climate.
- 3.47. The key characteristics of the High Weald AONB are:
- Dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries;
 - Ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks;
 - The great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management;
 - Small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.
- 3.48. The District Council commissioned a Landscape Character Assessment, published in November 2005. This identified 10 separate landscape characters across the district. Four of these cover the parish of Slaugham. They include:
- High Weald (Area 6);
 - Worth Forest (Area 8);
 - Ouse Valley (Area 9);
 - High Weald Fringes (Area 10).
- 3.49. The Parish is primarily covered by Grade 3 (Good to Moderate) Agricultural Land with the northern parts of the Parish (around Pease Pottage) designated as non agricultural land.
- 3.50. High Weald (Area 6); This landscape character area covers those parts of the Parish from the B2110 including Handcross and extends south to Staplefield Road. The key characteristics include numerous gill streams which have been carved out of a landscape of twisting ridges and secluded valleys. The geology of the area is complex and locally variable. It is based on an alternating pattern of heavily faulted, slightly inclined thin sandstone and clay beds which are exposed successively in the deeper valleys. In a few places, local outcrops of sandrock form low, dramatic crags, with many continuous rock exposures edging the valley sides and in the deeper lanes.

- 3.51. The area includes a densely wooded landscape, predominantly deciduous but contains much mixed woodland and coniferous planting. There is a high incidence of ancient woodland, the core of the historic High Weald landscape. Between Balcombe and Handcross there is a large network of woodlands around the upper Ouse streams.
- 3.52. Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. There is an unobtrusive settlement pattern in many parts with older, small assart pastures contributing to the intimacy of the landscape.
- 3.53. The Assessment notes important pockets of rich biodiversity, which are vulnerable to loss and change. The area benefits from a dense network of twisting, deep lanes, droveways, tracks and footpaths, which provides a rich terrain for horse-riding, cycling and walking.
- 3.54. Long views along valleys and ridges have a high sensitivity to the impact of development. The settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- 3.55. Worth Forest (Landscape Character Area 8); This landscape character area covers the north western part of the Parish. The western boundary of the area follows the B2100 west to east and extends to the northern boundary of the Parish.
- 3.56. The key characteristics include a heavily-afforested, dissected plateau landscape enclosing a post-medieval rural landscape cut from the forest. The area comprises a lightly dissected plateau of Upper Tunbridge Wells Sandstone with clay bands exposed on the sides of the shallow valleys.
- 3.57. The southern boundary of the area is formed by the crest of the Forest Ridge, marked by the B2110 running south-west from Worth Abbey to Handcross. The ridge marks the watershed between streams draining north to the River Mole and those draining south to the River Adur.
- 3.58. The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relic landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.
- 3.59. Woodland and forest cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. Large blocks of assart pastures impart breadth and depth to the scenic quality to the landscape.
- 3.60. The Assessment notes heathland remnants and significant areas of rich woodland biodiversity are vulnerable to loss and change. The area includes a network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking. The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- 3.61. Ouse Valley (Area 9); This landscape character area covers the area south from Staplefield Road to Warninglid. The key characteristics of the upper Ouse include a strong linear valley adjoining Haywards Heath, its boundaries defined clearly by a marked break of slope. In the west, the river is a small, tree-lined stream amidst parallel streams and ridges, the valley broader to the east, the river meandering through water meadows. The signature of the valley is the high, long brick-built Ouse Valley (Balcombe) Viaduct on the London to Brighton Railway Line.
- 3.62. There are some flatter, fairly open fields above the valley slopes at Tulleys Rough and Warninglid Lane.
- 3.63. The upper parts of the valley comprise an area of secluded and complex drainage, the river generally taken to rise at the head of the hammerpond stream beyond Slaugham Manor.

Geologically, the valley is on the rock, sand and clay of the Hastings Beds, which underlie the High Weald. The line of the valley lies along a heavily faulted rock syncline (strata downward-dipping in a bowl effect).

- 3.64. The valley has a remnant range of semi-natural woodland types, many formerly managed as 'coppice-with-standards'. It contains various houses of historic interest including Slaugham Place on gentle valley slopes alongside the River Ouse.
- 3.65. The Assessment notes the high level of perceived naturalness in the landscape and drainage pattern and a rural quality with a general absence of development in western reaches of the valley. It notes there is a pattern of medium to large-sized fields and water meadows intermixed with woodlands and hedges which imparts a scenic quality to the landscape legacy of designed landscapes and treescapes.
- 3.66. There are scarce pockets of rich woodland biodiversity which are vulnerable to loss and change. The settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures. It notes the area is sensitive to visual intrusion from pylons and telecommunications masts.
- 3.67. High Weald Fringes (Area 10); This landscape area includes the southern part of the Parish, stretching from west of Warninglid Lane to the Parish boundary in the east. The area is characterised by densely-wooded southern flanks of the High Weald Forest Ridge, dissected gentle gill streams draining west to the River Adur and east to the River Ouse.
- 3.68. The landscape shares many of the characteristics of the High Weald but is generally lower and gentler, the gill streams far less deeply incised and the woodland cover rather less dense. The streams form much shallower valleys than in the High Weald although many of them remain wooded. Between the valleys are rounded and rolling, broad spurs with shallow slopes.
- 3.69. The landscape is wooded throughout. The woodlands are predominantly deciduous but contain much mixed woodland and coniferous planting. The landscape of small, irregular-shaped fields characteristic of historic assart pastures are far less common here than in the High Weald, making this a transitional landscape between the High and Low Wealds. Regularly shaped medium-sized and large fields are common. In places, there has been extensive boundary removal and field reorganisation due to agricultural intensification.
- 3.70. The woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. The area offers unobtrusive settlement pattern in many parts with older, small assart pastures contributing to the intimacy of the landscape. Long views from open ground have a high sensitivity to the impact of development.
- 3.71. There are important pockets of rich biodiversity, which are vulnerable to loss and change. There is a network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking.
- 3.72. The District Council commissioned a Landscape Capacity Study, with the final report published in July 2007. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As is made clear in the preface of this report, it was commissioned to assess the physical and environmental constraints on development in the district, with a view to identifying the capacity of the district's landscape to accommodate future development. It sought to reach determinations on the landscape sensitivity and landscape value of the landscape character areas of the district.
- 3.73. The report contained a structural analysis of the area, to identify the main elements which contribute to the structure, character and setting of the settlements. This identified 9 zones, of which 2 cover Slaugham Parish; Zone 1-Crawley and Surrounding Areas: and Zone 7-Handcross and Balcombe.

- 3.74. Within Zone 1, the Report notes that Crawley is located outside the study area, along the northwest edge of the District boundary. It is a large town situated in low lying Weald. The town is separated from the wider landscape to the southeast by the M23 motorway. From the south eastern edge of Crawley, the Weald rises to form ridges.
- 3.75. This higher ground is occupied by substantial woodland, most notably Worth Forest, Tilgate Forest and High Beeches Forest. This woodland helps buffer the urban influence of Crawley from the study area to the southeast. Arable and pastoral uses are located in breaks in the woodland, such as around Starvemoose Farm between Tilgate Forest and High Beeches Forest.
- 3.76. The Report notes that the settlement of Pease Pottage is located adjacent to the M23 motorway on slopes facing north towards Crawley.
- 3.77. Within Zone 7, the Report notes that Handcross and Balcombe are located northwest of Haywards Heath within the High Weald AONB. The Report notes that Handcross is situated on a high point to the south of Crawley, at the western edge of the study area and that the busy A23 road cuts north-south through the settlement.
- 3.78. The surrounding land slopes quite steeply away from village in most directions and features a substantial amount of woodland. North facing slopes to the northeast of Handcross are gentler and feature pasture, paddocks and recreation in between the surrounding blocks of woodland. Gaps in the woodland to the west are mainly occupied by arable fields. The report sought to build on the 2005 Landscape Character Study and identified 5 landscape character areas affecting the parish.
- 3.79. The report undertook an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value. This assessment, with respect to the 5 local landscape character areas, identified within the parish, is set out below.
- 3.80. Number 19: Pease Pottage - Handcross High Weald - Medium scale arable fields interspersed with large areas of woodland. A23 runs N-S through the area. Large areas of early modern period. Generally west facing slopes.
- 3.81. Number 20: Handcross Southern High Weald - Mixture of medium size pasture and woodland with occasional arable fields. Fairly steep south facing slopes. Large areas of early modern period. A23 runs N-S through area. Low boundary loss.
- 3.82. Number 21: High Beeches High Weald - Consists mainly of conifer plantation, but also contains mixed woodland and pasture. East and north facing slopes. Low boundary loss.
- 3.83. Number 22: Starvemoose High Weald - Predominately semi-open arable, pasture and paddocks. Enclosed by woodland and A23. Little boundary vegetation within CA. Most settlement consisting of farmsteads.
- 3.84. Number 23: Worth Forest High Weald - Almost entirely conifer plantation to the south of Crawley and the M23. Railway and main road run separately N-S through the CA.

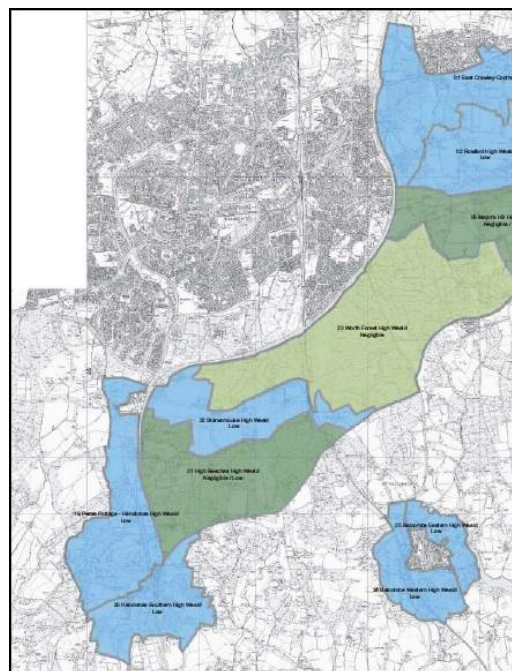


Figure 5: Landscape Character Areas

Number	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
19	Pease Pottage - Handcross High Weald	Substantial	Moderate	Low
20	Handcross Southern High Weald	Moderate	Substantial	Low
21	High Beeches High Weald	Substantial	Substantial	Negligible/Low
22	Starvemouse High Weald	Substantial	Moderate	Low
23	Worth Forest High Weald	Substantial	Major	Negligible

- 3.85. In response to the Scoping Report, Natural England advised the SNP should reference the High Weald AONB Management Plan and High Weald National Character Area Profile.

Environmental Characteristics - Heritage Assets

- 3.86. There are a total of 54 Listed Buildings within the parish of Slaugham. The majority of these are Grade II Listed, but there are also three Grade II* Listed Buildings (The Parish Church of St Mary, Blacksmith Cottage and the upstanding remains of Old Slaugham Place).
- 3.87. There are also three Conservation Areas: Warnlinglid; Slaugham; and Handcross.
- 3.88. Warninglid dates back to Saxon times and had connections with the medieval iron industry. The Street is the focus of the Conservation Area and contains a number of buildings dating back to the 16th century. Some of these are listed as being of special architectural or historic interest.
- 3.89. The attractiveness of The Street is due to the variety in ages and styles of building; the predominant use of traditional and natural building materials, e.g. sandstone, brick, timber and clay roof tiles; the traditional style street lamps and road signs directing traffic to adjacent villages/towns; the sense of enclosure created by the buildings and the banks, hedges and trees adjacent to The Street; and the village pond with an arching sandstone bridge leading to the drive of Lindhurst Estate, creating a focal point.
- 3.90. At the centre of the village is a crossroads and the Half Moon public house, a Grade II listed brick and stone building dating back to the 19th Century. Nearby, the former St Andrew's Church, built in 1935 and now converted to a residential property, has some of the finest examples of modern stained glass in the south of England. On the outskirts, old buildings like Bells Farm, Harveys Farm, Freechase Farm, Portways Farm and Routwood, all dating from the 15th and 16th centuries, have developed into charming houses in delightful rural settings. The oldest recorded house is on Cuckfield Lane but the Street is the oldest residential road.
- 3.91. Slaugham was originally one of the 'iron villages' of the Sussex Weald. The Conservation Area, includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and others which are constructed with sandstone blocks and occasionally with stone roofs.
- 3.92. The parish church of St Mary is a Norman church with a 13th century clock tower and a Victorian clock. Lord Nelson's sister is buried here. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion, which is a Scheduled Ancient Monument and a Registered Park and Garden. The white telephone box is a Grade II Listed Building. The Street also has two unique lampposts, topped with the royal crown.
- 3.93. The historic core of Handcross is a Conservation Area and is centred on the High Street. The majority of the buildings date back to the 19th century, but a number, including some that are listed, are 18th century or earlier.

- 3.94. The High Street is a busy through route and experiences heavy traffic. Nevertheless, it is still visually attractive and the buildings substantially retain their original character and appearance and there are a number of interesting features.
- 3.95. To the south is Nymans, a National Trust property with a historically significant (Grade II listed) garden and house. Both Nymans and High Beeches (about a mile northeast of the village) are listed as Grade II* in English Heritage's Register of Parks and Gardens of Special Historic Interest.
- 3.96. There is a one Scheduled Ancient Monument within the Parish; the remains of Slaugham Place. The monument includes a late 16th century country house and walled garden surviving as upstanding masonry remains and below-ground archaeological remains. The upstanding remains of Old Slaugham Place is a Grade II* Listed Building.
- 3.97. Slaugham Place was built to the design of John Thorpe for Sir Walter Covert between 1579 and 1591. It was partly dismantled shortly after 1735. Alterations were carried out on the site in the late 19th century and early 20th century.
- 3.98. The house was built in the Palladian style to a courtyard plan and enclosed by a walled garden with a moat to the south. The foundations and wall bases now survive to an average of about 1m high. The original entrance was to the north-east, through the walled garden, flanked by a pair of octagonal brick turrets. The north-east front includes three arches of what once was a five-arched loggia of rusticated masonry. On the south-east side of the house are the walls of the former kitchens surviving up to two storeys high with fireplaces and ovens. To the north-west are the foundations of the former great hall and adjoining apartments. The north-west elevation includes a loggia, of the Doric order and three arches with keystones carved with the crests of the Covert family, owners of Slaugham Place, and other families with whom they were linked by marriage.
- 3.99. The garden wall is of coursed stone and brick in English bond and forms a rectangular enclosure around most of the house, with a hedge forming the boundary on the south-east side. There is a raised terrace on one side of the garden and a gazebo at each in corner. It is one of the most complete surviving examples in West Sussex of the early style of formal garden planning.
- 3.100. In response to the Scoping Report, Historic England advised they were disappointed that there is no mention of the historic environment of Slaugham Parish in the Vision.
- 3.101. Historic England welcomed the objective to "conserve and protect the architectural heritage of conservation areas and individual historic buildings and their setting". However their preference would be for the objective to read "conserve and enhance" and for the objective to include the other heritage assets in the Parish.
- 3.102. The Vision has been amended in light of comments received. No further amendments have been made to the Objectives.
- 3.103. Historic England further advised it would be helpful to explain in more detail the special interest of the three conservation areas. They also considered that where no character appraisals and/or management plans for the conservation areas are unavailable this should be identified as a gap in the baseline. Reference to the Sussex Historic Environment Record and Historic Landscape Character Assessment.
- 3.104. In response to this advice, further detail on the Conservation Areas has been included in the evidence base.
- 3.105. Historic England also queried whether there is a list of locally important buildings. They advised where one is not available this should be identified as a gap in the baseline.
- 3.106. Historic England suggested a characterisation study as a precursor to the Neighbourhood Plan. They advised where one is not available this should be identified as a gap in the baseline.

- 3.107. Historic England also advised consideration should be given to any particular threats to the significance of lower grade heritage assets. They again advised where one is not available this should be identified as a gap in the baseline.
- 3.108. Given no allocations are proposed within or in areas affecting the setting of the Conservation Areas, no further studies are proposed. As advised, this will be identified as a gap in the baseline information.
- 3.109. The recognition of the “protection of heritage assets and their setting” in the SWOT analysis was welcomed as a challenge by Historic England. The recognition of significant built assets and conservation areas as strengths was also welcome. It was recommended the historic designed landscapes in the Parish could also be considered a strength. Historic England recommended the identification of “conserve and enhance valued landscapes and built heritage” and “increase understanding and enjoyment of and access to heritage assets” be identified as an opportunity.
- 3.110. In response to the advice received the evidence base has been updated.
- 3.111. With respect to Objective 3, Historic England advised the Objective should read “To protect and enhance the significance and special interest of heritage assets in the Parish, both designated and non-designated, and their setting”. It was further advised that the following indicators should be included: “Number of designated heritage assets; Number of locally-listed buildings and features; Condition of heritage assets; Number and proportion of heritage assets at risk; Number of heritage assets and their setting protected as part of development”. It was further advised that an additional 2 indicators could be included to read: “the percentage of planning applications where archaeological investigations were required prior to approval; and the percentage of planning applications where archaeological mitigation strategies were developed and implemented”.
- 3.112. In response to this, the comments have been noted however Objective 3 has not been updated.

Environmental Characteristics - Air Quality and Climate

- 3.113. The District monitors Nitrogen Dioxide at sites throughout the District. The District acknowledges it can have an adverse health impact at high levels. There are 24 locations throughout the District where nitrogen dioxide (NO₂) diffusion tubes are located, one of which is located in Handcross (Site No. 6).
- 3.114. The climate of the parish is generally warm and temperate. Rainfall is significant, precipitation peaks in November with an average of 68mm. The average temperature in July is 16.7 degrees and the average temperature in January is 3.5 degrees.
- 3.115. In response to the Scoping Report, Natural England advised an explanation of likely local climate change impacts and what measures can be employed to make the area more resilient would be useful.
- 3.116. These comments are noted, but no change has been made to the SA.

Environmental Characteristics - Water and Flooding

- 3.117. The main watercourses of significance within the Parish are the River Ouse and River Adur. Streams drain north to the River Mole and those draining south to so to the River Adur and Ouse.
- 3.118. The Environment Agency Indicative Flood Risk Map indicates Slaugham Pond within flood zone 2 and 3 and identifies the River Ouse and its immediate margins are within Flood Zone 2.
- 3.119. In response to the Scoping Report, the Environment Agency advised they were pleased to see that the Scoping Report included objectives relating to Ecology and Water and Flooding.

3.120. The Environment Agency also recommended the SEA takes account of relevant policies, plans and strategies including the Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.

Economic Characteristics - Employment

3.121. The 2011 Census reveals that the number of residents of working age (16-74) was 1949. Of this figure, 1521 (78%) were economically active, and 428 (22%) were economically inactive.

3.122. Of those who were economically active, the split in roles were as follows:

- 294 - employed part -time;
- 836 - employed full-time;
- 298 - self -employed;
- 46 - unemployed;
- 47- economically active full time students.

3.123. Of those who were economically active, they indicated their jobs were as follows:

- Managers, Directors, Senior Officials - 247;
- Professional Occupations - 238;
- Associate Professional and Technical Occupations - 239;
- Admin and Secretarial Occupations - 143
- Skilled Traders - 149;
- Caring, Leisure and Service - 156;
- Sales and Customer Service - 92;
- Process, Plant and Machine Operatives - 76;
- Elementary Occupations -132.

3.124. Of those who were economically inactive indicated they were:

- Retired - 204;
- Looked after the family/home - 114;
- Long term sick/disabled -33;
- Economically inactive full time students - 49;
- Economically inactive for other reasons - 28.

3.125. A total of 2,156 residents were aged 16 and over and indicated their qualifications were as follows:

- No qualifications - 298;

- Highest qualification Level 1 (CSE/O Level/GCSE) - 333;
- Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 386;
- Highest qualification Apprenticeship - 82 ;
- Highest qualification Level 3 - 280;
- High qualification Level 4 and Above - 697;
- Other qualifications - 80.

- 3.126. There are businesses distributed throughout the parish, including at each of the 4 villages. In addition retail business area located adjacent to the A23 at the Wyevale Garden Centre and 4 Front Car Sales sites.
- 3.127. It is believed that many of the economically active residents commute out of the parish to work in London, Crawley, Gatwick and Brighton, including via the Brighton to London mainline, as well as many who work from home.

Economic Characteristics - Material Assets

- 3.128. The parish benefits from a range of material assets. These are focused within the main settlements of the Parish and include primary schools, village hall, retail provision including post office, newsagents, public houses/restaurants, coffee shops, hair and beauty salons, car repairs, medical centre, recreation ground including sport pitches, garden centre, petrol filling station and churches.
- 3.129. There are extensive footpath networks, both through the village and around its hinterland. The High Weald Landscape Trail enters the Parish north west of Slaugham and passes through Slaugham Manor southwards to Warninglid and continues outside the Parish boundary.
- 3.130. The Parish also benefits from a wide range of sports and leisure clubs and societies. These include (but are not limited to); Handcross Bowls Club, Les Bonnes Boules de Handcross (Petanque Club), Handcross Village Football Club, Handcross Sports & Social Club, Hancross Rifle Club, Warninglid Cricket Club, Warninglid Players, Karate Club, Pease Pottage Village Sports & Social Club, Slaugham Angling Club, Mustard Seed Group, Rosemary Club, Help at Hand, Youth Clubs for 7-9, 10-13, 11-15 year olds and teenage clubs.

Updated Review Of Other Plans, Programmes, Policies, Strategies And Initiatives That May Influence The Content Of The SNP

- 3.131. In response to the consultation on the Scoping Report more recent, additional documents produced by MSDC have been added to the list of Background Documents that have influenced the content of the SNP.
- 3.132. Since consultation on the Scoping Report in July 2016, the District Plan, the accompanying SA and background documents have been submitted to Government.
- 3.133. The examination of the District Plan commenced in November 2016 and is ongoing. The Inspector has published his interim conclusions and considers that the District's Objectively Assessed Housing Need (OAHN) is 876 dwellings per annum (dpa) with a further 150 dpa required to meet Crawley's unmet.
- 3.134. MSDC has indicated they accept the OAN figure of 876 dpa. However MSDC believe that meeting the unmet need of Crawley arises some way into the plan period and have therefore suggested that the housing requirement should step up to 1,026 dpa from 2024/2025.

- 3.135. In light of this and other matters, the Inspector has confirmed it will be necessary to hold a further hearing to consider the issues of unmet need and settlement hierarchy together with the updated trajectory and 5 year housing land supply.
- 3.136. Ahead of the Hearings, the Council have published a spatial distribution of housing requirement to support the revised housing numbers. In addition, the Council have provided a framework for neighbourhood plans and set out an approximate number of dwellings expected in each settlement or groups of settlements. Due to the over-provision and strategic allocation at Pease Pottage, MSDC have advised Slaugham Parish will not be expected to contribute further towards the District residual figure.

Challenges Facing Slaugham Parish

- 3.137. The baseline information and plans, programmes, policies, strategies, guidance and initiatives help to determine the sustainability issues and challenges facing the Parish. Whilst the Parish generally offers a high quality of life, the SNP will need to manage a number of issues over its lifetime in order to ensure the area continues to be successful and the negative impacts of development are properly mitigated. These challenges include:
1. Development pressure on open countryside:
 2. Protection of the distinct villages of the Parish and maintaining separate identity of Slaugham and Crawley.
 3. Protection of High Weald Area of Outstanding Natural Beauty.
 4. Meeting parish housing need, including affordable housing.

4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS

- 4.1. This SA seeks to test the contribution the SNP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to judge the sustainability impacts of the policies within the plan.
- 4.2. The Objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each Objective. The Sustainability Framework has emerged through careful appraisal of relevant International, National, Regional, District and Local Plans and Programmes, the collection of baseline data, local knowledge of sustainability challenges faced in the Parish and a SWOT analysis.
- 4.3. The Sustainability Framework was the subject of consultation at the Scoping Report stage. The sustainability Objectives and their corresponding indicators are set out below. Colour coding of the Objectives is provided to indicate which relate to environmental; social or economic.

Environmental Objective
Social Objective
Economic Objective

Objective 1- Countryside: To conserve and enhance the countryside areas of the Parish.

- Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development;
- Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.

Objective 2 - Ecology: To protect and enhance the biodiversity of the Parish.

- Condition of the parish's Site of Special Scientific Interest;
- Sussex Wildlife Trust records;
- Quality and condition of local watercourses;
- Extent of Ancient and Semi-Natural Woodland within the parish.

Environmental - Objective 3 - Heritage Assets: To protect and enhance the heritage assets of the Parish.

- Number and condition of Listed Buildings;
- Condition of Scheduled Ancient Monument;
- Number of heritage assets and their setting protect as part of development.

Environmental - Objective 4 - Water & Flooding: To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.

- Number of properties at risk of flooding within the parish, as defined by the Environment Agency Flood Maps;
- Number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds.

Environmental - Objective 5 - Climate Change: To Reduce The Parish's Impact On Climate Change And Prepare The Community And Environment For Its Impacts.

- Number of green energy developments and installations in the Parish;
- Number of development built to exceed standard building regulation requirements;
- Number of households within a 10 minute walk of a bus stop with a service of a frequency of 1 hour or more more during the working day.

Environmental - Objective 6: Transport: Improve highway safety.

- Police accident data;
- Number of highway safety schemes delivered within the Parish.

Social - Objective 7 - Housing: To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish.

- Number of new home completions;
- Number of affordable dwelling completions;
- Number registered on the Council's housing waiting list wishing to live within the parish

Social - Objective 8 - Crime: To Ensure Residents Live In A Safe Environment

- Overall crime rates;
- Number of domestic burglaries

Social - Objective 9 - Sustainable Transport Patters: To Increase Opportunities For Residents And Visitors To Travel By Sustainable And Non-Car Modes Of Transport

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossing, etc.;
- Level of bus service provision within the Parish;
- Number of households within a 10 minute walk (approximately 800m) of a bus stop with a frequency of more than 1 per hour during the working day.

Social - Objective 10 - Community Infrastructure: To Maintain And Enhance Community Infrastructure Provision Within The Parish.

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossing, etc.;
- Level of bus service provision within the Parish;
- Number of households within a 10 minute walk (approximately 800m) of a bus stop with a frequency of more than 1 per hour during the working day.

Economic - Objective 11 - Economy: To Maintain And Enhance Employment Opportunity And Provision Within The Parish.

- Levels of unemployment within the Parish;
- Total amount of employment floor space created in the Parish;
- Amount of employment floor space lost to other uses in the Parish;
- Amount of employment floor space in the Parish.

Economic - Objective 12 - Wealth: To ensure high and stable levels of employment and address disparities in employment opportunities in the parish so residents can benefit from economic growth.

- Indices of Multiple Deprivation;
- Percentage of residents who are economically active and employed;
- Percentage of residents who are unemployed

Economic - Objective 13 - Retail: To maintain and enhance retail facilities within the Parish

- Total amount of retail floor space created in the Parish;
- Amount of retail floor space lost to other uses in the Parish;
- Number of households within a 10 minute walk (approximately 800m) from retail facilities.

4.3. The consultation draft SNP sets out a number of strategic objectives. These are important as they state what the Plan is aiming to achieve through its overall strategy and accompanying policies. The strategic policies have been chosen in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system.

4.4. The following are the Strategic Objectives for the consultation draft SNP:

Strategic Objectives Of The SNP
1. To conserve and enhance the rural character of the Parish.
2. Maintain gaps between neighbouring towns and villages.
3. To reduce the impact of traffic and promote non-car modes of travel.

Strategic Objectives Of The SNP	
4. To ensure all sections of the community have access to key local services.	
5. To provide the opportunity for appropriate sized, affordable and sustainable housing.	
6. To encourage economic development and job creation and protect existing business sites.	

4.5. These have been assessed for compatibility with the 13 Sustainability Objectives, as detailed below:

		SNP Objectives					
		1	2	3	4	5	6
Sustainability Objectives	1	✓	✓	✓	x	x	x
	2	✓	✓	✓	0	x	x
	3	✓	✓	✓	0	x	x
	4	✓	✓	0	0	0	0
	5	0	0	✓	✓	0	0
	6	0	0	✓	0	0	0
	7	x	x	0	0	✓	0
	8	0	0	0	0	0	0
	9	0	0	✓	✓	0	0
	10	x	x	0	✓	0	0
	11	x	x	0	0	0	✓
	12	x	x	0	0	0	✓
	13	x	x	0	✓	0	✓

KEY	
✓	Compatible
x	Incompatible
0	No link/ Neutral

Figure 6: Assessment of compatibility with Sustainability Objectives

4.6. The table demonstrates that most of the Neighbourhood Plan Objectives and Sustainability Objectives are comparable or have a neutral impact. This indicates that the SNP is being prepared positively with the aim of solving some of the sustainability issues identified and that the Sustainability Objectives are appropriate to measure the extent to which it does.

- 4.7. The areas of incompatibility are generally where SNP objectives for housing are in conflict with the environmental sustainability; and conversely where the SNP objectives to preserve the rural character of the Parish conflict with social and environmental sustainability objectives. In such situations an appropriate balance must be struck between the need for growth and the benefits this brings, with the negative impact this may have on environmental objectives. Mitigation may be in the form of the location of development, the criteria within policies, or by other policies within the Plan.
- 4.8. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below. This confirms that most policies are either compatible or have a neutral impact. Where policies are not compatible, this is where the need for development is set against those that are focused on conserving and enhancing the environment. In such situations, the SA identifies the most suitable option, having regard to all of the Sustainability Objectives. In recommending the preferred policy option, weight is placed on the Sustainability Objectives most closely linked with the specific policy being appraised.

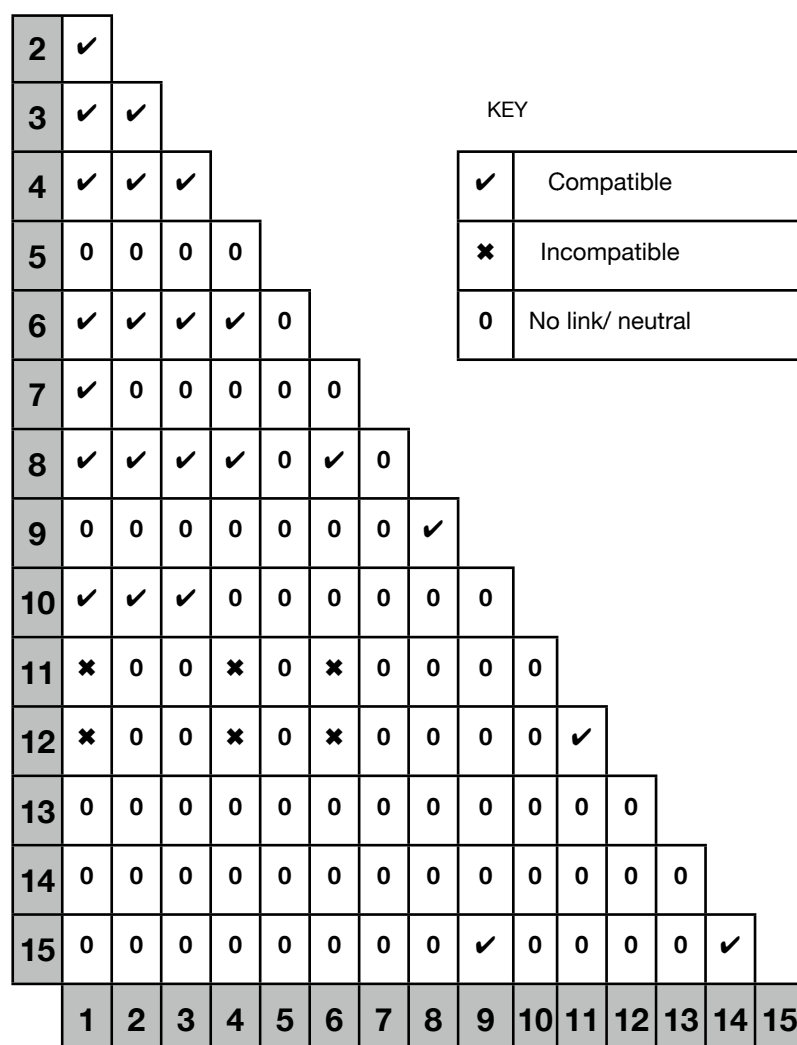


Figure 7: Comparative Assessment of Policies

5. APPRAISAL OF THE SNP POLICY OPTIONS AGAINST THE SUSTAINABILITY FRAMEWORK

- 5.1. In order to meet the Strategic Objectives of the SNP and address some of the challenges facing the Parish, a range of policy areas have been selected for inclusion within the Plan. These have been appraised to determine whether they have a positive or negative impact, using the Sustainability Framework.
- 5.2. In preparing the SNP, a range of policy areas have been considered and a range of options for each policy have been identified. These have been prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, the extensive baseline data for the Parish, and the overarching strategic objectives of the SNP.
- 5.3. All policy options have been appraised, to assess the impact on the 13 Sustainability Objectives set out in the Sustainability Framework. These appraisals are set out in the Tables attached at Appendix 1. The overall appraisal ensures that the policies selected and taken forward in the Consultation Draft SNP are the most sustainable, given all reasonable alternatives.
- 5.4. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of Objectives, overall the policies in Plan, taken as a whole, will have a significant positive impact on the sustainability of the Parish. Furthermore, the negative impacts have been positively mitigated, as far as reasonably possible, such as by the location of new housing development on sites that are most sustainably located relative to the siting of services and facilities, and on impact on the countryside and setting of the settlements. The Tables attached at Appendix 1, demonstrate the overall positive impact of the selected policy option on the social, economic and environmental objectives.
- 5.5. With respect to housing allocations, the SA has sought to test a range of options which could facilitate the delivery of new housing in the Parish. All options were assessed having regard to existing completions and commitment excluding the strategic allocation of 600 dwellings on land to the east of Pease Pottage. All options facilitated the delivery of new housing that is likely to have a negative impact on a number of Strategic Objectives.
- 5.6. The option to facilitate housing delivery in the Parish to meet its needs of 400 (which is made up of commitments & completions of 331 dwellings in the Parish and up to 65 units on allocated sites) based on the “policy off” figure is considered most favourable whilst it has greater impact on environmental objectives, it represents comparatively modest growth beyond existing completions and commitments and would most positively contribute to housing need.
- 5.7. In addition, all potential housing sites were tested against the Sustainability Framework (See Appendix 2). The assessment has highlighted that all sites will positively contribute to the delivery of housing. The majority would be likely to include some provision of affordable housing. It demonstrates sites that are close to existing services and facilities score more favourably against the objectives which seek to enhance non-car modes of travel.
- 5.8. The assessment shows the majority of sites have a negative impact on environmental Objectives. The extent of this varies dependent on the location of the site, in particular with reference to the High Weald AONB and Strategic Gap. These collectively result in a parish that is relatively constrained in environmental terms.
- 5.9. In order to seek to facilitate the delivery of housing need in the parish, it is considered inevitable there will be some harm, particularly against environmental Objectives. Undertaking the requisite balancing exercise, it is considered sites off St.Martins Close score more favourably and the potential to limit and mitigate the adverse impacts are greater.
- 5.10. Having assessed all reasonable alternative sites, the Parish Council elected to allocate St.Martins Close (east), and St.Martins Close (west) which the Assessment has demonstrated will overall, and on balance, positively meet the Sustainability Objectives of the Plan.

6. NEXT STEPS

- 6.1. This SA report will be consulted on alongside the consultation draft of the SNP and will follow a similar consultation procedure. This will be for a minimum period of 6 weeks.
- 6.2. This SA process is an iterative process. Further options and feedback arising from the consultation process will be considered and addressed through the SA process during the next stage of its production.
- 6.3. The information within this report has been taken into account in preparing the consultation draft SNP. This SA report and any subsequent changes will be taken into account in all subsequent stages of drafting the SNP.
- 6.4. Once adopted, the effects of implementing the SNP are to be monitored to assess any impacts, including unforeseen adverse impacts. This will need to allow for remediate action to take place. On this basis, each sustainability objective is accompanied by a range of practical indicators. These are to be used to assess the achievement of the policies against the 13 Sustainability Objectives.

APPENDIX 1

(POLICY OPTIONS APPRAISAL)

Policy I: Protecting the Area of Outstanding Natural Beauty													
Policy 1	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	✓✓	✓	✓	0	0	0	✗	0	0	0	0	0	0
B	✓	✓	✓	0	0	0	✗	0	0	0	0	0	0
Option A: To have a policy that seeks to protect and enhance the High Weald Area of Outstanding Natural Beauty (AONB).													
Option B: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option B would rely on amongst others, Policy C4 of the Local Plan, which seeks to conserve and enhance the natural beauty of the Sussex Downs and High Weald AONB. It seeks to resist development unless it can be demonstrated that it is necessary, essential and/or in the national interest. Option A would offer similar protection, but would in addition require regard to be paid to the High Weald AONB Management Plan. Option A also affords greater protection to land that contributes to the setting of the AONB. Option A therefore provides greater local protection over Option B.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 2: Protection of the Landscape													
Policy 2	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	✓✓	✓	✓	0	0	0	✗	0	0	0	0	0	0
B	✓	✓	✓	0	0	0	✗	0	0	0	0	0	0
Option A: To have a policy that seeks to protect the landscape of the Parish outside of the area designated as AONB.													
Option B: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Policy C4 of the Local Plan, seeks to conserve and enhance the natural beauty of the Sussex Downs and High Weald AONB. However, it does not seek to conserve and enhance land outside of those protected areas. Option A would result in clear sustainability benefits for landscape protection and would positively protect the landscape. Option B would not provide such local protection.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 3: Preventing Coalescence: Pease Pottage Gap													
Policy 3	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	✓	?	0	0	0	0	?	0	?	0	?	?	0
B	✓✓	✓	0	0	0	0	?	0	?	0	?	?	0
C	✗	?	0	0	0	0	✓	0	0	0	0	0	0
Option A: To have a policy that seeks to prevent coalescence between Pease Pottage and Crawley but does not define the extent of the Gap.													
Option b: To have a policy that seeks to prevent coalescence between Pease Pottage and Crawley by reference to a defined Gap.													
Option C: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Options A and B would both aim to prevent coalescence between the settlements. Option A would be a less targeted policy option. Without reference to a defined Gap, a policy would be less certain and targeted. Option B would result in sustainability benefits for countryside protection and would positively protect settlement identity in targeted and focussed areas. Option C would not provide the policy framework to positively deliver sustainable protection of settlement identity.													
Preferred Policy Option: B													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 1: Preserving Settlement Identity													
Aim 1	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	✓	✓✓	✓✓	0	0	0	✗✗	0	0	0	✗✗	✗✗	0
B	✗	✗✗	✗✗	0	0	0	✓	0	0	0	0	0	0
Option A: To have an aim which seeks to resist development where it results in the coalescence and loss of separate identity between the 4 main settlements.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A will positively seek to prevent the coalescence of and loss of separate identity of the 4 main settlements. Option B would not identify or offer protection from the coalescence of the settlements.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
✓✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
✗✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 4: Development outside of Built Up Area Boundaries													
Policy 4	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	✓✓	✓	0	0	0	0	??	0	?✓	??	??	??	0
B	✓	?✓	0	0	0	0	??	0	?✓	?✓	?✓	?✓	0
C	?✓	0	0	0	0	0	0	0	0	0	0	0	0
Option A: To have a policy that seeks to resist development outside the built up area boundary.													
Option B : To have a policy that seeks to resist development outside the built up area boundary subject to development being necessary for its countryside location.													
Option C: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Both Option A and B seeks to resist development outside the built up area boundary. However Option B allows for some flexibility facilitating proposals where they require a countryside location. meeting identified criteria. Option B provides a positive framework for supporting this type of development in the Parish. Option C would not provide such local clarity and would fail to achieve as many sustainability objectives.													
Preferred Policy Option: B													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
??	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 5: Sustainable Development Measures													
Policy 5	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	0	0	0	✓✓	0	0	0	0	0	0	0	0
B	0	0	0	0	✓	0	0	0	0	0	0	0	0
Option A: To have a policy that seeks to support development proposals which incorporate efficient and sustainable energy sources.													
Option B: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A seeks to specifically support proposals which will incorporate efficient and sustainable energy source. This would provide a positive framework for reducing impact on climate change. Option B would rely on a higher level policy which would lack focus or acknowledge this as a key policy of the Plan.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 6: Green Infrastructure													
Policy 6	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	✓	✓	0	✓	0	0	✗	0	✓	✓	0	0	0
B	?	?	0	?	0	0	0	0	?	?	0	0	0
Option A: To have a policy that seeks to conserve, maintain and enhance the existing green infrastructure network.													
Option B: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Both options would positively seek to protect green infrastructure. Option A offers a targeted approach and such would positively contribute to sustainability benefits. Option B would still afford protection but would be less targeted.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 7: Conservation Areas													
Policy 7	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	✓✓	0	✓✓	0	0	0	?✗	0	0	?✗	?✗	?✗	?✗
B	✓	0	✓	0	0	0	?✗	0	0	?✗	?✗	?✗	?✗
Option A: To have a policy that seeks to protect, enhance and conserve Conservation Areas within the Parish.													
Option B: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Both Options would aim to conserve and enhance the conservation areas within the Parish. Both would assist in protecting the cultural heritage of the historic environment. However Option A allows specific protection of local conservation areas while Option B would be less targeted.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 8: Open Space													
Policy 8	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	✓	0	0	0	0	0	0	0	✓	0	0	0
B	0	✓	0	0	0	0	?✖	0	0	✓	0	0	0
C	0	✓✓	0	0	0	0	?✖	0	0	✓✓	0	0	0
D	0	0	0	0	0	0	0	0	0	?✓	0	0	0
Option A: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local need.													
Option B: To have a policy that seeks to ensure open space is replaced.													
Option C: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local need and seeks to ensure open space is replaced and not lost.													
Option D: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Policy Options A and C would positively seek the provision of open space for the benefit of the Parish. This has clear social as well as potential environmental benefits. Option B would seek to ensure open space is replaced but would not facilitate net additional provision in the Parish. Option D provides little certainty of delivery. Option C facilitates both the provision of new public open space, whilst seeking to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.													
Preferred Policy Option: C													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
✖✖	significant negative impact on the sustainability objectives.												

Policy 9: Community Facilities													
Policy 9	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	0	0	0	0	0	0	0	0	0	✓	?✓	?✓	✓
B	0	0	0	0	0	0	0	0	0	✓	?✓	?✓	✓
C	0	0	0	0	0	0	0	0	0	✓✓	✓	✓	✓✓
D	0	0	0	0	0	0	0	0	0	?✓	0	0	?✓
Option A: To have a policy that seeks to resist the loss of community facilities.													
Option B: To have a policy to support the provision of enhanced or new community facilities.													
Option C: To have a policy which seeks to resist the loss of community facilities and supports enhanced or new community families.													
Option D: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would seek to resist the loss of community facilities within the Parish. This would assist in ensuring facilities are not lost but would not provide policy support for new facilities to come forward. Option B and C would positively plan for community facilities to meet sustainability objectives. Option D would not positively provide a sustainable framework for delivery. Option C facilitates both the provision of new community facilities, whilst seeking to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.													
Preferred Policy Option: C													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 2: Pease Pottage: Community Centre													
Aim 2	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	0	0	0	0	0	0	0	?✓	✓✓	?✓	?✓	?✓
B	0	0	0	0	0	0	0	0	✗	0	0	0	0
Option A: To have an aim which seeks to support the creation of village centre infrastructure at Pease Pottage.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would positively encourage the creation of village centre infrastructure at Pease Pottage. This would have a positive effect on the social objectives of the framework.													
Option B would not provide any benefits against the sustainability objectives.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 3: Community Infrastructure Levy													
Aim 3	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	0	0	0	0	?✓	✓✓	0	✓✓	✓✓	✓✓	0	0	0
B	0	0	0	0	0	?✓	0	?✓	?✓	?✓	0	0	0
Option A: To have an aim which seeks to facilitate financial support for improvements to reduce, vehicular traffic speeds and volume and improve accessibility by non-car modes of transport.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would positively support schemes to deliver highway improvements to reduce traffic speeds and volumes and improve accessibility by non-car modes of transport. This would have a positive impact on some sustainability objectives. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Housing Allocation- Number													
Housing Allocation- Number	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	??	??	??	0	?✓	??	?✓	0	?✓	0	0	0	?✓
B	×	×	??	0	?✓	??	✓	0	?✓	0	?✓	?✓	✓
C	×	×	??	0	?✓	??	✓✓	0	✓	0	?✓	?✓	✓
C	×	×	??	0	?✓	??	✓✓	0	✓	0	?✓	?✓	✓✓
Option A: To facilitate housing delivery in the Parish to meet its needs of 80 dwellings, based on zero growth but assuming a reduction in average household size by 7.6%.													
Option B: To facilitate housing delivery in the Parish to meet its need of 220 dwellings, based on the District Housing Economic Needs Assessment (HEDNA) update-November 2015.													
Option C: To facilitate housing delivery in the Parish to meet its need of 273 dwellings, based on a blend of demographic growth change rate and average household size.													
Option D: To facilitate housing delivery in the Parish to meet its need of 400 based on the "policy off" figure submitted by MSDC to the District Plan Examination, plus headroom allowance for upward trajectory.													
Appraisal: All options are assessed having regard to existing completions and commitments; but omitting the 600 dwellings and associated infrastructure on land to the east of Pease Potage, (on the basis this was allocated in the emerging District Plan to contribute to Crawley's unmet housing needs). All options facilitate the delivery of new housing at a level that is likely to have a negative impact on the strategic objectives that seek to conserve and protect the countryside, landscape, biodiversity and heritage assets. The extent of impact is broadly linked to the quantum of housing under each option; the greater the number of houses the greater the impact.													
Option A would be likely to have the least positive impact on social and economic objectives; in that it would not facilitate any population growth. This would minimise the positive impact of housing growth against need in the Parish. Conversely the higher growth options (Option C and D) would be more likely to positively impact the social and economic strategic objectives.													
Option D is considered most favourable whilst it has greater impact an environmental objectives, it represents comparatively modest growth beyond existing completions and commitments and would most positively contribute to housing need.													
Preferred Policy Option: D													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
??	possible negative or slight negative impact on the sustainability objectives.												
×	negative impact on the sustainability objective.												
×	significant negative impact on the sustainability objectives.												

Housing Allocations													
Housing Allocations	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	✖	?✓	✓	✓	✓	0	✓✓	0	✓	0	0	0	0
B	✖✖	?✖	?✖	0	0	0	✓	0	0	0	0	0	0
C	✖	?✓	?✓	?✓	?✓	0	✓✓	0	?✓	0	0	0	0
D	✖✖	?✖	?✖	0	0	0	✓	0	0	0	0	0	0
Option A: To have policies which allocate land at St.Martins Close (east and west) to facilitate delivery of a total circa 400* new homes over the plan period.													
Option B: To have a policy which supports the delivery of 400 new homes over the plan period but does not identify the Parish's preferred sites.													
Option C: To have a policy which set out criteria to facilitate the delivery of circa 400 new homes.													
Option D: To not have a policy and reply on the adopted Development Plan Document and the National Planning Policy Framework to facilitate development.													
Appraisal: Options A, B and C all seek to promote a policy that supports the delivery of circa 400 new homes over the plan period. Option D would provide no such policy and would not help to positively meet the strategic objectives in relation to housing need. Option A seeks to allocate sites to meet the identified residual need beyond that delivered through existing completions and commitments. The sites have been selected by reference to a sustainability appraisal and a range of candidate sites; thereby ensuring development comes forward on sites that best comply with the strategic objectives (Appendix 2). Option B would support the delivery of housing to meet the identified need but would not provide a framework or mechanism to ensure the most appropriate sites are identified. Similarly, whilst Option C provides a selection criteria it is less certain than Option A and how sites coming forward can be comparatively assessed. Both B and C options therefore result in greater uncertainty against the strategic objectives in comparison to Option A.													
Preferred Policy Option: A													
* circa 400 new homes is made up of commitments & completions of 331 dwellings in the Parish and up 65 units on allocated sites.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
✖✖	significant negative impact on the sustainability objectives.												

Policy 13: Residential Development within Settlement Boundaries													
Policy 13	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	✓✓	?✓	?✗	0	?✓	0	✓✓	0	✓✓	0	0	0	0
B	✓	0	0	0	0	0	✓	0	✓	0	0	0	0
Option A: To have a policy which seeks to support windfall development within the built up area boundary subject to criteria.													
Option B: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would positively facilitate windfall development within the identified built up area boundaries of the Parish and positively meet a number of sustainability objectives. This approach is likely to foster housing delivery whilst protecting the character of the Parish's built up area. Option B would not provide such targeted and would fail to achieve as many sustainability objectives.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Policy 14: Protection of Local Employment Land													
Policy 14	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	?	0	0	0	0	0	0	0	0	0	✓✓	✓✓	0
B	✓	0	0	0	?	0	?	0	0	?	✓✓	✓✓	0
C	0	0	0	0	0	0	0	0	0	0	✓	✓	0
Option A: To have a policy that seeks to resist the loss of any land currently in business or other employment use.													
Option B: To have a policy that seeks to resist the loss of any land currently in business or other employment use unless it can be demonstrated that business use is no longer viable and the site has been marketed for business use for at least 6 months with no interest being shown.													
Option C: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Both Option A and B would provide a positive framework for seeking to resist the loss of businesses within the Parish. Option B would provide more pragmatic flexibility enabling alternatives re-uses to come forward where businesses are demonstrably no longer viable. certainty as to how to demonstrate the business is no longer viable. Option B would therefore score more favourably against the sustainability objectives. Option C would rely on higher level policy which would lack a local focus and would therefore not score as highly against the sustainability objectives.													
Preferred Policy Option: B													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?	possible negative or slight negative impact on the sustainability objectives.												
x	negative impact on the sustainability objective.												
xx	significant negative impact on the sustainability objectives.												

Policy 15: Protection of Handcross High Street													
Policy 15	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	0	0	0	0	0	0	0	✓	✓✓	✓✓	✓✓	✓✓
B	0	0	0	0	0	0	0	0	?✓	✓	✓	✓	✓
C	0	0	0	0	0	0	0	0	0	?✓	?✓	?✓	?✓
Option A: To have a policy that seeks to support and protect commercial/retail uses on Handcross High Street and to resist changes of uses from A1/A4 uses.													
Option B: To have a policy that seeks to support and protect existing uses on Handcross High Street.													
Option C: To not have a policy and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Both Option A and B would provide a positive framework for providing commercial/retails uses in Handcross High Street. However Option A would provide more benefit against the sustainability objectives as it specifically seeks to resist changes of use from A1 to A4 uses. Option C would rely on higher level policy which would lack a local focus and would therefore not score as highly against the sustainability objectives.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 6: Handcross Village Centre													
Aim 4	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Address Disparities	Objective 13: Maintain/Enhance retail facilities
A	0	0	0	0	0	✓✓	0	0	✓✓	✓	0	0	✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0
Option A: To have an aim which supports proposals to manage traffic, improve the pedestrian environment and facilitate additional parking in Handcross.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would positively contribute to the objectives of the Framework. Option B would provide no such support and would therefore not positively contribute to this objective.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 5: Quiet Lanes													
Aim 5	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	✓	0	0	0	0	✓✓	0	0	✓✓	0	?✗	?✗	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0
Option A: To have an aim that supports the identification and protection of Quiet Lanes by West Sussex County Council.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A provides support for quiet lanes so that they are not adversely dominated by vehicular traffic to the detriment of other highway users, such as pedestrians, cyclists and horse riders. This positively contributes to the objective of improving highway safety. Option B would provide no such support and would therefore not positively contribute to this objective.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 6: Handcross: Parking and Improvements to the Pedestrian Environment													
Aim 6	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	0	0	0	0	✓✓	0	0	✓✓	✓	0	0	✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0
Option A: To have an aim which supports proposals to manage traffic, improve the pedestrian environment and facilitate additional parking in Handcross.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would positively contribute to the objectives of the Framework. Option B would provide no such support and would therefore not positively contribute to this objective.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 7: Traffic Management and Access													
Aim 7	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	0	0	0	?	✓✓	0	0	✓✓	✓	0	0	?✓
B	0	0	0	0	0	0	0	0	0	0	0	0	?✓
Option A: To have an aim which supports proposals to improve and/or introduce traffic management measures, provide safe vehicular and pedestrian access and improve access and link to community facilities													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would positively contribute to the objectives of the Framework. Option B would provide no such support and would therefore not positively contribute to this objective.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

Aim 8: Parking													
Aim 7	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
A	0	0	0	0	0	✓	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0
Option A: To have an aim which supports proposals to provide parking in line with West Sussex County Council parking standards.													
Option B: To not have an aim and rely on National Planning Policy Framework and policies of the adopted Development Plan Document.													
Appraisal: Option A would seek to ensure development is adequately served by on-site parking, therefore mitigating the potential detrimental effects on the wider area from overspill parking off site. This would positively contribute to the objectives of the Framework. Option B would provide no such support and would therefore not positively contribute to this objective.													
Preferred Policy Option: A													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
✓✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
✗✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

APPENDIX 2

(HOUSING SITES OPTIONS APPRAISAL)

[illegible]

LAND NORTH OF PEASE POTTAGE, WEST OF OLD BRIGHTON ROAD													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL02	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
The site is currently open grassland and is gently undulating reflecting its former use a former golf course. It is bound by tree lines on the north, west, south and east. A Priority Habitat lies to the north. Ancient and Semi Natural Woodland lies to the east. The site lies within the High Weald Area of Outstanding Beauty (AONB). The site lies within the defined Strategic Gap between Crawley and Pease Pottage.													
The site is not in close proximity to any designated heritage assets. There is no designated Conservation Area in Pease Pottage.													
The site falls within Flood Zone 1.													
Vehicular access would be achieved off Horsham Road via third party land. Existing hedgerow would need to be removed to facilitate visibility plays and safe access. Alternatively the site could be accessed via Old Brighton Road north.													
The site is in close proximity to the services and facilities at Pease Pottage Services.													
Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Residential units could be located on the southern part of the site. To mitigate the removal of existing hedgerow to facilitate visibility plays additional planting and landscaping could be provided. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
Given the constraints of the site it is envisaged the developable area of the site is 5 hectares. It is envisaged the site would developed at a low density and could therefore deliver 100 residential units.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND NORTH OF THE GOLF HOUSE, HORSHAM ROAD, PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
SL03	XX	X	0	0	X	0	✓✓	0	X	✓	0	0	?✓
The site is currently woodland and is designated as Priority Habitat. Parts of the site are also covered by Ancient and Semi Natural Woodland. This site is gently undulating. It's boundary is also defined by woodland. The site lies within the High Weald Area of Outstanding Beauty (AONB). The site lies within the defined Strategic Gap between Crawley and Pease Pottage.													
There are no Listed Buildings within close proximity to the site. There is no designated Conservation Area in Pease Pottage.													
The site falls within Flood Zone 1.													
The site would be accessed off Horsham Road via third party land. Existing hedgerow would need to be removed on Horsham Road to facilitate visibility splays and safe access.													
The site is in close proximity to the services and facilities at Pease Pottage Services.													
Mitigation measures in conjunction with development could include the retention of existing trees and hedgerows. Residential units could be provided on the southern part of the site to facilitate the retention of existing trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
Given the extensive presence of Ancient and Semi Natural Woodland, it is considered only 25% of the site is developable. It is envisaged 1.5 hectares is development at a lower density and could therefore deliver 30 residential units.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND AT THE GOLF HOUSE, HORSHAM ROAD, PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
SL04													
Planning Committee has resolved to approve demolition of existing buildings and outline planning permission for redevelopment of site to provide 25no. new dwellings with associated access. Decision Notice has not yet been issued.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

LAND AT HARDRIDING FARM, BRIGHTON ROAD, PEASE POTPAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/Enhance retail facilities
SL05													
Planning permission granted on 28 November 2016 for phased development of approximately 600 dwellings (Use Class C3), (including affordable housing), 48 bed care facility (Use Class C2), Community building (Use Class D1), cafe (Use Class A3) and retail (Use Class A1), up to 1 form-entry primary school (Use Class D1), hard/soft landscaping including a noise bund/fence, infrastructure provision, creation of accesses and car parking. The application includes demolition of 2 dwelling houses, ancillary agricultural buildings, removal of waste facility and stopping up existing vehicular access (post construction). (additional information submitted 7th March 2016) AMENDMENT: "Additional information received - Environment Statement Volume 1 - Main Statement Addendum."(DM/15/4711).													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?	possible negative or slight negative impact on the sustainability objectives.												
x	negative impact on the sustainability objective.												
x	significant negative impact on the sustainability objectives												

LAND TO WEST OF 63 HORSHAM ROAD, PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL06	XX	XX	0	0	✖	0	✓	0	✖	0	0	0	?✓
The site is currently woodland and is designated as Ancient and Semi Natural Woodland. The site is also designated as a Priority Habitat. Dense hedgerow and shaws border the site along Horsham Road which bounds the site to the north. Woodland bound the site to the south, east and west. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
There are no Listed Buildings within close proximity of the site. There is no designated Conservation Area in Pease Pottage.													
The site falls within Flood Zone 1.													
The site would be accessed off Horsham Road. Existing hedgerow would need to be removed on Horsham Road to facilitate visibility plays and safe access.													
The site is in close proximity to the services and facilities at Pease Pottage Services.													
Given the extent of the Ancient and Semi Natural Woodland on site it is not considered there is any capacity on site to accommodate residential development. It is also not considered possible to mitigate development of the site.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND AT FINCHES FIELD, SOUTH OF PEASE POTTAGE													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL07	✖	?✖	0	0	✖	0	✓✓	0	✖	✖	0	0	?✓
This site is currently playing fields. It is delineated by fences and hedges/trees to the north, south and west. Priority Habitat lies along the southern boundary. Ancient and Semi Natural woodland also lie along the southern and part of the western boundary of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
There are no Listed Buildings within close proximity of the site. There is no designated Conservation Area in Pease Pottage.													
The site is within Flood Zone 1.													
The site would be accessed off Old Brighton Road. In order to access the site, access would need to cross the existing playing fields.													
The site is in close proximity to the services and facilities at Pease Pottage Services.													
Mitigation measures in conjunction with development could include the retention of existing trees and hedges. Residential development could be located on the northern and eastern boundary of the site to relate to existing residential units. An enhanced landscape buffer could be provided on the southern and south western boundary to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
It is envisaged 45 dwellings at medium density could be provided on site.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
✖✖	significant negative impact on the sustainability objectives.												

LAND SOUTH OF PEASE POTTAGE, WEST OF OLD BRIGHTON ROAD													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non- Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL08	XX	X	0	0	X	0	✓✓	0	X	✓✓	0	0	✓
This site is primarily agricultural land and is designated as Priority Habitat. It is bound by woodland to the north west and residential dwellings to the north east. Old Brighton Road bounds the site on the eastern site. Open countryside/agricultural land bounds the site on the west and to the south. Ancient and Semi Natural Woodland lies on the northwestern boundary of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
There are no Listed Buildings within close proximity of the site. There is no designated Conservation Area in Pease Pottage.													
The site is within Flood Zone 1.													
The site would be accessed off Old Brighton Road (south).													
The site is in reasonably proximity to the services and facilities of Pease Pottage Services.													
Mitigation measures in conjunction with development could include the retention of existing trees and hedges. A landscape buffer could be provided on the western side of the site to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. Access improvements could be provided off Old Brighton Road. Residential units could be provided on the eastern side of the site. Improvements could also be provided to public transport links and the pedestrian environment.													
It is considered that only part of the site could be developed at a low density and could therefore deliver circa 500 residential units.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
✓X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND WEST OF TRUGGERS, HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL09	XX	X	?X	0	?✓	0	✓✓	0	✓	✓✓	0	0	✓
The site is currently open grassland and is steeply sloping. The north and north-western boundaries are defined by woodland, the eastern boundary by the A23; the south-eastern boundary by rear garden properties in Truggers; the southern boundary by hedging and the western boundary is undefined. Priority Habitat is to the north of the site. Ancient and Semi Natural Woodland also lies to the north. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
The Royal Oak Public House lies immediately to the south of the site and is a Grade II Listed Building. The site lies outside and to the south west of the Handcross Conservation Area.													
The site lies within Flood Zone 1.													
Access to the site would be achievable from Horsham Road, to the west of existing dwellings. This would likely to necessitate the removal and realignment of a section of existing hedgerow to achieve requisite viability plays.													
The site is in close proximity to facilities and services in Handcross.													
Mitigation measures in conjunction with development could include the retention of existing trees and hedges. Residential units could be provided on the southern part of the site in order to relate to existing residential units on the southern boundary. A landscape buffer could be provided on the western side of the site to act as a buffer to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
It is estimated circa 4 hectares of the site is developable at low density and could therefore deliver circa 80 residential units.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												

LAND SOUTH OF THREE FOLD, HORSHAM ROAD, HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL11	✖	?✖	0	0	?✓	?✖	✓	0	✓	0	0	0	?✓
The site is currently open grassland and is primarily defined by woodland and hedging. There are no arboricultural or biodiversity designations on the site. It is surrounded by allotments to the north and east of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
There are no listed buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.													
The site lies within Flood Zone 1.													
There is no current means of vehicular access to the site. Given the layout of housing to the north and allotment to the east, it is likely access would need to be from the south via Park Road, a PROW. This would be likely to have a harmful effect on the character of the site and its setting.													
The site is in close proximity to the services and facilities in Handcross.													
Mitigation measures in conjunction with development could include the retention of woodland and hedging on the boundaries of the site. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
It is considered approximately half of the site could be developed at a low density and could therefore deliver circa 6 dwellings.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
✖✖	significant negative impact on the sustainability objectives.												

LAND AT ST.MARTIN CLOSE (EAST), HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL12	✖✖	✖✖	0	0	?✓	0	✓✓	0	✓	0	0	0	?✓
The site currently comprises grassland/scrubland. The western and southern boundaries are delineated by trees/hedging whilst the north and east are open to the adjoining residential development in St.Martin's close. There are no biodiversity or arboricultural designations on the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
There are no Listed Buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.													
The site in Flood Zone 1.													
The site would be accessed via St.Martin's Close or off Coos Lane if developed in conjunction with St.Martin's Close (West).													
The site is in reasonable proximity to services and facilities in Handcross.													
Mitigation measures in conjunction with development could include the retention of the tree belt that runs along the western boundary of the site. A landscape buffer could also be provided to reinforce the boundary to the countryside. Residential dwellings to be provided on the eastern boundary to relate to existing residential units. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
It is considered the site could be developed at a medium density and could therefore deliver circa 30 dwellings.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
✖✖	significant negative impact on the sustainability objectives.												

LAND AT ST MARTIN CLOSE (WEST), HANDCROSS													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL13	✗	✗	0	0	?✓	0	✓✓	0	✓	0	0	0	?✓
The site is currently agricultural grassland with all boundaries defined by mature trees/hedging. There are no biodiversity designations on the site. There are no arboricultural designations on the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)													
There are no Listed Buildings within close proximity of the site. The site lies outside and to the south west of the Handcross Conservation Area.													
The site lies within Flood Zone 1.													
Existing dense hedgerows and shows on Coos Lane would need to be removed to facilitate access.													
The site is in reasonable proximity to services and facilitates in Handcross.													
Mitigation measures in conjunction with development could include the retention of existing trees and hedges on the western boundary of the site. Residential development to be provided on the eastern side of the site. Landscape buffer to be provided on the south western part of the site to act as a boundary to the countryside. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
It is considered the site could be developed at a medium density and could therefore deliver circa 35 dwellings.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

LAND AT SLAUGHAM MANOR, SLAUGHAM													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL14													
Planning permission granted on 21 December 2016 for hybrid application consisting of demolition of 6 buildings and outline application (access, landscaping, layout, and scale) for construction of 15 new dwellings, and full application for the conversion and extension of the retained Manor House into 9 flats and change of use and extension of Ryders into a single dwelling (DM/16/2531).													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?✗	possible negative or slight negative impact on the sustainability objectives.												
✗	negative impact on the sustainability objective.												
✗✗	significant negative impact on the sustainability objectives.												

LAND AT SLAUGHAM GARDEN NURSERY, SLAUGHAM													
Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Modes of Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Address Disparities	Objective 13: Maintain/ Enhance retail facilities
SL15	XX	X	0	0	X	0	✓	0	X	0	0	0	0
The site is a vacant nursery site. It is bound to the east, west and north by dense woodland. Part of the site is designated as Priority Habitat and part is designated as Ancient and Semi Natural Woodland. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).													
There are a number of Listed Buildings to the east of the site. The Parish of St Mary Church. is a Grade II Listed Building and lies south of the site. The site lies outside the Slaugham Conservation Area which lies to the east of the site.													
The site lies within Flood Zone 1.													
There is existing vehicular access onto/off Staplefield Road.													
The site is some distance from services and facilities in Handcross. A Public House (The Chequers) is within close proximity (330m).													
Mitigation measures could include the retention of existing trees and hedges on the west, west and northern boundaries. A landscape buffer could be provided to protect the Ancient and Semi Natural Woodland which are on site. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.													
It is considered the site could be developed at a low density and could therefore deliver 9 dwellings.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
?X	possible negative or slight negative impact on the sustainability objectives.												
X	negative impact on the sustainability objective.												
XX	significant negative impact on the sustainability objectives.												