

Lower Beeding Neighbourhood Plan Submission Sustainability Appraisal (incorporating Strategic Environmental Assessment)



July 2020

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1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report is in respect of the Submission Lower Beeding Neighbourhood Plan (LBNP).
- 1.2. The Parish lies between the North and South Downs on the edge of St Leonards Forest. It includes the small village of Lower Beeding and the hamlets of Crabtree and Plummers Plain and a small portion of Monk's Gate. The village is centred around Holy Trinity Church and the Plough public house, where Sandygate Lane (B2115) meets Handcross Road (B2110).
- 1.3. The historic market town of Horsham is 4 miles to the north-west, whilst Handcross village is to the north-east which enables access to the A23/M23 north to Gatwick and London and south to Brighton.
- 1.4. The Parish is bounded by Colgate Parish to the north, Cowfold Parish to the south, Nuthurst to the west and Slaugham Parish to the east, which lies in Mid Sussex District Council area.
- 1.5. The National Planning Policy Framework (NPPF) confirms:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan¹”.
- 1.6. The LBNP has been driven and prepared by Lower Beeding Parish Council (LBPC), with input from local residents, community groups and other stakeholders.
- 1.7. The LBNP is important for the future of the Parish. If positively supported at Referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.8. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District. The Horsham District Planning Framework (HDPF) is the overarching planning document for Horsham district outside the South Downs National Park (SDNP).
- 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”. The SEA process is very similar to the SA process, with more prescriptive

¹ Paragraph 29, National Planning Policy Framework

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 SA, although it incorporates the SEA.

- 1.11. The purpose of this SA is to assess whether the LBNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact.
- 1.12. Much of the data used in the preparation of the SA comprises ‘baseline information’ which is contained and presented in a Scoping Report prepared in the early stages of this SA process. 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 LBNP. 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.
- 1.13. The Scoping Report and baseline data was the subject of public consultation with statutory bodies (Historic England, Natural England, the Environment Agency) in July 2016.. A copy of the Scoping Report was also shared with HDC. The document has been continually updated to ensure that any new plans or documents released whilst the SNP has been prepared, have been assessed.
- 1.14. This report is structured as follows:

Section 2 - Details the SA (inc SEA) appraisal methodology;
Section 3 - Sets out the baseline collection work, identification of the plans, policies and programmes that have an impact on the LBNP, 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 LBNP 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.

- 1.15. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the LBNP. 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 Submission LBNP.

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Present the predicted effects of the Plan, including alternatives
Stage D - Consulting on the LBNP and SA	<ul style="list-style-type: none"> • Give the public and consultation bodies opportunity to comment on the SA • Assess significant changes to the LBNP
Stage E: Monitoring the significant effects of implementing the plan or programme on the environment.	<ul style="list-style-type: none"> • To monitor the effectiveness of the LBNP.

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 published for formal consultation in July 2016. The feedback from this consultation and the consequential changes to the baseline data and sustainability framework are detailed below in this report. The Scoping Report, and responses to it, are an intrinsic part of the SA process, and should be read in conjunction with this report.
- 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 Submission LBNP consultation.
- 2.5. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the LBNP 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
✗	Negative impact on the sustainability objective
✗✗	Significant negative impact on the sustainability objective

Figure 2: Symbols in the SA Process

- 2.6. This scoring system is comparable with the SA undertaken by HDC in connection with their production of the HDPF. 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 comprised in this report, which collectively comprises Stage C.
- 2.8. In accordance with Stage D, this report is to be the subject of public consultation alongside the Submission LBNP. Stage E will not take place until the LBNP 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 LBNP was undertaken, together with the collation of extensive baseline data for the Parish. This was presented in the Scoping Report.
- 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 consultation advice received in response to consultation on the Scoping Report this is also set out below under each topic.

General Parish Characteristics

- 3.3. The Parish lies between the North and South Downs on the edge of St Leonards Forest. It includes the small village of Lower Beeding and the hamlets of Crabtree and Plummers Plain and a small portion of Monk's Gate. The village is centred around Holy Trinity Church and the Plough public house, where Sandygate Lane (B2115) meets Handcross Road (B2110).
- 3.4. The historic market town of Horsham is 4 miles to the north-west, whilst Handcross village is to the north-east which enables access to the A23/M23 north to Gatwick and London and south to Brighton.
- 3.5. The Parish is bounded by Colgate Parish to the north, Cowfold Parish to the south, Nuthurst to the west and Slaugham Parish to the east, which lies in Mid Sussex District Council area.

Social Characteristics - Population

- 3.6. The census data from 2011 shows that the total population for the parish was 1,022. This was a rise of 21 people from 2001 (0.02%). A total of 49.4% (505) were male, whilst 50.5% (517) were female.
- 3.7. The age structure comprises:

- 180 persons aged between 0-17;
- 318 persons aged between 18-44;
- 341 persons aged between 45-64; and
- 183 persons aged 65 and over.

3.8. At the time of the census, there were a total of 421 dwellings in the Parish, 401 of which were occupied. This comprised a mix of:

- 78 x 1-person households;
- 168 x 2-person households;
- 74 x 3-person households;
- 55 x 4-person households;
- 16 x 5-person households;
- 10 x 6-person households;
- 0 x 7-person households; and
- 0 x 8+ person households.

3.9. The Office for National Statistics, published population projections for 2016, in May 2018. These are broken down to local authority and health authority level. This confirms, the populations of all regions in England are projected to grow by mid-2026; regions in the north of England are projected to grow at a slower rate than those in the south. The South East is expected to grow by 574,000 people (6.4%) over 10 years (mid 2016-mid 2026).

3.10. For Horsham, the 2016 based subnational population projection, mid-2016 to mid-2031 is 153,569. This is an increase of 22,269. This equates to a 17% population increase on the 2011 population (131,300).

3.11. There are no population projections available at a parish level.

Social Characteristics - Housing

3.12. At the 2011 Census, there were a total of 421 occupied dwellings. This comprised:

- Detached dwellings - 226;
- Semi-Detached - 112;
- Terraced - 50;
- Flat/Maisonette - 7;
- Flat/Maisonette in converted or shared house - 18;
- Flat/Maisonette in commercial building - 6; and
- Caravan/mobile home - 2.

3.13. Of the occupied households, 152 were owned outright; 142 were owned with a mortgage; 0 were in shared ownership, 26 were socially rented; 67 were privately rented; 1 was privately rented through other means; and 14 were rent free.

3.14. The size of the properties were:

- 21 - 1 room;
- 69 - 2 rooms;
- 143 - 3 rooms;
- 100 - 4 rooms; and
- 67 - 5+ rooms.

3.15. The number of bedrooms in each property were:

- No bedrooms - 1;
- 1 bedroom - 21;
- 2 bedrooms - 69;
- 3 bedrooms - 143;
- 4 bedrooms - 100; and
- 5+ bedrooms - 67.

3.16. The census indicated there were a total of 836 cars owned by residents within the parish. Ownership per household was as follows:

- Houses with no cars - 18;
- Houses with 1 car - 103;
- Houses with 2 cars - 177;
- Houses with 3 cars - 64; and
- Houses with 4+ cars - 39.

Social Characteristics - Human Health

3.17. The Office for National Statistics holds records for “General health” at a Parish level. For Lower Beeding this indicates:

- Very good health: 562;
- Good health: 335;
- Fair health: 101;
- Bad health: 16; and
- Very bad health: 8.

Social Characteristics - Deprivation

- 3.18. The indices of multiple deprivation (IMD) is a composite indicator used to compare deprivation. It is made up of a number of factors including: employment, income, health, education/training, barriers to housing, crime and living environment. There are then standalone measures for deprivation affecting children and deprivation affecting older people.
- 3.19. The IMD can be expressed as a comparison to the rest of England and also as a comparison to the rest of Horsham District. IMD's are sub-divided into Lower Super Output Areas (LSOA's) and based on a range of indicators which reveal if an LSOA suffers from 'multiple' deprivation issues. LSOA's are areas of population size and do not always relate to exact Parish sizes, villages or geographies. LSOA's have an average population of some 1,500 residents, although they are not uniform in size.
- 3.20. If an area has low overall deprivation, this does not suggest that it has no deprivation issues, but that broadly there is not a multiple range of deprivation issues. An area which has low overall deprivation also may still have small pockets of deprivation. It is important to note that it is not a measure of wealth and solely a measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, and an area of higher deprivation will not necessarily be a poorer area.
- 3.21. The South East of England contains the second lowest number of the most deprived LSOA's, and highest number of the least deprived LSOA's. West Sussex is one of the least deprived higher level authorities, ranking 130th out of 152 upper tier authorities. Horsham District is one of the least deprived lower tier authorities in England, ranking 295th least deprived local authority out of 326. Within Horsham District there are 81 LSOAs, none which fall within the most deprived 30%. Conversely it contains 50 LSOA's in the least deprived 20%. Of this, 29 LSOA's are in the least deprived 10%.
- 3.22. There are 32,844 LSOA's in England, with 1 being the most deprived and 32,844 being the least deprived. The IMD data for the parish, relative to the district and England, is shown below on Figure 3.

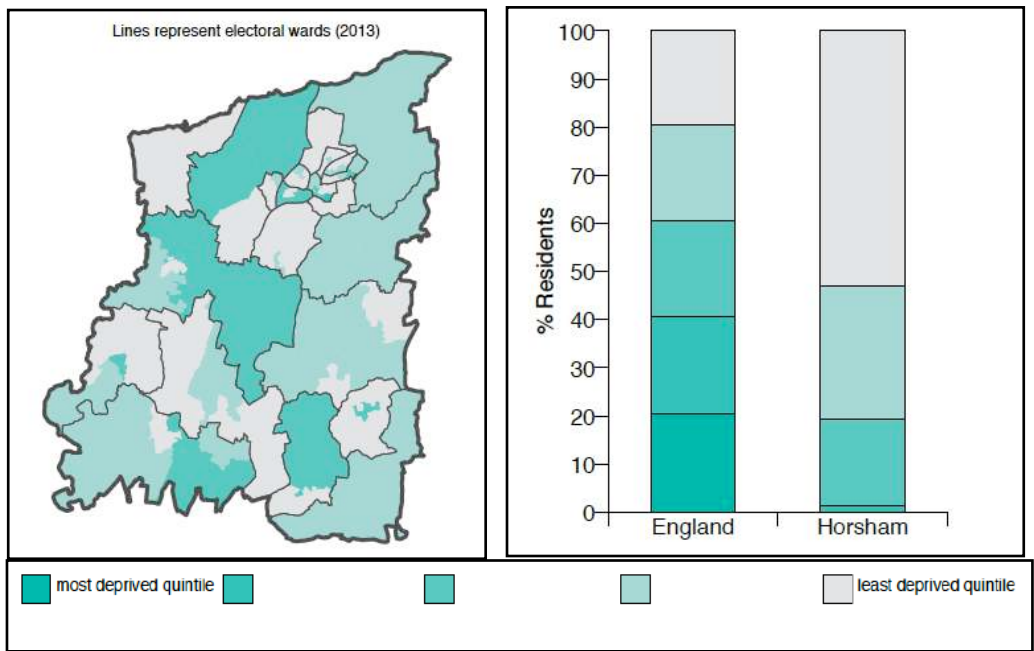


Figure 3: IMD data

- 3.23. The LSOA which relates to Lower Beeding is broadly similar to the Parish boundary. However, the LSOA area includes a small part of the neighbouring parish of Nuthurst. This comprises part of Mannings Heath, located to the west of Lower Beeding Parish.
- 3.24. The figure below illustrates the extent of the LSOA covering Lower Beeding.

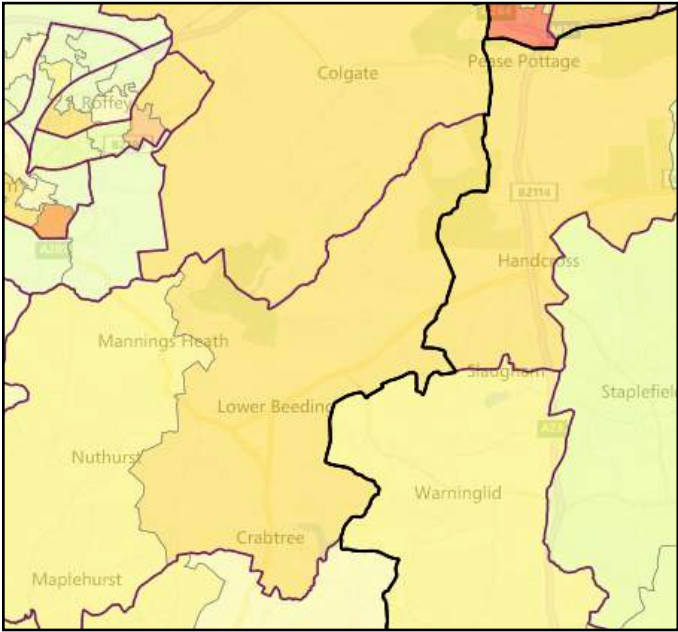


Figure 4: LSOA covering Lower Beeding

3.25. The assessment of deprivation for an LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. Those relating to the LSOA covering the Parish has the following rankings:

- Income - 28,550 (least deprived 20%)
- Employment - 24,331 (least deprived 30%)
- Education & Training - 26,528 (least deprived 20%)
- Health - 29,504 (least deprived 20%)
- Crime - 20,903 (least deprived 40%)
- Barriers Housing/Services - 749 (most deprived 10%)
- Living Environment - 8,393 (most deprived 30%)
- Elderly Deprivation - 30,785 (least deprived 10%)
- Child Deprivation - 26,686 (least deprived 20%).

3.26. The majority of the rankings for the LSOA are within the least deprived. Barriers to Housing/Service and Living Environment are the exception to this.

3.27. The relatively high deprivation that relates to Barriers to Housing and Services, is not unusual for rural Parishes. It is an issue that many other rural parts of Horsham District experience. The Barriers to Housing & Services is ranked with reference to matters such as distances to a post office, primary school, shop & GP. It also includes housing affordability. Rural parishes by their

nature will generally be located some distance from key services, and in the south east have higher house prices. It is therefore unsurprising that the Parish ranks poorly against the indicator.

- 3.28. The LSOA also shows relatively higher deprivation with regards to the living environment. This can relate to the quality of dwellings, lack of central heating, air quality and traffic accidents. Rural parishes often rank poorly on this measure due to relatively high levels of traffic accidents on rural roads and an older stock of housing.
- 3.29. Overall the IMD shows that Lower Beeding has relatively low levels of deprivation and generally performs favourably compared to the rest of England. It is broadly inline with the remainder of Horsham District. However, it is clear that affordability and accessibility are two key issues.

Environmental Characteristics - Biodiversity, Flora And Fauna

- 3.30. The Parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as rivers and associated environments. Buildings within the parish are also capable of providing a habitat to the wide variety of wildlife.
- 3.31. Part of the Parish lies within the High Weald AONB ; this covers the north of the Parish beyond Hammerpond Road and the area to the east of the A281. 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.
- 3.32. The High Weald AONB is characterised by:
- 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.

3.33. The extent of the Parish is covered by the AONB is illustrated on the map below at Figure 5.

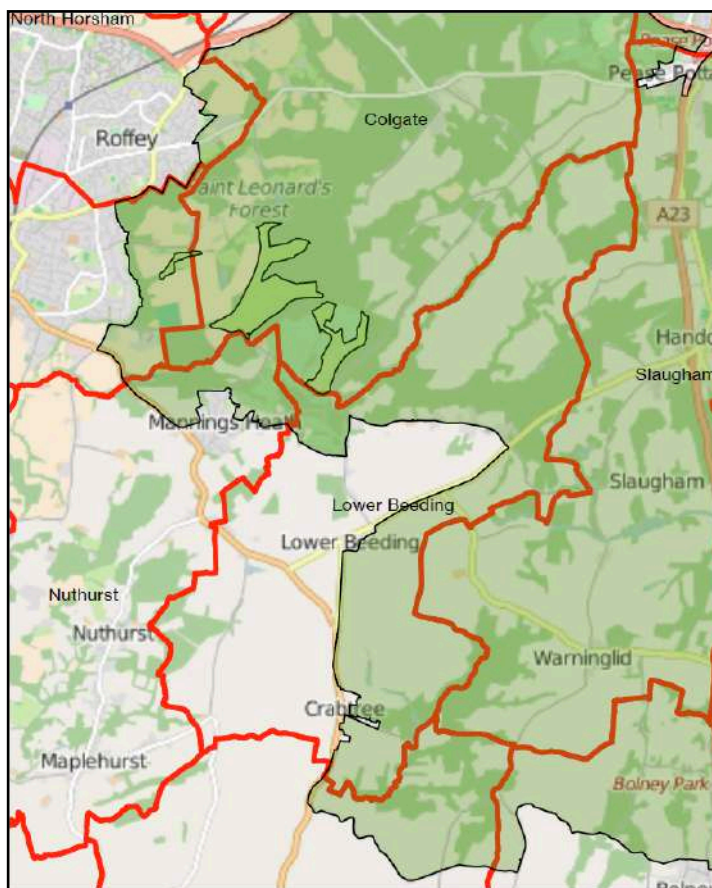


Figure 5: Extent of AONB in the Parish

3.34. There are no Sites of Special Scientific Interest (SSSI) within the Parish. The north western part of the parish borders the SSSI at Hammer Road which lies outside the Parish boundary.

3.35. There are of number ancient woodlands in the Parish these include Spring Wood, Lodgesale Wood and Minepits Wood.

Environmental Characteristics - Landscape, Soil And Geology

3.36. The District Council commissioned a Landscape Character Assessment, published in October 2003. This identified 32 separate landscape characters across the district. Two cover the Lower Beeding Parish. This includes; Mannings Heath Farmlands and Crabtree; Nuthurst Ridge and Ghyll Farmlands; and St Leonard's Forest.

3.37. The Mannings Heath Farmlands covers the central part of the Parish. It is an area that has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include

patches of heath, tall wooded shaws, and sandstone farmsteads. Overall sensitivity to change is deemed to be moderate, reflecting moderate intervisibility and moderate landscape qualities.

- 3.38. Key sensitivities are defined as large scale recreational development, introduction of suburban features, infill development along roads and high density housing development.
- 3.39. The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features. The overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows. The overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography. Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.
- 3.40. The St.Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views. The area includes a medium scale field pattern of regular arable fields which divides the woodlands. A sense of isolation and remoteness prevails in much of the area. The overall landscape condition is deemed to be declining with the area deemed to be highly sensitive to change. Key sensitivities are defined as suburbansiation and changes in farmland management.
- 3.41. More recently, the District Council have commissioned a Landscape Capacity Assessment. The final report of this was published in April 2014. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As noted in paragraph 1.6 of the final report, the key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements², to accommodate housing and employment development, and identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.
- 3.42. Paragraph 1.7 of the report sought to emphasise that the scope of the study was to assess landscape capacity only and that the overall suitability of the site for development would depend on a range of other considerations, noted as including access, infrastructure, constraints, other environmental considerations including flood risk, ecology, heritage and archaeology and air quality.
- 3.43. The Assessment considered that the landscape around Lower Beeding is fairly open in character with a medium to large scale field pattern, fragmented hedgerows and few woodlands. Within the assessment area two distinctive landscape study areas have been identified and are shown below in Figure 6.

² As defined in the Horsham Local Development Framework Core Strategy

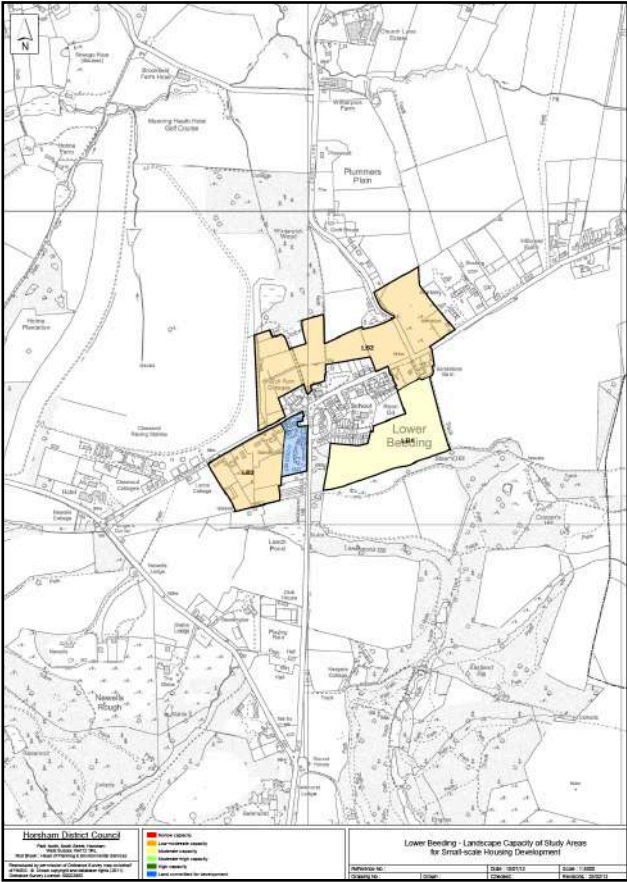


Figure 6: Extract of HDC Landscape Capacity

- 3.44. Landscape Study Area LB1 relates to land south of Sandygate Lane. The Assessment notes that landscape features and qualities in this area are moderately sensitive reflecting the extent to which the landscape is open from the east, but enclosed on other sides by woodland. The Assessment considers that there is moderate visual sensitivity and, despite being in the AONB only moderate landscape value.
- 3.45. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it. The Assessment notes whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. As a result, the Assessment considers that there is a low to moderate capacity for small scale housing development.
- 3.46. The Parish is covered by Grade 3 (Good to Moderate) Agricultural Land and Grade 4 (Poor).

Environmental Characteristics - Heritage Assets

3.46. The Parish includes the Crabtree Conservation Area. The extent of which is shown in Figure 7.

3.47. There are a total of 12 Listed Buildings within the Parish, all of which are Grade II Listed.

3.48. There is one Grade I Listed Garden, Leonardslee, which lies on the east side of the A281 Cowfold to Horsham Road. The 86ha site, comprises 32ha of ornamental gardens and a further 54ha of parkland and woodland. It lies within a deep, sheltered, north to south stream valley, its slopes rising steeply on the west side to level ground alongside the A281 and on the east side, on more gentle contours, towards the crest of Hogstolt Hill. A small, octagonal, two-storey lodge known as the Round House (Grade II Listed) lies within the grounds.

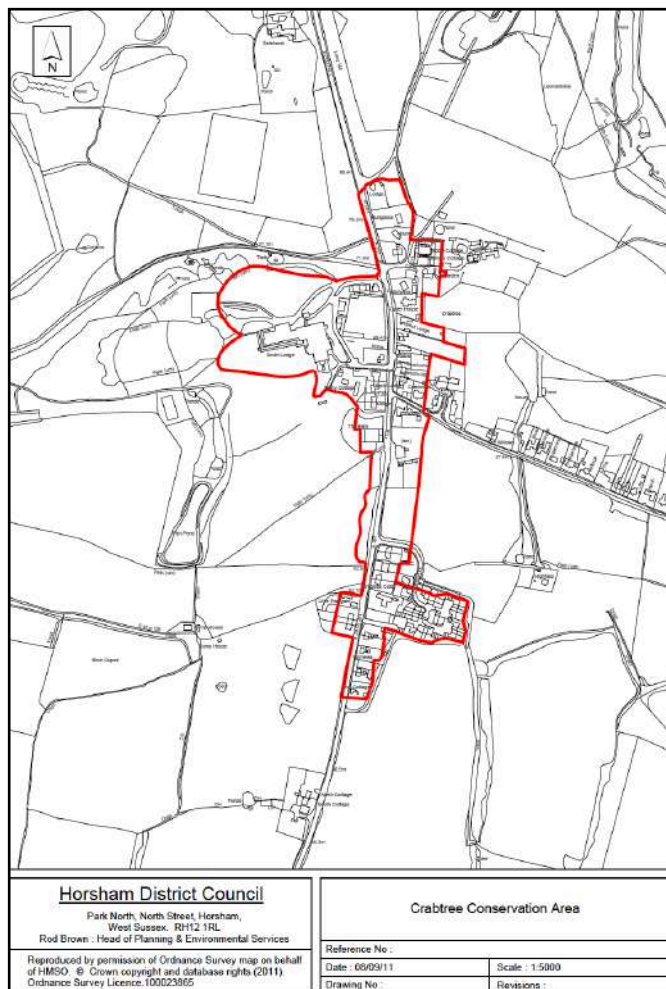


Figure 7: Crabtree Conservation Area

3.49. An Historic Environment Report (HER) for the Parish has been sourced from West Sussex County. The Report sets out the historic assets of the Parish and includes details of monuments, Iron Age pottery, Roman coins, post medieval pottery and prehistoric weapons which have identified through surveys and digs.

3.50. In response to the Scoping Report, Historic England, confirmed they are pleased a Historic Environment Report for the Parish has been obtained.

3.51. It was recommend mapping and a short text description was included to confirm:

- Whether the records show any concentrations of archaeological remain that may suggest an area of particular sensitivity requiring a positive approach in planning; and
- Whether any areas of search for site allocations have been recorded as sites of archaeological interest/remains or can be predicated to have archaeological potential.

- 3.52. Historic England advised it would be helpful if the Report identified evidence of past issues arising from impacts on heritage assets, such as the effects of development within or on the edge of the Conservation Area, as this would help to justify that reliance on district level policies may not be sufficient to protect the Parish's heritage asset. Furthermore advise recommended if this cannot be demonstrated, this evidence gap would need to be identified in the baseline statement.
- 3.53. Comments advised a Conservation Area appraisal could be prepared to accompany the plan that would identify any key issues for the areas's management.
- 3.54. In respect to Stage A3, Historic England advised that identifying a character statement may enable this consideration as an evidence gap to positively influence the preparation of a suitable and robust evidence base for the plan as part of the SA process.
- 3.55. In respect to Stage 4, Historic England, and Objective 3, heritage impact, advised the indicator could be expanded to include heritage assets "enhanced" as part of development. An additional indicator to "identify heritage asses, or their setting, harmed by development to help identify where lack of success in meeting the objectives may require some amendment to the draft plan, or as a result of monitoring of plan implementation to the plan in future.

Environmental Characteristics - Air Quality And Climate

- 3.56. There are no air quality management areas (AQMA) within the Parish suggesting air quality within the Parish is generally good.
- 3.57. There are 2 known AQMAs within the wider District; the first at the A272, High Street at Cowfold, to the south of the Parish; and the second at the A283, High Street/Manleys Hill in Storrington Parish.
- 3.58. The climate of the Parish is generally warm temperate. Temperatures vary from an average low of 3.2 degrees Centigrade in January to an average high of 16.6 degrees, in July. Rainfall is relatively consistent throughout the year. Precipitation is the lowest in February, with an average of 39mm, with most precipitation falling in November, averaging 68mm.

Environmental Characteristics - Water And Flooding

- 3.59. The Parish lies within the River Adur Catchment, which covers an area located in the southwest of the AONB between Lower Beeding and Cuckfield.
- 3.60. HDC's Level 1 Strategic Flood Risk Assessment (SFRA) outlines that the majority of the Parish lies within Flood Zone 1.
- 3.61. In response to the Scoping Report consultation, the Environment Agency recommended an objective is included to protect and enhance the environment. Furthermore, the Environment Agency, recommended the indicators should relate to the environmental constrains in the local area and may include flood risk, water quality and biodiversity. In addition, it was recommended the SEA takes account of relevant policies, plans and strategies including the local Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.

Economic Characteristic - Employment

3.62. The 2011 Census reveals that the number of residents of working age (16-74) was 799. Of this figure, 420 (52.5%) were economically active, and 209 (26%) were economically inactive.

3.63. Of those that were economically active, the split in roles is as follows:

- 97 - employed part time;
- 323 - employed full time;
- 139 - self employed;
- 13 - unemployed; and
- 18 - economically active full time students.

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

- Managers , Directors, senior officials - 123;
- Professional occupations - 92;
- Associate professional and technical occupations - 82;
- Admin and Secretarial occupations - 54;
- Skilled traders - 68;
- Caring, Leisure and Service - 58;
- Sales and Customer Service - 21;
- Process, Plant and Machine Operatives - 22; and
- Elementary occupations - 51.

3.65. Those who were economically inactive indicated they were:

- Retired - 127;
- Looked after the family/home - 34;
- Long term sick/disabled - 11;
- Economically inactive full time students - 18; and
- Economically inactive for other reasons -28.

3.66. A total of 799 residents were aged 16 and over and indicated their qualifications were as follows:

- No qualifications - 110;
- Highest qualification Level 1 (CSE/O Level/GCSE) - 123;
- Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 151;
- Highest qualification Apprenticeship -25;
- Highest qualification Level 3 and 4 (Level 3= 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma - 415) and (Level 4 Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy))- 415; and
- Highest level of Qualification Other - 46.

3.67. There are a number of businesses operating in the Parish. These include but are not limited to public houses and hotels.

3.68. Elsewhere, economically active residents either commute out of the parish, work from home, have a land use based profession within the immediate locality, or work from other individual business premises.

Economic Characteristic - Material Assets

3.69. Whilst the Parish is rural, it nonetheless benefits from a range of material assets. These include but are not limited to a primary school, public houses, hotels, recreation ground and Church.

3.70. There are extensive footpath networks and Public Rights of Way (PRoW) which run through the Parish including the Sussex Ouse Valley Way.

3.71. In addition to this, the Parish benefits from sports and leisure clubs and societies. These include the tennis club, beavers, cubs and scouts, junior football club, stoolball club and the Thursday club.

Updated Review Of Other Plans, Programmes, Policies, Strategies And Initiatives That May Influence The Content Of The Lower Beeding Neighbourhood Plan

- 3.72. In response to the consultation on the Scoping Report additional documents have needed to be added to the list of Background Documents that have influenced the content of the LBNP.
- 3.73. Since consultation on the Scoping Report (July 2016), the revised NPPF was published in July 2018 and more recently in February 2019. The revised NPPF was published in July 2018 and more recently in February 2019.
- 3.74. It replaces the first NPPF published in March 2012. It sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- 3.75. To support the Government's objective of significantly boosting the supply of homes, the NPPF states strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.
- 3.76. Paragraph 64 states within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocation.

Challenges Facing Lower Beeding Parish

- 3.77. The baseline information and plans, programmes, policies, strategies, guidance and initiatives help to determine the sustainability issues and challenges facing the Parish.
- 3.78. Whilst the Parish generally offers a high quality of life, they 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:
- Protection of the countryside and AONB.
 - Protecting rural character of the parish.
 - Protection of heritage assets and their settings.
 - Meeting the housing needs of the parish.
 - Maintaining a balance of employment opportunities within the parish.
 - Improve access by non-car modes of transport, in particular walking and cycling.

4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS

- 4.1. This SA seeks to test the contribution the LBNP 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.
- 4.3. 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 (as detailed in the Scoping Report).
- 4.4. 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

Environmental - Objective 1 - Countryside: To conserve and enhance the rural character of the Parish.
<ul style="list-style-type: none"> • 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.

Environmental - Objective 2 - Ecology: To protect and enhance the biodiversity of the Parish.
<ul style="list-style-type: none"> • Extent of the Ancient and Semi-Natural Woodland within the parish. • Condition and extent of hedgerows. • Sussex Wildlife Trust records.

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

- Number and condition of Listed Buildings.
- Number of heritage assets and their setting protected 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.
- Number of applications approved within the parish, contrary to the advice of the Environment Agency on flood risk grounds.

Social - Objective 5 - Transport: Improve highway safety.

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

Social - Objective 6 - Housing: To enable those with identified local housing needs to have the opportunity to live in an affordable home.

- Number of new home completions.
- Number of affordable dwelling completions.
- Number registered on the Council's housing waiting list wishing to live in the Parish.

Social - Objective 7 - Crime: To ensure residents live in a safe environment.

- Overall crime rates.
- Number of domestic burglaries.

Social - Objective 8 - Sustainable Transport Patterns: To increase the 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 crossings, etc.
- Bus service provision.
- Number of households within a 10 minute walk of (approximately 800m) a bus stop with a frequency of more than 1 per hour during the working day.

Social - Objective 9- Community Infrastructure: To maintain and enhance the community infrastructure within the Parish.

- Quantum of new community infrastructure facilities approved in the Parish.
- Quantum of Section 106/ Community Infrastructure Levy (CIL) monies secured to contribute to community infrastructure provision in the parish.
- Number of households within a 10 minute walk (approximately 800m) of public recreational space.

Economic - Objective 10 - 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.

Economic - Objective 11 - 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 unemployed.
- Percentage of residents who are economically active.

- 4.5. The consultation draft LBNP 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.
- 4.6. The strategic policies have been chose in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system.
- 4.7. The following reflect the Strategic Objectives of the LBNP.

Strategic Objectives of the Lower Beeding Neighbourhood Plan
Protect and enhance the rural character of the Parish.
Protection of the High Weald AONB landscape.
Protection of heritage assets and their setting.
Meeting the housing needs of the Parish.
Improve access by non-car modes of transport.
Support transport measures to high improve highway safety.
Maintain and support employment opportunities in the Parish.

Figure 8: Strategic Objectives

4.8. These have been assessed for compatibility with the 11 Sustainability Objectives, as detailed below:

		LBNP Objectives						
		1	2	3	4	5	6	7
Sustainability Objectives	1	✓	✓	✓	✗	0	0	✗
	2	✓	✓		✗	0	0	✗
	3	✓	✓	✓	✗	0	0	✗
	4	✓	✓	✓	✗	0	0	✗
	5	0	0	0	0	✓	✓	0
	6	✗	✗	✗	✓	0	0	✓
	7	0	0	0	0	0	0	0
	8	✓	✓	✓	0	✓	✓	0
	9	✗	✗	✗	0	0	0	0
	10	✗	✗	✗	✓	0	0	✓
	11	✗	✗	✗	✓	0	0	✓

KEY	
✓	Compatible
✗	Incompatible
0	No link/ Neutral

Figure 9: Assessment of LBNP Objectives and SA Objectives

4.9. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below.

2	✓																	
3	✓	✓																
4	✓	✓	✓															
5	0	0	0	✓														
6	✗	✗	✗	✓	✓													
7	✗	✗	✗	✓	✓	0												
8	✗	✗	✗	✓	✓	0	0											
9	✗	✗	✗	✓	✓	0	0	0										
10	0	0	0	✓	✓	✓	✓	✓	✓									
11	0	0	0	0	0	✓	✓	✓	✓	✓								
12	0	0	0	0	0	✓	✓	✓	✓	✓	✓							
13	0	✓	✓	0	0	0	0	0	0	0	✓	✓	✓					
14	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0				
15	✓	✓	✓	0	0	0	0	0	0	0	0	0	0	0	✓			
16	0	✓	0	0	0	0	0	0	0	0	0	✓	0	0	0	0		
17	✗	✗	✗	✓	✓	0	0	0	0	0	0	✓	0	✗	0	0	0	
18	✗	✗	✗	✓	✓	0	0	0	0	0	0	✓	0	✗	0	0	0	✓
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	

✓	Compatible
✗	Incompatible
0	No link/neutral

Figure 10: Policy Appraisal

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

4.11. The areas of incompatibility are generally where LBNP objectives for housing and economic growth are in conflict with the environmental sustainability; and conversely where the LBNP 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.

5. APPRAISAL OF THE LOWER BEEDING POLICY OPTIONS AGAINST THE SUSTAINABILITY FRAMEWORK

5.1. In preparing the LBNP 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 LBNP.

Indicative Housing Number

5.2. An indicative housing requirement number was provided for Lower Beeding in November 2018. The indicative number was derived from a mid-point of the following three data sources:

1. Local Plan derived figure - 6 dwellings;
2. SHMA derived figure - 24 dwellings; and
3. Housing Needs Register derived figure - 95 dwellings.

5.3. For Lower Beeding, HDC confirmed the mid-point of the data sources is 51 dwellings.

Housing Sites Appraisal

5.4. All potential housing sites were each tested against the Sustainability Framework (see Appendix 1). In addition to the sites allocated, windfall development will also positively contribute to the housing needs of the Parish.

5.5. 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. Sites that are close to existing services and facilities score more favourably against the Objectives which seek to enhance non-car modes of travel.

5.6. The Assessment shows the majority of potential housing sites would have some negative impact on environmental Objectives. The extent of this varies dependent on the location of the site. 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. Mitigation measures to minimise this have been duly considered and are set out in individual Housing Sites Assessments (Appendix 1).

5.7. Having assessed reasonable alternative sites, the Parish Council elected to allocate:

- Land at Cyder Farm-around 6 residential units;
- Land at Trinity Cottage-around 7 residential units;
- Land north of Sandygate Lane -around 20 residential units; and
- Land at Glayde Farm- around 14 residential units.

- 5.8. It is considered the proposed allocation presents the most sustainable option for the Parish as the sites with the least environmental effects have been allocated.
- 5.9. The policies seek the inclusion of a number of mitigation measures to minimise the negative effects of development as far as possible. The negative effects which have been identified are limited to the immediate environment and have been mitigated as far as possible. It is not considered that the cumulative in combination effects will be significant.

Policy Appraisal

- 5.10. All policy options have been appraised, to assess the impact on the 11 sustainability objectives set out in the Sustainability Framework. These appraisals are set out in the tables attached at Appendix 2. The overall appraisal ensures that the policies selected and taken forward in the Consultation Draft LBNP are the most sustainable, given all reasonable alternatives.
- 5.11. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of objectives, overall the policies in the LBNP, taken as a whole will have a significant positive impact on the sustainability of the Parish.
- 5.12. 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 table attached at Appendix 1, demonstrates the overall positive impact of the selected policy option on the social, economic and environmental objectives.
- 5.13. Overall, it is considered that the LBNP will have positive effects on environmental, social and economic indicators, and will promote sustainable development. It is not considered the Neighbourhood Plan will have significant detrimental effects, including secondary or indirect effects, cumulative effects, or synergistic effects.

Regulation 14 Pre-Submission Consultation

- 5.14. In response to the Regulation 14 Pre-submission consultation 1 comment were received from Savills in respect of Appendix 1: Housing Site Assessment.
- 5.15. Representations recommend the assessment of LBP19 should be updated to acknowledge the smaller site has been allocated within the LBNP.

Response To Regulation 14 Pre-Submission Representation

- 5.16. In light of the representation received, no amendments have been made to the assessment of the SA objectives of LBP19. The supporting text of the assessment has been updated to to acknowledge the smaller site has been allocated within the LBNP.

6. NEXT STEPS

- 6.1. This SA will be consulted on alongside the Submission INP for a minimum period of 6 weeks.
- 6.2. The information within this Report has been taken into account in preparing the Submission SA.
- 6.3. Once adopted, the effects of implementing the HNP 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 11 Sustainability Objectives.

APPENDIX 1

(Lower Beeding Neighbourhood Plan Housing Appraisal)

Sites	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/ Enhance Community Infrastructure	Objective 10: Maintain/ Enhance Economic Base	Objective 11: Stable Employment/ Address Disparities
LBP01	x	?x	xx	0	0	✓	0	?✓	0	0	0
LBP02	x	x	?x	0	0	✓✓	0	?✓	0	0	0
LBP03	0	0	x	0	0	✓	0	?✓	0	0	0
LBP04	xx	x	0	0	0	✓✓	0	0	0	0	0
LBP05	x	x	0	0	0	✓✓	0	✓	0	0	0
LBP06	xx	x	x	0	0	✓✓	0	x	0	0	0
LBP07	xx	x	0	0	0	✓	0	xx	0	0	0
LBP08	xx	xx	0	0	0	✓✓	0	xx	0	0	0
LBP09	x	?x	0	0	0	✓✓	0	0	0	0	0
LBP10	x	?x	0	0	0	✓✓	0	0	0	0	0
LBP11	x	?x	0	0	0	✓✓	0	?✓	0	0	0
LBP12	x	?x	0	0	0	✓✓	0	?✓	0	0	0
LBP13	?x	?x	0	0	0	✓	0	✓	0	0	0
LBP14	?x	?x	0	0	0	✓✓	0	✓	0	0	0
LBP15	?x	?x	0	0	0	✓	0	✓	0	0	0
LBP16	x	x	0	0	0	✓✓	0	✓	0	0	0
LBP17	x	x	?x	0	0	✓	0	✓	0	0	0
LBP18	✓	?✓	0	0	✓	✓✓	0	xx	0	xx	xx
LBP19	x	x	0	0	0	✓✓	0	✓	0	0	0
LBP20	xx	x	0	0	0	✓✓	0	✓	0	0	0
LBP21	?x	?x	0	0	✓	✓	0	xx	0	xx	xx
LBP22	xx	xx	0	0	0	✓	0	xx	0	0	0
LBP23	x	x	0	0	0	✓✓	0	x	0	0	0
LBP24	x	?x	0	0	0	✓✓	0	✓	0	0	0
LBP25	✓	?✓	0	0	0	✓	0	x	0	xx	xx

LAND AT CRABTREE FIELD, LAND NORTH OF PEPPERSGATE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP01	✘	?✘	✘✘	0	0	✓	0	?✓	0	0	0

The site currently comprise grassland and is a greenfield site. It is bound on the north, south and west by trees and hedges. Site is open to the east. Residential dwellings lie to the south. A public house lies to the north. Open grassland/agricultural land lies to the east.

There are no biodiversity and/or arboriculture designations on site. The site lies within the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Crabtree Inn) lies to the north of the site. The lies within the Crabtree Conservation Area.

The site falls within Flood Zone 1.

The site would be accessed off A281.

The site is remote from the BUAB of Lower Beeding and is not in reasonable proximity to the services on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. The site adjoins the settlement edge of Crabtree and is in close proximity to services in Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Additional planting and landscaping could be provided on the eastern boundary.

It is considered 0.2 hectares could be developed at a low density and could therefore deliver 5 residential units.

*Note: Site promoter has proposed 4 units could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.	✘✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND NORTH OF MILL LANE, MILL LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities	
LBP02	✘	✘	?✘	0	0	✓✓	0	?✓	0	0	0	
<p>The site currently comprises grassland and is a greenfield site. It is bound on the south by trees. The east and west boundary are more open. The northern boundary is more open in nature. Residential dwellings lie to the south and west.</p> <p>There are no biodiversity on site. The is designated as woodpasture and Parkland BAP Priority Habitat.</p> <p>The site lies within the High Weald Area of Outstanding Beauty (AONB).</p> <p>A Grade II Listed Building (The Crabtree Inn) lies to the south west of the site. The site lies outside of the Crabtree Conservation Area.</p> <p>The site falls within Flood Zone 1.</p> <p>The site would be accessed off Mill Lane.</p> <p>The site is remote from the BUAB of Lower Beeding and is not in reasonable proximity to the services on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. The site adjoins the settlement edge of Crabtree and is in close proximity to services in Crabtree.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges on the eastern and northern boundary. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.</p> <p>It is considered 0.17 hectares would be available for development at a low density. This would equate to 3 dwellings.</p>												
✓✓	Significant positive impact on the sustainability objectives.										?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.										✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.										✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.											

LAND AT CYDER FARM, 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: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP03	0	0	✘	0	0	✓	0	?✓	0	0	0

The site currently comprises of a residential dwellings and farm buildings. The south and western boundary is bound by trees and hedging. The north and eastern boundary is open. Residential dwellings lie to the south, east and north.

There are no biodiversity designations on the site. There are no arboriculture designations on the site.

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Crabtree Inn) lies to the south of the site. The site lies within the Crabtree Conservation Area.

The site falls within Flood Zone 1.

The site would be accessed off the A281.

The site is remote from the BUAB of Lower Beeding and is not in reasonable proximity to the services on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. The site adjoins the settlement edge of Crabtree and is in close proximity to services in Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges on the western boundary. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.

It is considered 0.17 hectares would be available for development at a low density. This would equate to 3 dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT PRONGERS ORCHARD, LEECHPOOL HILL

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP04	XX	X	0	0	0	✓✓	0	0	0	0	0

The site currently comprises open grassland and is a greenfield site. It is bound by trees and hedging on all sides. A residential dwelling lies to the south. Playing fields lies to the north.

There are no biodiversity designations on site. The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building lies to the south east of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Leechpond Hill.

The site lies outside of the built up area boundary of Lower Beeding. The site is in reasonable proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. The site lies outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.

It is considered 1.5 hectares would be available for development at low density. This would equate to 30 dwellings.

✓✓	Significant positive impact on the sustainability objectives.	??	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT LEECHPOOL, LEECHPOOL HILL

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP05	✘	✘	0	0	0	✓✓	0	✓	0	0	0

The site currently comprises residential and equestrian use. It is bound to the south, west and partially on the northern boundary by trees and hedging. Residential dwellings lies to the north.

There are no biodiversity designations on site. The site is designated as a Woodland Priority Habitat Network (Lower Spatial Priority).

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the north of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Leechpond Hill.

The north eastern edge of the site adjoins the built up area boundary of Lower Beeding. The site is in close proximity to the services and facilities on offer in Lower Beeding. he Horsham District Planning Framework (HDPPF) review proposes to designate Crabtree as secondary settlement. The site lies outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 1.2 hectares would be available for development at a medium density. This would equate to 36 dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT FOXGLOVES, 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: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP06	XX	X	X	0	0	✓✓	0	X	0	0	0
<p>The site currently comprises residential and part grassland. It is part previously developed land/part greenfield. Tree belt and hedges bound the site on all sides. Agricultural land lies to the north. Residential properties lie to the south, east and west.</p> <p>There are no biodiversity designations on site. The southern portion of the site is designated at Woodland Priority Habitat Network – High Spatial Priority.</p> <p>The site lies outside of the High Weald Area of Outstanding Beauty (AONB).</p> <p>A Grade II Listed Building (Old Church House, The Glebe) lies to the east of the site. The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.</p> <p>The site falls within Flood Zone 1.</p> <p>The site would be accessed off the A281.</p> <p>The site is remote from the built up area boundary of Lower Beeding and proposed secondary settlement of Crabtree. It is therefore remote from services and facilities in the Parish.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.</p> <p>It is considered 1.38 hectares would be available for development at low density. This would equate to 27 dwellings.</p>											
✓✓	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.

LAND AT NEWELLS, LAND TO THE EAST OF NEWELLS LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP07	XX	X	0	0	0	✓	0	XX	0	0	0

The site currently comprises grassland and an outbuilding. It is a greenfield site. The site is bound on all sites by dense trees and hedging. The adjacent land use is agricultural.

There are no biodiversity designations on the site. The site is designated as Woodland Priority Habitat (High and Low Spatial Priority) and as Woodland Improvement (England) (High Spatial Priority).

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (Newells Farm Cottage) lies to the north west of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Newells Lane.

The site is remote from the built up area boundary of Lower Beeding and proposed secondary settlement of Crabtree. It is therefore remote from services and facilities in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 0.13 hectares would be available for development at low density. This would equate to 2 dwellings.

✓✓	Significant positive impact on the sustainability objectives.		??	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

LAND AT LIMEKILN COPSE, WINTERPIT LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP08	XX	XX	0	0	0	✓✓	0	XX	0	0	0

The site currently comprises woodland and is part grassland. It is a greenfield site. It is bound by dense trees on all sides. Mannings Heath Golf Club lies to the north and east of the site. Residential properties lie to the west.

There are no biodiversity designations on site. The western part of the site is designated as Priority Habitat and Ancient & Semi-Natural Woodland. Majority of site is also designated as Priority Habitat Inventory – Deciduous Woodland.

The site lies within the High Weald Area of Outstanding Beauty (AONB).

There are no Listed Buildings on the site or in close proximity of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Winterpit Lane.

The site is remote from the built up area boundary of Lower Beeding and proposed secondary settlement of Crabtree. It is therefore remote from services and facilities in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.

Given the extent of woodland on site it is not considered there is any capacity on site to accommodate residential development.

✓✓	Significant positive impact on the sustainability objectives.		??	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.		✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.		XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

LAND AT CISSWOOD HOUSE HOTEL, SANDYGATE LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP09	✘	?✘	0	0	0	✓✓	0	0	0	0	0

The site currently comprises a hotel. The A281 bounds the south western boundary of the site. The B2115 bounds the south eastern boundary. The west and northern boundary have some trees and hedging and are more open in nature. Equestrian uses and facilities are located to the north.

There no biodiversity designations on site. The part of the site is designated as Priority Habitat (Deciduous Woodland). The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (Newells Cottages, 1 & 2) lies to the south west of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

There is existing access off A281 and B2115.

The site is outside of BUAB of Lower Beeding, which lies to the east. The site is in close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. The site is outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 1.45 hectares would be available for development at a low density. This would equate to 29 dwellings.

*The Site Promoter has proposed that 42 units could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.	?✘		Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘		Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘		Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

LAND AT SANDYGATE LANE, LAND NORTH OF SANDYGATE LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities	
LBP10	✘	?✘	0	0	0	✓✓	0	0	0	0	0	
<p>The site currently comprises paddocks and is greenfield site. A tree belt and hedges bound the site on all sides. To the north and east is Cisswood stables. Sandygate Lane lies to the south. Cisswood Hotel lies to the west.</p> <p>There are no biodiversity designations on the site. The site is designated as Woodland Priority Habitat Network (England) – Lower Spatial Priority.</p> <p>The site lies outside of the High Weald Area of Outstanding Beauty (AONB).</p> <p>There are no Listed Buildings within close proximity of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.</p> <p>The site falls within Flood Zone 1.</p> <p>The site would be accessed off Sandygate Lane.</p> <p>The site is outside of BUAB of Lower Beeding, which lies to the east. The site is in close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. The site is outside of the proposed secondary settlement of Crabtree.</p> <p>Mitigation measures in conjunction with development could include the retention of mature trees and hedges Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.</p> <p>It is considered 0.87 hectares would be available for development at a low density. This would equate to 17 dwellings.</p>												
✓✓	Significant positive impact on the sustainability objectives.										?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.										✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.										✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.											

LAND AT HAWTHORNS, LITTLE PADDOCKS AND WHITE, LAND SOUTH OF SANDYGATE LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP12	✘	?✘	0	0	0	✓✓	0	?✓	0	0	0

The site currently comprises part of residential curtilage, tennis courts and open grassland and is a greenfield site. It is partly bound on all sites by trees and hedging. Residential dwellings lie to the east, west and south.

There are no biodiversity designations on the site. The site partially falls within the Woodland Priority Habitat Network (England) – Lower Spatial Priority.

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site. A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110 to the east of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Sandygate Lane.

The site is outside of BUAB of Lower Beeding, which lies to the east. The site is in close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.

It is considered 0.66 hectares would be available for development at low density. This would equate to 13 dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT SANDYGATE, SANDYGATE LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP13	?*	?*	0	0	0	✓	0	✓	0	0	0

The site currently comprises a residential unit. It is therefore previously developed land. The site is bound by trees and hedging. Residential dwellings lie to the west and west.

There are no biodiversity designations on the site. The site falls within a Woodland Priority Habitat Network (Lower Spatial Priority).

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site. A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site. The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Sandygate Lane.

The site is outside of BUAB of Lower Beeding, which lies to the east. The site is in close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 0.2 hectares would be available for development at low density. This would equate to 4 dwellings.

✓	Significant positive impact on the sustainability objectives.	?*	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	*	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	**	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT SANDYGATE, SANDYGATE LANE (NORTH WEST OF HOLY TRINITY)

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP16	✘	✘	0	0	0	✓✓	0	✓	0	0	0

The site currently comprises agricultural land and is greenfield land. Tree belt and hedges bound the site on the north, south and eastern boundary. The western boundary is primarily open. Residential dwellings lie to the south. Agricultural land surrounds the site on the other sides.

There are no biodiversity designations on the site. There are no arboriculture designations on the site. The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south east of the site. A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, south of the site. The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Sandygate Lane.

The site partly falls within the built up area boundary (BUAB) and adjoins the BUAB of Lower Beeding on the southern boundary. The site is therefore in very close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.

It is considered 0.73 hectares would be available for development at a medium density. This would equate to 22 dwellings on site. *The Site Promoter has proposed that 13 units could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT TRINITY COTTAGE, LAND WEST OF THE VICARAGE, HANDCROSS ROAD, PLUMMERS PLAIN

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP17	✘	✘	?✘	0	0	✓	0	✓	0	0	0

The site currently comprises grassland and is a greenfield site. Trees and hedging bound the site on the north, east and southern boundary. An access track bounds the site on the west. Holy Trinity Church lies to immediately to the south. The vicarage lies to the east.

There are no biodiversity designations on the site. There are no arboriculture designations on the site.

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Parish Church of the Holy Trinity) lies immediately to the south of the site. A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110.

The site falls within Flood Zone 1.

The site would be accessed off Sandygate Lane via an existing access way.

The site adjoins the BUAB on the southern and eastern boundary. The site is therefore in very close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 0.28 hectares would be available for development at a medium density. This would equate to 8 dwellings on site.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT CHURCH LANE INDUSTRIAL ESTATE, CHURCH LANE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP18	✓	?✓	0	0	✓	✓✓	0	XX	0	XX	XX

The site currently comprises commercial buildings and is previously developed land. The site is bound by trees and hedging on all sides. Residential dwellings lie to the north, south and west. Open grassland/agricultural land lies to the east.

There are no biodiversity designations on the site. The site falls within a Woodland Priority Habitat Network (Lower Spatial Priority).

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

There are no Listed Buildings within close proximity of the site. A Grade II Listed Buildings lies north of the site, Hammer Pond Guest House. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Church Lane.

The site is remote from the built up area boundary of Lower Beeding and proposed secondary settlement of Crabtree. It is therefore remote from services and facilities in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 1.09 hectares would be available for development at a low density. This would equate to 21 dwellings on site.

*The Site Promoter has proposed that 28 units could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.	?XX		Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X		Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX		Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.			

LAND AT LAND AT GLAYDE FARM, WEST OF CHURCH LANE

Site	Objective 1: Conserve/ Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/ Enhance Community Infrastructure	Objective 10: Maintain/ Enhance Economic Base	Objective 11: Stable Employment/ Address Disparities
LBP19	✘	✘	0	0	0	✓✓	0	✓	0	0	0

The site currently comprises agricultural land/grassland and is a greenfield site. The site is bound on all sides by dense trees and hedging. Residential lies to the south. Agricultural land surrounds the site on the north, west and east.

There are no biodiversity designations on site. Part of the site in the north western corner and south eastern part of the site is designated as Woodland Priority Habitat Network, High Spatial Priority. The remainder of the site also falls within a Woodland Priority Habitat Network, Lower Spatial Priority. The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the west of the site. A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south west of the southern part of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Handcross Road.

The site adjoins the BUAB on the south western boundary. The site is therefore in very close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

4.1 hectares would be available for development at a low density. This would equate to 120 dwellings on site.

Land at the southern end of the site is best related to the built up area boundary and existing infrastructure, such as the highway network. Development of this part of the site would reduce impact on the rural character of the area. The Submission Plan proposes to allocate Glayde Farm, Field B, for around 14 dwellings. This would reduce the impact of the development on Objective 1 and Objective 2.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility plays additional planting and landscaping could be provided.

✓✓	Significant positive impact on the sustainability objectives.	??	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
✓?	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT SOUTH OF HANDCROSS, LAND SOUTH OF HANDCROSS ROAD

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP20	XX	X	0	0	0	✓✓	0	✓	0	0	0

The site currently comprises agriculture land and is a greenfield site. The site is bound to the north and south by trees lines. The eastern boundary is open whilst the western boundary is part tree lined and part open. Residential dwelling lies to the north and west. Agricultural land lies to the east and the south.

There are no biodiversity designations on the site. Parts of the site include high and low spatial priority woodland. The site also falls within a Woodland Improvement area (High Spatial Priority). Ancient woodland and priority habitat lie to the south of the site.

Parts of the site are designated as Priority Habitat. Parts of the site are designated as designated Ancient and Semi Natural Woodland. The site lies within the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the north west of the site. A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south west of the southern part of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Handcross Road B2110.

Parts of the site adjoins the built up area boundary. The site is therefore in very close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

Due to the constraints of the site (AONB) it is not considered possible to provide adequate mitigation.

It is considered 3.93 hectares would be available for development at a medium density. This would equate to 117 dwellings. * The Site Promoter has proposed that 95 units could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.	?X	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	X	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	XX	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

LAND AT OLD CAMP FARM, BRIGHTON ROAD, MONKS GATE

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP23	✘	✘	0	0	0	✓✓	0	✘	0	0	0

The site currently comprises grassland and is a greenfield site. The site is bound on the south and east by trees and hedging. The northern boundary is open. The western boundary is more open with less dense hedging. Land in commercial use and a residential dwelling lie to the west.

There are no biodiversity designations on site. The site is designated as Woodland Priority Habitat, Lower Spatial Priority.

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

No Listed Buildings in close proximity to the site. The site lies outside of Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off the A281.

The site is remote from the built up area boundary of Lower Beeding and proposed secondary settlement of Crabtree. It is therefore remote from services and facilities in the Parish.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively. To mitigate the removal of existing hedgerow to facilitate visibility splays additional planting and landscaping could be provided.

It is considered 1.65 hectares would be available for development at a low density. This would equate to 33 dwellings.

*Note The site promoter has indicated between 4 and 12 dwellings could be accommodated on the site.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

Combined Timberlands and Cedar

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 09: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
LBP24	✘	?✘	0	0	0	✓✓	0	✓	0	0	0

The site currently comprise residential in the northern part of the site. Grassland in the southern part of the site. The site is therefore partly previously developed land. Trees, hedging and fencing surround the site. Residential land lies to the south, east and north west. Agricultural land lies to the south west and north of Sandygate Lane.

There are no biodiversity designations on site. The site is partially designated as Woodland Priority Habitat Network- Lower Spatial Priority.

The site lies outside of the High Weald Area of Outstanding Beauty (AONB).

A Grade II Listed Building (The Parish Church of the Holy Trinity) lie to the north east of the site. A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site. The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.

The site falls within Flood Zone 1.

The site would be accessed off Sandygate Lane.

The eastern boundary adjoins the BUAB. The site is therefore in very close proximity to the services and facilities on offer in Lower Beeding. The Horsham District Planning Framework (HDPF) review proposes to designate Crabtree as secondary settlement. It is outside of the proposed secondary settlement of Crabtree.

Mitigation measures in conjunction with development could include the retention of mature trees and hedges. Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.

It is considered 1.1 hectares would be available for development at a medium density. This would equate to 33 dwellings.

✓✓	Significant positive impact on the sustainability objectives.	?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.	✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.	✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.		

HAVEN MOTOR COMPANY

Site	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities	
LBP25	✓	?✓	0	0	0	✓	0	✘	0	✘✘	✘✘	
<p>The site currently comprises a car sales garage and is previously developed land. It is bordered to the east and west with fencing and hedging. Southern boundary open to the Handcross Road with some railings. Northern boundary borders an extended parking area of hardstanding, serving the car sales garage.</p> <p>There are no biodiversity designations on site. The site is designated as Lower Spatial Priority Woodland Habitat Network.</p> <p>The site lies outside of the High Weald Area of Outstanding Beauty (AONB).</p> <p>There are no Listed Buildings on site or in close proximity of the site. The site lies outside of Crabtree Conservation area which lies to the south.</p> <p>The site falls within Flood Zone 1.</p> <p>The site would be accessed off B2110 Handcross Road.</p> <p>The site is remote from the built up area boundary of Lower Beeding and proposed secondary settlement of Crabtree. It is therefore remote from services and facilities in the Parish.</p> <p>Sustainable drainage techniques could be provided on site to ensure surface water is managed effectively.</p> <p>It is considered 0.19 hectares would be available for development at a low density. This would equate to 4 dwellings.</p>												
✓✓	Significant positive impact on the sustainability objectives.										?✘	Possible negative or slight negative impact on the sustainability objectives.
✓	Positive impact on the sustainability objective.										✘	Negative impact on the sustainability objective.
?✓	Possible positive or slight positive impact on the sustainability objectives.										✘✘	Significant negative impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.											

APPENDIX 2

(Lower Beeding Neighbourhood Plan Policy Options)

Policy/Aim	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
Policy 1 - Biodiversity	✓	✓✓	0	0	0	?✘	0	0	0	0	0
Policy 2 - Landscape Character	✓✓	✓	?✓	0	0	?✘	0	0	0	0	0
Policy 3 - Green Infrastructure	✓	✓	0	✓	0	?✘	0	✓	✓	0	0
Policy 4 - Sustainability	0	?✓	0	✓	0	0	0	0	0	0	0
Policy 5 - Energy Efficiency	0	?✓	0	?✓	0	0	0	0	0	0	0
Aim 1 - Light Pollution	✓✓	?✓	0	0	0	0	0	0	0	0	0
Aim 2 - Air Quality	✓✓	✓	0	0	0	0	0	0	0	0	0
Aim 3 - Water Environment	✓✓	✓✓	0	✓	0	0	0	0	0	0	0
Policy 10 - Windfall development	✓✓	0	0	0	0	✓	0	0	0	0	0
Policy 11 - Housing Mix	0	0	0	0	0	✓✓	0	0	0	0	0
Policy 12 - Design	✓✓	0	✓	0	0	0	?✓	0	0	0	0
Aim 4 - Garden Space	✓	?✓	0	0	0	?✓	0	0	0	0	0
Policy 13 - Density	✓✓	?✓	✓	0	0	0	0	0	0	0	0
Aim 5 - Education	?✘	?✘	0	0	0	0	0	?✓	✓✓	?✓	?✓
Aim 6 - Waste Management	✓	0	0	0	0	?✓	?✓	0	0	0	0
Policy 14 - Recreation Areas	0	0	0	0	0	0	0	?✓	✓	0	0
Policy 15 - Protection of Local Green Spaces	✓✓	✓✓	?✓	0	0	0	0	0	✓✓	0	0
Aim 7 - Community Infrastructure Levy (CIL)	0	0	0	0	?✓	0	?✓	?✓	✓✓	0	0
Policy 16 - Broadband Communications	✓	0	0	0	0	0	0	0	✓✓	✓	✓
Aim 8 - Utilities	?✘	0	?✘	0	0	0	0	0	0	✓	✓
Policy 17 - Existing Employment Sites	?✓	0	0	0	✓	0	0	?✓	✓	✓	✓
Policy 18 - Economic Growth	✓	0	?✓	0	✓	0	0	0	0	✓	✓
Aim 9 - Parking	0	0	0	0	✓	0	?✓	0	0	0	0
Aim 10 - Traffic Management	?✘	0	0	0	✓✓	0	0	?✓	0	0	0
Aim 11 - Accessibility	0	0	0	0	✓✓	0	0	✓✓	✓✓	0	0
Aim 12 - Public Rights of Way (PROW)	?✓	0	0	0	?✓	0	0	✓✓	✓✓	0	0
✓✓	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 - Light Pollution	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	✓✓	?✓	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have an aim to support proposals where design minimises light pollution and conserves the rural tranquil character of the Parish. Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A supports proposals that minimises light pollution and conserves the rural tranquil character of the Parish. This would positively contribute to objectives that conserve/enhance the rural character of the parish. Option B would rely on higher tier policies, and the outcomes would be less certain.</p> <p>Preferred Aim Option: A</p>											
✓✓	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 - Air Quality	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	✓	✓	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have an aim to support the implementation of actions which seek to improve air quality in the Parish. Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A would support the implementation of actions which seek to improve air quality in the Parish. Option B would rely on higher tier policies, which would have a positive effect on a number of objectives. However, this would be less targeted an option than A. Overall, Option A provides the most positive contribution to the overall framework.</p>											
Preferred Aim 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 10 - Housing Mix	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	0	0	0	0	0	✓✓	0	0	0	0	0
B	0	0	0	0	0	✓	0	0	0	0	0
<p>Option A: To have a policy that supports development proposals that provide a mix of dwelling types to meet local need.</p> <p>Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework (HDPF).</p> <p>Appraisal: Option A seeks to ensure an appropriate mix of new housing is provided to meet the local needs of current and future households. Option B would rely on higher tier policies including Policy 16 of the HDPF, which similarly seeks to ensure a mix of housing types. However, the latter does not provide a requirement to meet housing need within the local, Parish context, but rather across the strategic housing market area. On this basis it is less targeted.</p>											
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 4 - Garden Space	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	✓	?✓	0	0	0	?✓	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have an aim to support development proposals which provide adequate garden space for residential dwellings, with space provided being in keeping with adjacent dwellings.</p> <p>Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A supports the provision of adequate garden space for residential dwellings, with space provided being in keeping with adjacent dwellings. Option B would rely on higher tier policies, and the outcomes would be less certain.</p> <p>Preferred Aim Option: A</p>											
✓✓	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 12 - Density	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	✓✓	?✓	✓	0	0	0	0	0	0	0	0
B	✓	0	?✓	0	0	0	0	0	0	0	0
<p>Option A: To have a policy which supports development proposals which reflects the prevailing density of the surrounding area will be supported.</p> <p>Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A seeks to ensure development proposals reflects the prevailing density of the surrounding area. Option B would rely on higher tier policies including Policy 33 of the HDPF, which similarly seeks to ensure development proposals make efficient use of land, however, the latter does not provide a requirement to reflect the prevailing density of the surrounding area. On this basis it is less targeted.</p>											
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 - Education	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	?✘	?✘	0	0	0	0	0	?✓	✓✓	?✓	?✓
B	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have an aim to support the expansion of the Primary School to accommodate an increase in school children wishing to attend the local school.</p> <p>Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A will ensure support is offered to the expansion of the Primary School to accommodate an increase in school children wishing to attend the local school while Option B is less targeted and would not ensure support is offered to the expansion of the Primary School.</p>											
Preferred Aim 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 - Waste Management	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	✓	0	0	0	0	?✓	?✓	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have an aim to support the provision of plans which detail waste management, recycling and utilities arrangements for new developments. Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A will ensure support is offered to the provision of plans which detail waste management, recycling and utilities arrangements for new developments while Option B is less targeted and would not ensure support is offered to this local initiative.</p> <p>Preferred Aim Option: A</p>											
✓✓	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 - Community Infrastructure Levy (CIL)	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	0	0	0	0	?✓	0	?✓	?✓	✓✓	0	0
B	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have an aim to identify infrastructure needs within the Parish to ensure income received from the CIL is prioritised to identified projects.</p> <p>Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework.</p> <p>Appraisal: Option A would positively identify infrastructure needs within the Parish to ensure income received from the CIL is prioritised to identified projects. 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.</p> <p>Preferred Aim Option: A</p>											
✓✓	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 10 - Traffic Management	Objective 1: Conserve/Enhance Rural Character	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Improve Highway Safety	Objective 6: Housing Need & Affordable Homes	Objective 7: Safe Environment.	Objective 8: Improve Non-Car Modes of Transport	Objective 9: Maintain/Enhance Community Infrastructure	Objective 10: Maintain/Enhance Economic Base	Objective 11: Stable Employment/Address Disparities
A	?✘	0	0	0	✓✓	0	0	?✓	0	0	0
B	0	0	0	0	✓	0	0	0	0	0	0
<p>Option A: To have an aim to support traffic management initiatives which reduce traffic speed within the Parish and introduce traffic calming measures. Option B: To not have an aim, and rely on the National Planning Policy Framework and policies of the Horsham District Planning Framework (HDPF).</p> <p>Appraisal: Option A would seek to support traffic management initiatives which reduce traffic speed within the Parish and introduce traffic calming measures. 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.</p>											
Preferred Aim 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.										

