

# SA of the Horsham District Local Plan (Regulation 19) July 2021

Chapter 6  
Appraisal of small site options

SA of the Horsham District Local Plan (Regulation 19)  
July 2021

SA objectives	1. Housing	2. Access to services and facilities	3. Inclusive communities	4. Crime	5. Health	6. Biodiversity and geodiversity	7. Landscapes and townscapes	8. Historic environment	9. Efficient land use	10. Natural resources	11. Water resources	12. Flooding	13. Transport	14. Air Quality	15. Climate change	16. Economic growth	17. Access to employment opportunities
Storrington																	
SA361/SA732 (residential use – 70 dwellings)	++	++?	0	0?	++	--?	--?	--?	--?	--?	0	=	+	=	+	0	+
SA384 (residential use – 75 dwellings)	++	++?	0	0?	++	--?	--?	--?	=	--?	0	=	+	=	+	0	+



SA objectives	1- Housing	2- Access to services and facilities	3- Inclusive communities	4- Crime	5- Health	6- Biodiversity and geodiversity	7- Landscapes and townscapes	8- Historic environment	9- Efficient land use	10- Mineral resources	11- Water resources	12- Flooding	13- Transport	14- Air Quality	15- Climate change	16- Economic growth	17- Access to employment opportunities
Storrington																	
<a href="#">SA364/SA732 (residential use - 70 dwellings)*</a>	+	+	0	0	+	-	-	-	-	-	0	-	+	-	+	0	+
<a href="#">SA384 (residential use - 75 dwellings)*</a>	+	+	0	0	+	-	-	-	-	-	0	-	+	-	+	0	+

**6.18** In relation to **SA objective 14: air quality**, the potential for increased travel by private vehicle is likely to impact air quality in the District as development is provided over the plan period. This is particularly likely to be case where existing air pollution issues have been identified.

**6.19** Of the ~~974~~ small site options, ~~11 a relatively small number sites, of which six are allocated~~, are either within or directly connected via a road to an Air Quality Management Area (AQMA). These sites are located at or in close proximity to Horsham town (~~SA568~~, SA568a and SA568b), Storrington (SA384, SA~~361~~/SA732 and SA639), Southwater (SA644/SA645) and Cowfold (SA076/SA083, SA366, SA609, SA610/SA611 and GA017). ~~Of these sites SA076/SA083, SA384, SA361/SA732, SA568b, SA609 and SA610/SA611 are allocated for residential use.~~

**6.20** Development at these sites has the potential to intensify existing air quality issues within the AQMAs at Hazelwick in Crawley, as well as those at Storrington and Cowfold. Therefore, a significant negative effect is expected for these sites in relation to SA objective 14. The ~~remaining 863~~ majority of sites (~~of which 46 are allocated~~) are not located within, or directly connected to an AQMA. A negligible effect is therefore expected for these sites in relation to this SA objective.

### Policy HA20: Storrington Village Housing Allocations

[8.5388.524](#) Policy HA20 allocates the following sites:

- STO1: Land to the north of Melton Drive, 4.7 hectares and Land South of Northlands Lane, 6 hectares (70 homes) (appraised as site option SA361/SA732 through the SA)
- STO2: Land at Rock Road [Thakeham parish], 3.66 hectares (75 homes) (appraised as site option SA384 through the SA)

Table 8.238.29 Summary of SA findings for Storrington Village housing allocation policy

SA objective/ objective	SAs SA501/ SA722	SAs considering mitigation in Policy HA20 / ST01	SAs SA334	SAs considering mitigation in Policy HA20 / ST01
SA1: Housing SA objective 1: Housing	++	++	++	++
SA2: Access to services and facilities SA objective 2: Access to services and facilities	++?	++?	++?	++?
SA3: Inclusive Communities SA objective 3: Inclusive communities	0	0	0	0
SA4: Crime SA objective 4: Crime	0?	0?	0?	0?
SA5: Health and wellbeing SA objective 5: Health	++	++	++	++
SA6: Biodiversity and geodiversity SA objective 6: Biodiversity and geodiversity	-?	-?	-?	-?
SA7: Landscape SA objective 7: Landscapes and townscapes	-?	++/++?	-?	++/++?
SA8: Historic environment SA objective 8: Historic environment	-?	++/++?	-?	+/-?
SA9: Efficient land use SA objective 9: Efficient land use	-?	-?	-	-
SA10: Natural resources SA objective 10: Natural resources	-?	-?	-?	-?
SA11: Water resources SA objective 11: Water resources	0	0	0	0
SA12: Flooding SA objective 12: Flooding	-	-	-	-
SA13: Transport SA objective 13: Transport	+	+	+	+
SA14: Air quality SA objective 14: Air quality	-	++/++	-	++/++
SA15: Climate change SA objective 15: Climate change	+	+	+	+
SA16: Economic growth SA objective 16: Economic growth	0	0	0	0
SA17: Access to employment opportunities SA objective 17: Access to employment opportunities	+	+	+	+

8.5398.525 Policy HA20 allocates sites ST01 and ST02 to the north of Storrington for a total of at least 145 homes. The majority of the effects identified during the policy off appraisal are expected to continue to apply. However, increased

positive effects are expected in relation to some of the SA objectives.

8.5408.526 The policy requires development at both sites to have no adverse impact on the Arun Valley SPA / Ramsar site

Chapter 9  
Cumulative Effects

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<a href="#">SA objectives</a>	<a href="#">SA1: Housing</a>	<a href="#">SA2: Access to services</a>	<a href="#">SA3: Inclusive communities</a>	<a href="#">SA4: Crime</a>	<a href="#">SA5: Health and wellbeing</a>	<a href="#">SA6: Biodiversity and geodiversity</a>	<a href="#">SA7: Landscape</a>	<a href="#">SA8: Historic environment</a>	<a href="#">SA9: Efficient land use</a>	<a href="#">SA10: Natural resources</a>	<a href="#">SA11: Water resources</a>	<a href="#">SA12: Flooding</a>	<a href="#">SA13: Transport</a>	<a href="#">SA14: Air quality</a>	<a href="#">SA15: Climate change</a>	<a href="#">SA16: Economic growth</a>	<a href="#">SA17: Access to employment</a>
<a href="#">Policies</a>																	
<a href="#">Strategic Policy HA20: Storrington Village (Site STD1 – originally appraised as SA381/SA732)</a>	++	++?	0	0?	++	+-	+-*?	+-*?	+-	+-	0	::	1+	1+	1+	0	1+
<a href="#">Strategic Policy HA20: Storrington Village (Site STD2 – originally appraised as SA384)</a>	++	++?	0	0?	++	+-	+-*?	+-*?	::	+-	0	::	1+	1+	1+	0	1+

Chapter 9  
Cumulative Effects

SA of the Horsham District Local Plan (Regulation 19)  
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SA objective	SA1: Housing	SA2: Access to services and facilities	SA3: Inclusive communities	SA4: Crime	SA5: Health and wellbeing	SA6: Biodiversity and greenways	SA7: Landscape	SA8: Historic environment	SA9: Electricity and gas	SA10: Natural resources	SA11: Water resources	SA12: Flooding	SA13: Travel	SA14: Air Pollution	SA15: Climate change	SA16: Economic growth	SA17: Access to employment opportunities
Strategic Policy HA20: Storrington Village (Site ST01 – originally appraised as SA361 (SA732))	++	++2	0	02	++	-2	-1/2	-1/2	-2	-2	0	-	+	-1/2	+	0	+
Strategic Policy HA20: Storrington Village (Site ST02 – originally appraised as SA384)	++	++2	0	02	++	-2	-1/2	++2	-	-2	0	-	+	-1/2	+	0	+

## SA of the Horsham District Local Plan (Regulation 19) July 2021 – Appendices

Appendix E  
SA matrices for the small site options

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### Storrington

SA Objective	SA361/SA732 (residential use)	SA639 (residential use)	SA384 (residential use)	Justification
SA objective 1: Housing	++	++	++	All the sites have the capacity for more than 10 dwellings and therefore a significant positive effect is expected in relation to this SA objective
SA objective 2: Access to services and facilities	++?	++?	++?	All the sites are located within 720m of the built-up area of Storrington (a Small Town/Larger Village) and therefore a significant positive effect is expected.  Sites SA639 and SA384 are located within 450m of a primary school and site SA361/SA732 is also located within 1km of a secondary school. As such, an uncertain minor positive effect is expected for the sites in relation to this aspect of the SA objective. The effect is uncertain as the capacity for schools to accept new pupils is currently unknown. It should be noted that area SA361 of site SA361/SA732 is not located within 450m of a primary school or within 1km of a secondary school.  Overall, an uncertain significant positive effect is expected for sites SA361/SA732, SA384 and SA639.
SA objective 3: Inclusive communities	0	0	0	All sites are located on greenfield land and are not within an IMD 40% most deprived area. Therefore, there is little potential for development to result in local regeneration or to address issues of social deprivation where they are most likely to be prevalent. As such, a negligible effect is expected for these sites.
SA objective 4: Crime	0?	0?	0?	The potential for the sites to minimise the incidences of and fear of crime is likely to be contingent upon detailed development design, a consideration which is not known at this stage. As such, an uncertain negligible effect is expected for the sites in relation to this SA objective.
SA objective 5: Health	++	++	++	Sites SA361/SA732, SA639, and SA384 are located within 720m of a healthcare facility and an area of open space or sports facility. Therefore, a significant positive effect is expected in relation to this SA objective. It should be noted that area SA361 which forms part of site SA361/SA732 is located within 720m of an area of open space or sports facility but is not within 720m of a healthcare facility.
SA objective 6: Biodiversity and geodiversity	-?	-?	-?	All the sites are located within a SSSI IRZ that identifies residential planning applications as a potential risk. Therefore, a significant negative effect is expected in relation to this SA objective.



Appendix E  
SA matrices for the small site options

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SA Objective	SA361/SA732 (residential use)	SA639 (residential use)	SA384 (residential use)	Justification
				The effect is uncertain as appropriate mitigation may avoid adverse effects and has the potential to result in enhancements.
SA objective 7: Landscapes and townscapes	-?	-?	-?	<p>Although site SA361/SA732 is partly located within the built-up area of Storrington, the majority of this site lies within an area that has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected. Site SA639 also lies within an area that has been identified as having no/low landscape capacity for medium scale housing development and therefore a significant negative effect is expected.</p> <p>The area in which site SA384 is located has been identified as having low-moderate landscape capacity for medium scale housing development and therefore a significant negative effect is expected in relation to this SA objective.</p> <p>In all cases, the effect is uncertain as the effects of development on the character and quality of the landscape will depend in part on design, which is not yet known.</p>
SA objective 8: Historic environment	-?	-?	-?	<p>The Council's heritage assessment work for site SA361/SA732 concluded that the development of the site would result in significant effects in relation to Grade II* Listed Building West <u>Wantley</u> Farmhouse and Grade II Listed Building East <u>Wantley</u>. Overall a significant negative effect is expected in relation to this SA objective for site SA361/SA732.</p> <p>The Council's heritage assessment work for site SA639 concluded that the development of the site is unlikely to have effects in relation to any designated heritage assets. This work, however, suggested that the proximity of the site to historic house of <u>Fyvern</u> (demolished) and its partially surviving gardens could result in impacts on its setting. The site has also been the subject of a desk based archaeological assessment, record number EWS1678. Overall a minor negative effect is expected in relation to this SA objective for site SA639.</p> <p>The Council's heritage assessment work for site SA384 concluded that the development of the site has the potential to result in harm to the significance of Grade II Listed Building Penfold. The assessment, however, concluded that the magnitude of the effects are expected to be low and overall the impacts are only potentially significant. Overall a minor negative effect is expected in relation to this SA objective for site SA384.</p> <p>In all cases, the effect is uncertain at this stage as it is dependent upon the exact scale, layout and design of the new development.</p>

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SA matrices for the small site options

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SA Objective	SA361/SA732 (residential use)	SA639 (residential use)	SA384 (residential use)	Justification
SA objective 9: Efficient land use	--?	--?	-	Sites SA361/SA732 and SA639 are located on greenfield land which is mostly classed as Grade 3 agricultural quality. However, it is not known if this land is Grade 3a or 3b land. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. It should be noted that area SA732 which forms part of site SA361/SA732 contains a large area of Grade 4 agricultural land.  Site SA384 is located on greenfield land which is classed as Grade 4 agricultural quality. Therefore, a minor negative effect is expected in relation to this SA objective.
SA objective 10: Mineral resources	--?	--?	--?	All the sites are located within mineral safeguarding areas and therefore there is potential for development to result in the sterilisation of or loss of access to mineral resources. As such, a significant negative effect is expected for these sites in relation to this SA objective. The effect is uncertain as there may be potential to extract mineral resources prior to development or for development to be delivered in a manner which allows for access to mineral resources to be preserved.
SA objective 11: Water resources	0	0	0	None of the sites are located within a Source Protection Zone and therefore a negligible effect is expected.
SA objective 12: Flooding	-	-	-	All the sites are located entirely or mainly within flood zone 1. However, they are all on greenfield land. Therefore, a minor negative effect is expected.
SA objective 13: Transport	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.
SA objective 14: Air quality	-	-	-	All the sites are directly connected via a road to the Horsham AQMA No1 which covers parts of West Street, High Street, and School Hill and Manley's Hill in Storrington. Therefore, a significant negative effect is expected in relation to this SA objective.
SA objective 15: Climate change	+	+	+	All the sites are more than 1.8km from a railway station but are within 450m of a bus stop. Therefore, a minor positive effect is expected in relation to this SA objective.

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SA matrices for the small site options

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SA Objective	SA398/SA732 (residential use)	SA639 (residential use)	SA394 (residential use)	Justification
SA objective 16: Economic growth	0	0	0	All the sites will deliver residential uses as part of development. The specific location of residential sites within the <a href="#">District</a> will not directly influence sustainable economic growth. Therefore, a negligible effect is expected in relation to this SA objective.
SA objective 17: Access to employment opportunities	+	+	+	All the sites are being considered for residential use only. All sites are located within 1.8km from a Key Employment Area but are not within 720m of Horsham town. Therefore, a minor positive effect is expected in relation to this SA objective.



Policy	Age	Disability	Gender reassignment	Marriage and civil partnership	Pregnancy and maternity	Race	Religion or belief	Sex	Sexual orientation
<p>pregnancy or maternity and faith groups. The policy also requires the delivery of a range of housing types and tenures to meet the needs of young families, older people and Gypsies and Travellers. As such, the allocation of these sites may result in additional benefits in relation to <b>age, pregnancy and maternity, race and religion or belief.</b></p> <p><b>** It is expected that the development of all new homes in the District would be in line with Policy 15 (Meeting Local Housing Needs), Policy 16 (Affordable Housing) and Policy 17 (Improving Housing Standards in the District) which will help to ensure that housing meets the needs of younger and older people as well as the needs of people with disabilities. These policies will also support the delivery of a more affordable housing stock in the plan area which may be of particular benefit for younger people wishing to gain a foothold on the housing ladder. As such, the allocation of these sites may result in additional benefits in relation to <b>age and disability.</b></b></p>									
Small sites options**	+	+	0	0	+/-	+	+/-	0	0
<p><b>In total 94</b> <del>The small</del> <del>small</del> sites tested through the SA as part of the Regulation 18 Local Plan consultation and the subsequent work for the Regulation 19 consultation were considered to which could provide residential, employment or Gypsy and Traveller accommodation <del>were tested as part of the Regulation 18 Local Plan consultation and the subsequent work for the Regulation 19 consultation.</del> <del>41-35</del> residential-led, <del>five-four</del> employment and six freestanding Gypsy and Traveller sites have now been allocated through the Regulation 19 Local Plan (see Policies <del>HA7-HA6</del> to HA23, Policy 6 and Policy 20).</p> <p>It is not expected that the sites considered for employment use would have a direct impact in relation to any of the protected characteristics.</p> <p>However, where sites are considered for allocation for mixed use which includes new homes or residential use only, proximity to community services and facilities <del>have</del> <del>has</del> been considered in relation to the protected characteristics of pregnancy and maternity and religion or belief. Premises such as community halls for example might be used for meetings, classes and activities, thereby providing support and reducing isolation for parents. Community facilities may also include places of worship which would be of benefit for residents in terms of support for religion or belief. Those sites which are located within or at settlement edge of the Main Town (Horsham town) or Small Towns and Larger Villages (Billingshurst, Bramber, Broadbridge Heath, Henfield, Pulborough and Codmore Hill, Southwater, Steyning, Storrington and Sullington and Upper Beeding) of the District provide access to good range of services and facilities. As such a positive effect has been identified for the following site options (sites that are allocated are indicated with the site allocation reference in brackets):</p> <p>SA005; SA011 (proposed for <del>allocated</del> allocation as site HNF1); SA065 (proposed for <del>allocation allocated</del> as site HF2); SA074 (proposed for <del>allocation allocated</del> as site HOR1); SA112 (proposed for <del>allocation allocated</del> as site PLB1); SA274; SA317 (proposed for <del>allocation allocated</del> as site HF5); SA320; SA361/SA732 (proposed for <del>allocation allocated</del> as site STO1); SA384 (proposed for <del>allocation allocated</del> as site STO2) SA386 (proposed for <del>allocation allocated</del> as site BRH1); SA393; SA433; SA445 (proposed for <del>allocation allocated</del> as site PLB2); SA450; SA483/SA055/SA488 (proposed for <del>allocation allocated</del> as site UB1); SA486; SA504 (proposed for <del>allocation allocated</del> as site HF3) SA556 (proposed for <del>allocation allocated</del> as site PLB3); SA560; SA565; SA568b, SA568 (proposed for <del>allocation allocated</del> as site HOR2); SA570; SA588; SA622 (proposed for <del>allocation allocated</del> as site BRH2); SA634; SA639; SA656; SA678; SA686 (proposed for <del>allocation allocated</del> as site HF4); SA701; SA725; SA742 (proposed for <del>allocation allocated</del> as site STE1); SA743; SA770.</p> <p>The remaining small sites considered and allocated for residential-led development are located outside of the Main Town and Small Towns and Larger Villages. These sites are less likely to provide access to services and facilities relevant to pregnancy and maternity and religion or belief.</p> <p>As such a mixed (positive and negative) effect is expected for the small sites considered and as well as those allocated in the Regulation 19 Local Plan in relation to <b>pregnancy and maternity and religion or belief.</b></p>									