

# Petworth Neighbourhood Plan:

## Sustainability Appraisal:

Incorporating Strategic Environmental Assessment

April 2018

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## Non-Technical Summary

This is a Sustainability Appraisal (SA) of the Petworth Neighbourhood Plan. The Neighbourhood Plan will set out a vision for the future of the area to 2033, providing a strategy to manage improvements and a land use framework for development. If supported at referendum, the Neighbourhood Plan will gain statutory status and form part of the adopted Development Plan.

A Neighbourhood Plan must meet a number of basic conditions set out within the Localism Act 2011. These basic conditions include the requirement that the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations. Where a Neighbourhood Plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and therefore require a Strategic Environmental Assessment (SEA).

A Habitats Regulation Assessment (HRA) for the emerging South Downs National Park Local Plan has been undertaken by the South Downs National Park Authority. Through the HRA, consideration of the potential impacts of the level of development at Petworth over the period up to 2033 has been undertaken. The emerging South Downs National Park Local Plan requires the delivery of approximately 150 additional new homes and 1.4 hectares of new employment land at Petworth. The HRA concludes that there would be no likely significant effects on sites of European habitats or species as defined under the European Union's Habitats Directive 92/43/EED.

A SA extends the concept of SEA as a process through which to assess the environmental as well as social and economic impacts of a policy, plan or programme and its likely contribution to the delivery of sustainable development overall. The SA fully incorporates the requirements of the SEA Directive.

Consultation on the SA Scoping Report was undertaken between in February 2016. The SA Scoping Report set out the intended scope of, and methodology for, appraising the Neighbourhood Plan. Feedback from this consultation has been taken account of, and the evidence base updated where necessary. A copy of the SA Scoping Report is available online at: <http://www.petworth-tc.gov.uk>.

The 13 Neighbourhood Plan Sustainability Objectives were informed by a review of other plans and policies, notably the emerging South Downs National Park Local Plan's own Sustainability Objectives. Following consultation it was not considered that the Sustainability Objectives required amending further. These Sustainability Objectives therefore now provide the sustainability appraisal framework for this appraisal of the JHHNP. The 13 objective are:

<b>Sustainability Objectives</b>	
1.	To conserve and enhance landscape character.
2.	To ensure the Petworth community is prepared for the impacts of climate change.

3.	To address the causes of climate change through reducing emissions of greenhouse gases.
4.	To conserve and enhance the biodiversity within Petworth.
5.	Conserve and enhance the historic environment, heritage assets and their settings.
6.	To improve the health and well-being of the population and reduce inequalities in health and well-being.
7.	To improve accessibility to all health, educational, leisure and community services.
8.	To improve the efficiency and safety of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel and increase pedestrian safety on the roads.
9.	To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability.
10.	Enable viability of the local economy with improved diversity of employment opportunities and provision of space for required employment growth.
11.	To reduce levels of deprivation within Petworth.
12.	Minimise flood risk for new and existing development.
13.	To encourage the development of a buoyant, sustainable tourism sector.

Following the Scoping Report consultation the draft Neighbourhood Plan site options (and alternatives) were appraised against the 13 SA objectives contained within the sustainability appraisal framework, with an assessment made concerning the predicted social, economic and environmental effects of the options. The options were assessed according to the criteria set out in table 1 below.

Table 1: Assessment Criteria

Positive		Uncertain	Neutral	Negative	
++	+	?	0	-	--
Significant positive effect on the objective	Positive effect on the objective	Uncertain effect on the objective	No effect on the objective	Negative effect on the objective	Significant effect on the objective

In light of the public and statutory body feedback on the June to July 2016 options consultation and further information and evidence that had come to light, the Pre-Submission Draft Neighbourhood Plan was prepared. Alongside the Pre-Submission Draft Neighbourhood Plan a draft Sustainability Appraisal was published for public and statutory body feedback between April and May 2017. A copy of the draft Sustainability Appraisal is available online at: <http://www.petworth-tc.gov.uk>.

In light of the public and statutory body feedback on the Pre Submission Draft Neighbourhood Plan and draft SA report and further information and evidence that has come to light, a number of Neighbourhood Plan policy and objective changes have been made. The majority of policy and objective changes are minor. However, where appropriate, refined policies and objectives contained within the July 2017 Submission Petworth Neighbourhood Plan have been reappraised against the SA objectives. The

results are presented in the tables in Section 6 of the July 2017 Submission Petworth Neighbourhood Plan SA report.

In light of the Examiners recommended change to include a new allocation (Policy H8, Land South of Rothermead) a focused consultations was undertaken between 9 February and 23 March 2018. As part of this consultation a focused Sustainability Appraisal of the new allocation was also prepared and subjected to consultation. A copy of the Focused Consultation Sustainability Appraisal is available online at: <http://www.petworth-tc.gov.uk>.

Throughout the preparation of the Petworth Neighbourhood Plan, having identified and described the likely effects of each option, we have evaluated their significance. When forming a judgement on whether a predicted effect will be significant, we gave consideration where appropriate and possible to the magnitude and duration over time. This process included consideration of mitigation to prevent, reduce or offset the adverse effects of the options.

The conclusion of the assessment of the Petworth Neighbourhood Plan objectives and policies is that, they will have no significant environmental effects and will promote sustainable development. In meeting the level growth prescribed by the emerging South Downs National Park Local Plan, a number of site allocations were necessary on greenfield land due to the limited availability of deliverable and developable previously developed land within Petworth. The policies have been clearly selected and drafted to ensure that any potential for negative impacts is avoided through site selection and effective policy wording.

Preparing the Petworth Neighbourhood Plan has required the use of planning judgement to strike the right balance between the technical suitability and community acceptability of the Neighbourhood Plan. In some cases, this can lead to policies that may not be the most sustainable of all the potential choices made, but they are nonetheless sufficiently sustainable so that they will lead to no significant environmental effects.

However, the conclusion remains that in a number of cases, the Petworth Neighbourhood Plan should deliver positive effects for local residents and businesses as Petworth meets its development needs in the period up to 2033. Reasonable alternative policy options have been assessed within the SA report to compare and contrast the options chosen, but in no case does the alternative perform better, against the chosen policy and there is therefore no case for policy changes as a result.

SEA guidance requires measures to prevent, reduce or offset significant adverse effects of implementing the plan. Where practical the SA report identifies the likely negative and positive impacts each policy has on achieving sustainability objectives based on the SA framework set out. It demonstrates that the policies of the Petworth Neighbourhood Plan will positively contribute towards delivering the social, economic and environmental objectives set out in the SA framework. Where any potential negative effects were identified, it was concluded that the policies in the Petworth Neighbourhood Plan, the Saved policies of the Chichester District Further Alterations 1999, the emerging South Downs National Park Local Plan, or the NPPF, and guidance within the PPG

adequately alleviated or mitigated the impacts, particularly over the medium to longer term. The loss of some greenfield land to meet Petworth's development needs is unavoidable.

Petworth Town Council and the South Downs National Park Authority will jointly monitor the effectiveness of the implementation of the Petworth Neighbourhood Plan using available data. The purpose of monitoring is to provide information on the social, environmental and economic effects of planning policy documents help determine the extent to which objectives, targets and programmes are being met. Monitoring will also allow the Councils' to know if it is necessary to trigger contingency plans should performance fall below expectations, or circumstances significantly change.

## 1.0 Introduction

- 1.1 This is a Sustainability Appraisal (“SA”) of the Petworth Neighbourhood Plan. A plan showing the extent of the designated Petworth Neighbourhood Plan area is included at Appendix 1. The Petworth Neighbourhood Plan will set out a vision for the future of the area to 2033, providing a strategy to manage improvements and a land use framework for development. If supported at referendum, the Petworth Neighbourhood Plan will gain statutory status and form part of the Development Plan, against which development proposals will be considered.
- 1.2 A Neighbourhood Plan must meet a number of basic conditions, as set out in paragraph 8 (2) of Schedule 4B of the Town and County Planning Act 1990 and applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. These basic conditions include the requirement that the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations. Where a Neighbourhood Plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment Regulations 2004 (which seeks to implement European Union Directive 2001/42/EC) and therefore require a Strategic Environmental Assessment (“SEA”).
- 1.3 A Habitats Regulation Assessment (HRA) for the emerging South Downs National Park Local Plan has been undertaken by the South Downs National Park Authority. Through the HRA, consideration of the potential impacts of the level of development at Petworth over the period up to 2033 has been undertaken. The emerging South Downs National Park Local Plan requires the delivery of approximately 150 additional new homes and 1.4 hectares of new employment land at Petworth. For the purpose of the HRA, the only sites considered relevant are Special Areas of Conservation (“SACs”). The SACs in relatively close proximity to Petworth being: The Mens SAC, Ebernoe Common SAC and Ducton to Bignor Escarpment SAC. The HRA concludes that there would be no likely significant effects on sites of European habitats or species as defined under the European Union’s Habitats Directive 92/43/EED as a result of the level of development proposed at Petworth over the period up to 2033.
- 1.4 A SA extends the concept of SEA as a process through which to assess the environmental as well as social and economic impacts of a policy, plan or programme and its likely contribution to the delivery of sustainable development overall. The SA fully incorporates the requirements of the SEA Directive.
- 1.5 Consultation on the SA Scoping Report was undertaken between January and May 2016, parallel to consultation on the options stage of the Petworth Neighbourhood Plan. The SA Scoping Report set out the intended scope of, and methodology for, appraising the Petworth Neighbourhood Plan. The Petworth Neighbourhood Plan Sustainability Objectives set out in the Scoping Report were informed by a review of other plans and policies, notably the emerging South Downs National Park Local Plan’s own Sustainability Objectives, and an appraisal of the

key characteristics specific to Petworth as identified in the Baseline Report. A summary of the key statutory consultee responses and how they have been taken into account are provided below:

<b>Statutory Consultee</b>	<b>Summary of consultee response</b>	<b>Response to consultee feedback</b>
Historic England	<p>Need to clarify 'challenges' and 'issues' and not interchange their use.</p> <p>Springfield House, North Street is a Grade II building that is considered to be 'at risk' building. This should be referenced.</p> <p>Useful to incorporate assessment indicators</p>	Clarity included and reference made to Springfield House
South Downs National Park Authority	<p>Clarity need over perceived shortfall within the Residents Survey and actual shortfall evidence within the SDNPA evidence base of provision of facilities for children and young people and sports and leisure facilities within Petworth</p> <p>Walking / cycling data: Mapping usage of public rights of way could be useful</p>	<p>Clarity provided.</p> <p>Public rights usage data has not been obtained, so therefore not included within the final SA Scoping Report.</p>

1.6 Following consultation on the SA Scoping Report, it was not considered that the Sustainability Objectives required amending further. These Sustainability Objectives therefore provide the SA framework for appraisal of the Petworth Neighbourhood Plan objectives and policies. In light of the consultation response the Baseline Report was been subsequently updated. Both the Scoping Report (February 2016) and updated Baseline Report are available online at <http://www.petworth-tc.org.uk>.

#### Key Plans, Policies and Programmes

- a) National Planning Policy Framework 2012
- b) National Planning Practice Guidance
- c) Saved policies of the Chichester Local Plan 1999,
- d) West Sussex Sustainability Strategy 2015-2019
- e) West Sussex County Council Transport Plan 2011-2026
- f) West Sussex Sustainable Energy Study 2009
- g) West Sussex Cultural Strategy 2009-2014
- h) West Sussex Sustainable Community Strategy 2008-2020
- i) WSCC A Strategy for the West Sussex Landscape 2005
- j) West Sussex Strategic Flood Risk Assessment 2010



- k) Sussex Historic Landscape Characterisation- WSCC and others, 2010
- l) Using Less, Living Better Action Plan- West Sussex Environment and Climate Change Board, 2012
- m) Sussex Biodiversity Action Plan
- n) South Downs National Park Partnership Management Plan, 2014-2019
- o) SDNPA Access Network and Accessible Natural Greenspace Study Part 1, January 2014
- p) SDNP Renewable and Low Carbon Energy Study, May 2013
- q) South Downs Integrated Landscape Character Assessment, 2011
- r) SDNP Transport Study Phase 1 Report, March 2013
- s) SDNPA Water Cycle Study and Strategic Flood Risk Assessment, Level 1 Scoping and Outline Report, April 2015
- t) View Characterisation and Analysis, Viewshed Study Report of the SDNP, November 2015

Key Sustainability Issues

Sustainability Problem		SEA Topic Included in Directive 2001/42/EC	Evidence of the problem
<b>Environmental</b>			
1.	Design Quality	Material assets/cultural heritage and archaeology	Parts of Petworth Parish are covered by conservation areas, highlighting the historical quality of the local built environment, and the town contains a great number of listed buildings, including the Grade I listed Petworth House.  An updated Character Appraisal and Management Plan for Petworth Conservation Area has been adopted by SDNPA in October 2013.
2.	Location in National Park	Nature conservation	A key issue for the National Park are the threatened habitats and heritage (SDNP Management Plan 2013). Over the last 150 years, nationally and internationally important species and habitats still exist in the National Park and have suffered extensive damage through the loss of habitats, their fragmentation and degradation. Additional factors such as climate change, new diseases and invasive species add to this pressure.
3.	Visitor pressure	Climatic factors/air quality	Visitor pressure is a key issue in the National Park (SDNP Management Plan 2013). The tourism sector is fragmented and transport options for those who want to leave their cars at home are often limited.
4.	Biodiversity	Nature conservation	There are no Sites of Special Scientific Interest (SSSI) in the PNDP area however,

			<p>there are six in close proximity to Petworth town and adjacent to the Plan area. Ebernoe Common, The Mens and Duncton to Bignor Escarpment are designated as Local Nature Reserves and Special Areas of Conservation along with Burton and Chingford Ponds to the south of the Plan border.</p> <p>The effects upon bat populations of the Ebernoe and Mens SACs including their commuting/ foraging routes will be taken into consideration when determining locations of new development in the PNDP area.</p>
5.	Landscape Quality	Landscape and townscape	<p>Petworth NP area falls within the Greensand Hills, Low Weald and Sandy Arable Farmland areas (South Downs Integrated Landscape Assessment).</p> <p>The Greensand Hills forms prominent hills formed from sandstones, significant woodland, ecologically rich habitats, extensive panoramic views and dispersed medieval settlement form.</p> <p>The Low Weald character area comprises a lowland vale landscape with deciduous woodland including ancient and ecologically important woodlands. It is described as a rural, tranquil and enclosed landscape with a medieval pattern of development.</p> <p>The Sandy Arable Farmland character area forms lowland sandstone landscape which is easily eroded. The character of the area is described as a simple, open arable landscape. Mature standard oaks and ancient woodland are key ecological features in this predominantly arable landscape.</p>
6.	Geology	Soils and geology	<p>Petworth lies predominantly within Lower Greensand Deposits and partially within Wealden Series (South Downs Integrated Landscape Character Assessment 2011).</p> <p>Generally the area has low quality grade 3 and 4 agricultural land classification or non-agricultural land. However, there are some areas within the NP area towards the south that have high quality grade 1-2 agricultural land classification and are currently used for farming.</p>
7.	Climate Change	Climatic factors	<p>Climate change has fundamental impacts upon the National Park, which is already</p>

			experiencing more unpredictable and more extreme weather events. This leads to changes in landscape features, habitats and crops, as well as contributing to soil erosion and flooding (SDNP Management Plan 2013).
8.	Air Quality	Air quality/climatic factors	Air quality is an area of concern to the residents in Petworth as identified through the Petworth Vision Residents and Traders survey consultation 2013. This is likely to be a result of through traffic and congestion however; surveys have not been produced to quantify the air pollution and noise levels generated. Furthermore, residents speculate that there has been some damage to the fabric of historic buildings and monuments as a result of the vibration of through traffic.
9.	Water Resources	Water/climatic factors	A key issue for the National Park is the pressure on water resources as they are exacerbated by the vulnerability of the water environment to climate change, pollution pressures from wastewater treatment works and run off from urban and agricultural land (SDNP Management Plan 2013).
10.	Changing Values, Behaviors and Lifestyles	Human population/climatic factors	Individual lifestyle choices have had a strong impact on the future of the National Park, both positive and negative. These have included the level of car use, the amount of local produce consumed, overall carbon footprint, water consumption, and choices about leisure time (SDNP Management Plan 2013).
11.	Flood Risk	Water/climatic factors	The majority of the area is not at flood risk with the exception of small areas to the south of the NP area (Environment Agency flood risk map).
<b>Social</b>			
12.	Demographic/Ageing population	Human population	In terms of age profile in Petworth, the 2011 Census shows that the largest proportion of residents are aged 45-64 (27.2%) followed by 26.8% aged 65+.
13.	Deprivation	Human population/human health	The Parish of Petworth contains the 5th most deprived Lower Super Output Area in the district (The Index of Multiple Deprivation 2010).
14.	Skills	Human population	Residents of Petworth have lower skill levels compared to district and national levels. Only 23.9% of residents have level 4 qualifications and above compared to 32.4% in Chichester District and 27.4% in

			England. Petworth has a higher proportion of residents with no qualifications (26.5%) compared to 19.5% in Chichester District and 22.5% in England.
15.	Health problems	Human health	There are 18.9% of residents that suffer from long term health problems in Petworth. This is higher than the South East (15.7%) and District level (17.5%) as noted in the Census 2011.
16.	Affordable housing need	Human population	<p>In June 2014, the Petworth Affordable Housing Provisions document noted that 73 households with a local connection to the parish of Petworth were on the housing register, of which 23 (32%) are in bands A-C and considered to have a priority need for housing.</p> <p>The SDNP Housing Requirements Study (2011) indicates there is a need for approximately 640 additional affordable homes annually in the National Park.</p> <p>The PNP Issues Consultation Report (July 2015) identified that approximately half of the respondents 'strongly agreed' or 'agreed' that new housing should be provided for social rented housing (49%).</p>
17.	Leisure	Human health/human population	<p>The Petworth Vision Residents Survey 2013 indicated that there is a perceived under provision of facilities for children and young people and sports/leisure facilities.</p> <p>The PNP Issues Consultation Report highlighted the need for additional leisure facilities for Petworth. For instance, a large proportion of respondents 'strongly agreed' or 'agreed' (65%) that Petworth needs more indoor sports facilities.</p>
18.	Traffic, Parking and Road Safety	Human population	<p>The Petworth Residents Vision Survey (2013) noted that 400 comments were made relating to traffic or car parking in Petworth. Key themes for consideration were the speed of traffic, HGVs and large vehicles, volume and obstructions to traffic flow such as parked cars, and easier/free parking.</p> <p>Key issues relating to traffic, parking and road safety from the PNP Issues Consultation Report include the following: lorry access to the town centre should be restricted to defined times; measures should be introduced to slow traffic and prioritise pedestrian safety; and town centre parking.</p>

19.	Accessibility	Human population	<p>The Petworth Residents Survey 2013 highlighted issues relating to accessibility. Almost half of the respondents (44.4%) found Petworth's pavements and walkways only 'adequate'.</p> <p>There is virtually no existing data on walking and cycling in the SDNP. Mapping needs to be developed further for walking and cycling to gain better insight into the use of cycleways (South Downs National Park Transport Study 2013).</p> <p>There are reasonably good bus services operating in Petworth but they have high costs and the low frequency of some services means that travelling by car is often an easier alternative.</p> <p>Key issues relating to accessibility from the PNP Issues Consultation Report include the following: A better bus service with real time information should be provided; safe walking routes to school are needed; and cycle routes should be improved.</p>
<b>Economic</b>			
20.	Tourism	Cultural Heritage/ Material Assets	<p>Tourism is an important part of the Petworth economy. Petworth House attracts thousands of tourists a year and the wealth of antique shops attracts visitors nationally and internationally, as well as those visiting the National Park. Petworth is also well known for accommodating an array of festivals including: The Petworth Festival, Woodward Festival of Speed and Petworth Food Festival.</p>
20.	Employment land		<p>There is a demand for business space in the north sub-area of Chichester where Petworth is located due to the amount of converted farm buildings and the relatively few vacant units on the estates. (Employment Land Review 2012)</p>
21.	Variety of shops		<p>Petworth has a specialised retail role as a centre for antiques. However, the town only has one small supermarket, which reduces the potential for the town centre to retain more expenditure locally (Chichester Retail Study 2010).</p> <p>The Petworth Residents Vision Survey 2013 highlighted that there is not a good variety of shops in the town centre. The Petworth Traders Survey 2013 also</p>

			<p>highlighted this issue stating that a wider variety of shops would help attract more shoppers to the town.</p> <p>The PNP Issues Consultation Report identified that a large proportion of respondents 'strongly agreed' or 'agreed' (63%) that a greater range of shops should be available in Petworth. The report also highlighted that the vast majority of respondents 'strongly agreed' or 'agreed' (88%) that existing shopping areas should be protected and supported.</p>
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1.7 On 4 April 2017 the Pre-Submission Draft Petworth Neighbourhood Plan was published for the statutory 6-week Regulation 14 consultation. As part of the accompanying evidence base, a Draft Sustainability Appraisal was published for consultation. The Regulation 14 Draft Petworth Neighbourhood Plan: Draft Sustainability Appraisal, March 2017 is available online at <http://www.petworth-tc.org.uk>.

1.8 A summary of the key statutory consultee responses to the Pre Submission Draft Petworth Neighbourhood Plan Sustainability Appraisal and how they have been taken into account are provided below:

<b>Statutory Consultee</b>	<b>Summary of consultee response</b>	<b>Response to consultee feedback</b>
Historic England	Clarity welcomed over the decision making criteria used within the assessment	Decision making criteria has been included as Appendix 4 to this SA
South Downs National Park authority	Numerous fact and typographic suggestions	Fact and typographic suggestions have been incorporated into this SA

1.9 In light of the public and statutory consultee feedback, a number of changes have been made to strengthen and / or improve the clarity of the Petworth Neighbourhood Plan policies and objectives.

1.10 In light of the Examiners recommended changes a new housing allocation (Policy H8, Land South of Rothermead) was included within the Neighbourhood Plan. This new policy was subjected to public consultation between February and March 2018.

1.11 Throughout this SA the policy and objective refinements, where necessary, have been subjected to Sustainability Appraisal. A number of explanatory and background sections within the SA have also been updated, in response to consultation feedback, to provide greater clarity and explanation of the Neighbourhood Plan plan-making and decision-making process.

## Structure of the Report

1.9 The remainder of this report is structured as follows:

- **Section 2** sets out the Sustainability Objectives which form the framework for appraising the Petworth Neighbourhood Plan;
- **Section 3** describes the methodological approach taken to this SA;
- **Section 4** provides an appraisal of the Petworth Neighbourhood Plan objectives;
- **Section 5** provides a background on the Site Alternatives;
- **Section 6** provides an appraisal of the Petworth Neighbourhood Plan policies;
- **Section 7** provides conclusions on the overall assessment;
- **Section 8** outlines the mitigation required to address possible identified adverse effects;  
and
- **Section 9** identifies means through which to monitor the environmental effects of the Petworth Neighbourhood Plan.

## 2.0 The Sustainability Framework

2.1 The Petworth Neighbourhood Plan Sustainability Objectives that form the SA framework against which the Neighbourhood Plan Key Principles and policies are assessed are set out within Table 2.1 below.

**Table 2.1: Sustainability Appraisal Objectives**

<b>Sustainability Objectives</b>	
1.	To conserve and enhance landscape character.
2.	To ensure the Petworth community is prepared for the impacts of climate change.
3.	To address the causes of climate change through reducing emissions of greenhouse gases.
4.	To conserve and enhance the biodiversity within Petworth.
5.	Conserve and enhance the historic environment, heritage assets and their settings.
6.	To improve the health and well-being of the population and reduce inequalities in health and well-being.
7.	To improve accessibility to all health, educational, leisure and community services.
8.	To improve the efficiency and safety of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel and increase pedestrian safety on the roads.
9.	To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability.
10.	Enable viability of the local economy with improved diversity of employment opportunities and provision of space for required employment growth.
11.	To reduce levels of deprivation within Petworth.
12.	Minimise flood risk for new and existing development.
13.	To encourage the development of a buoyant, sustainable tourism sector.

2.2 For clarity, the reference to Petworth with the Sustainability Objectives relates to the Neighbourhood Plan area.



### 3.0 Methodology

3.1 This methodology follows the broad stages set out in the guidance document 'A Practical Guide to the Strategic Environmental Assessment Directive' (September 2005) and the Planning Practice Guidance. This SA Report reflects Stage B: Developing and refining options and assessing effects; Stage C: Preparing the SA report; and Stage D: Consulting on the draft Plan and SA report.

3.2 Although the PPG was updated in 2015 to include a new Stage A, the methodology stages used with this SA still applies the stages set out within the SA Scoping Report. Stage B within this SA is Stage C within the updated PPG methodology and Stage C within this SA is Stage D within the updated methodology; and Stage D within this SA is Stage E within the updated methodology. As the Petworth Neighbourhood Plan and SA process had already commenced prior to the PPG changes the existing methodology structure has been retained to avoid any confusion between reports.

#### **B1: Testing the Neighbourhood Plan objectives against the Sustainability Objectives of this framework**

3.3 The draft Petworth Neighbourhood Plan objectives are assessed against the Sustainability Objectives of the framework and classified in terms of compatibility, as set out in Table 3.1 below.

Table 3.1: Compatibility rating

✓	Positively compatible
0	Neutral / no effect
X	Negatively compatible

#### **B2: Developing and refining options including reasonable alternatives**

3.4 The policies of the Petworth Neighbourhood Plan must be in line with existing higher-tier policies and guidance contained in the Saved policies of the Chichester District Local Plan 1999; the emerging policies of the South Downs National Park Local Plan; the National Planning Policy Framework and the Planning Practice Guidance.

3.5 The emerging South Downs National Park Local Plan requires the delivery of approximately 150 new homes at Petworth over the period up to 2033. Should the Neighbourhood Plan not seek to allocate land to deliver these new homes then the South Downs National Park Authority would be obliged to do so.

3.6 The preparation of the Petworth Neighbourhood Plan has been an iterative process, led by a clear vision for the future of Petworth. A key part of the SA is evaluating any reasonable

alternative policy options.

3.7 As set out within Section 5 of this SA and the Site Assessment document, 31 sites were promoted by landowners as having the potential to accommodate new residential development and a single site promoted for employment development. To help develop and refine the potential housing site options to meet the emerging housing figure for Petworth (150 dwellings) the Neighbourhood Steering Group developed a set of site assessment criterion. These assessment criterion were subjected to public consultation as part of the Options consultation in 2016 and used as a tool in the decision-making process. The assessment criterions and the complementary Sustainability Objectives are set out below at Table 3.2.

**Table 3.2: Petworth Neighbourhood Plan Site Assessment Criterion and complementary Sustainability Objectives**

NP Site Assessment Criterion		Sustainability Objectives of the SA framework
1	Walkability: Distance to the town centre, schools and health centres	3, 6, 7, 8, 9
2	Access: Existing vehicular and pedestrian access arrangements to the site	8
3	Impact on highway network and resident safety	3, 7, 8
4	Loss of car parking: Would development of the site result in the loss of existing car parking facilities	8
5	Biodiversity / Ecology: Impact on any biodiversity designations including the SAC's outside the Neighbourhood Plan area	4
6	Landscape: Impact on any landscape designations, topography and landscape characteristics	1
7	Flood Risk	12

3.8 Again as set out in detail within Section 5 and the Site Assessment document, after being subjected to the site assessment criterion and the land availability assessment, 12 sites were considered by the Housing Working Group to be suitable potential housing sites.

3.9 These 12 sites were therefore considered to be reasonable alternative housing site options. As set out within Section 6, this SA presents the appraisal of the 12 individual site options using the framework's Sustainability Objectives.

3.10 Collectively these 12 potential sites have the potential capacity (notwithstanding any landscaping buffers etc) to accommodate approximately between 756 and 1,057 dwellings – a

level of housing growth significantly greater than that proposed within the emerging South Downs National Park Local Plan. As set out within Section 5, in light of this the Housing Working Group and the Neighbourhood Plan Steering Group developed three housing sites options, each option comprising sufficient potential housing sites to deliver approximately 150 dwellings (with appropriate landscaping etc). The three options were subjected to public consultation as part of the Options consultation in 2016. The options comprised:

**Option 1:** Allocation of two sites near the centre of the town and a further area of housing to the south of Petworth, creating a new southern access to the school;

**Option 2:** Allocates the majority of development to the west of the town, with smaller sites around Rothermede, Rotherbridge Lane and an extension to Sheepdown Close.

**Option 3:** Allocates the development to the norther of the town around Hampers Green. The option includes a large site opposite Hampers Green and smaller sites accessed from Northend Close.

- 3.11 Plans showing the three site options are included at Appendix 3.
- 3.12 In some instances, a ‘No Policy’ option to ‘do nothing’ has been considered against the proposed Neighbourhood Plan policy. This option broadly relies upon existing local and national policy guidance including the Saved policies of the Chichester Local Plan 1999; the emerging policies of the South Downs National Park Local Plan, the National Planning Policy Framework and the Planning Practice Guidance.

**Stage B3 & B4: Predicting and evaluating the effects of the plan**

- 3.13 Where the implementation of the Petworth Neighbourhood Plan objectives or policies is likely to change the existing *situation*, the effects are assessed in terms of the nature of the effect (positive, negative, neutral, or uncertain) and where possible and appropriate its magnitude and duration over time. Table 3.3 sets out the terminology used within the appraisal matrices within Section 6 of the Report.

Table 3.3: Key for assessment of effects

Positive		Uncertain	Neutral	Negative	
++	+	?	0	-	--
Significant positive effect on the objective	Positive effect on the objective	Uncertain effect on the objective	No effect on the objective	Negative effect on the objective	Significant effect on the objective

- 3.14 Predictions are supported by evidence, such as references to research, baseline information, discussions or consultation, which helped those carrying out the SA to reach their conclusions. The key evidence base sources available on line at: <http://www.petworth->

tc.org.uk. A schedule setting out the assessment protocols applied for each SA Objective is included in Appendix 4.

**B5: Considering ways of mitigating adverse effects**

- 3.15 Throughout the assessment process, where impacts have been identified appropriate mitigation and / or avoidance measures have been identified where possible. Further consideration of mitigating adverse effects is provided within Section 8.

**B6: Proposing measures to monitor the environmental effects of the plan**

- 3.16 The significant adverse environmental effects of the implementation of plans must be monitored to identify any unforeseen adverse effects and to enable appropriate remedial action to be taken. Consideration of monitoring the Petworth Neighbourhood Plan is provided within Section 9.

## 4.0 The Sustainability Framework and The Neighbourhood Plan Objectives

4.1 This section appraises the Petworth Neighbourhood Plan theme objectives and predicts the significance of the impact upon the Sustainability Objectives of the SA framework. Table 4.1 demonstrates the key for the comparison between the Neighbourhood Plan theme objectives and the SA Objectives.

4.2 Following the Pre Submission Draft Neighbourhood Plan consultation, a number of minor word changes were made to some of the objectives. However, the minor changes made did not fundamentally change the intention of the objectives.

Table 4.1: Comparison Key

✓ Positive compatibility
? Uncertain
0 Neutral/ No Effect
X Negative compatibility

**Table 4.2 Neighbourhood Plan Theme Objectives compatibility with Sustainability Appraisal Framework Objectives**

		Sustainability Appraisal Objectives (Table 2.1)												
		1	2	3	4	5	6	7	8	9	10	11	12	13
Neighbourhood Plan Theme Objectives	HO1	-	0	0	?	?	?	?	0	++	0	0	0	0
	HO2	+	+	+	+	+	+	+	+	+	0	0	+	0
	HO3	0	0	0	0	0	0	0	0	+	0	+	0	0
	HO4	0	0	0	0	0	0	0	0	+	0	+	0	0
	HO5	0	0	0	0	0	0	+	+	+	0	0	0	0
	HO6	0	0	0	0	0	0	0	0	0	0	0	0	0
	HO7	0	0	0	0	0	0	0	0	+	0	+	0	0
	ESDO1	+	0	0	+	0	0	0	0	0	0	0	0	0
	ESDO2	+	0	0	0	+	0	0	0	+	0	0	0	0
	ESDO3	+	0	0	0	0	0	0	0	+	0	0	0	0
	ESDO4	+	0	0	+	0	+	+	0	0	0	0	0	0
	ESDO5	0	0	0	+	0	0	0	0	0	0	0	0	0
	ESDO6	+	0	0	0	0	0	0	0	0	0	0	0	0
	ESDO7	0	+	+	0	0	0	0	0	+	0	0	0	0
	WS1	0	0	0	0	0	0	0	0	0	+	0	0	+
	WS2	0	0	0	0	0	0	0	0	0	+	0	0	+
	WS3	0	0	0	0	0	0	0	0	0	+	0	0	+
	WS4	0	0	0	0	0	0	0	0	0	+	0	0	+
	WS5	0	0	0	0	0	0	0	+	0	+	0	0	+
WS6	0	0	0	0	0	0	0	0	0	+	0	0	+	

		Sustainability Appraisal Objectives (Table 2.1)												
		1	2	3	4	5	6	7	8	9	10	11	12	13
<b>GO1</b>		0	0	0	0	0	0	0	+	0	0	0	0	0
<b>GO2</b>		0	0	0	0	0	0	0	+	0	0	0	0	0
<b>GO3</b>		0	0	0	0	0	0	0	+	0	0	0	0	0
<b>GO4</b>		0	0	0	0	0	0	0	+	0	0	0	0	0
<b>GO5</b>		0	0	0	0	0	0	0	+	0	0	0	0	0
<b>LWO1</b>		0	0	0	0	0	+	+	0	0	0	0	0	0
<b>LWO2</b>		0	0	0	0	0	+	+	0	0	0	0	0	0
<b>LWO3</b>		0	0	0	0	0	+	+	0	0	0	0	0	0
<b>LWO4</b>		0	0	0	0	0	+	+	0	0	0	0	0	0

**Compatibility of the Petworth Neighbourhood Plan Objectives and the SA framework Sustainability Objectives**

4.3 It is important that the objectives of the Petworth Neighbourhood Plan are in accordance with the Sustainability Objectives of the SA framework. As set out within Table 4.2, the majority of the theme objectives of the Petworth Neighbourhood Plan are positively compatible with, or have a neutral effect on the SA framework where there is no association between the objectives.

## 5.0 Site Alternatives

- 5.1 As set out within Section 3, the emerging South Downs National Park Local Plan proposes the delivery of approximately 150 new homes and 1.4 hectares of new employment land at Petworth over the period between 2015 and 2033. To meet the emerging Local Plan requirements the Petworth Neighbourhood Plan seeks to allocate land to deliver approximately 150 new homes and 1.4 hectares of new employment land.
- 5.2 As part of the Petworth Neighbourhood Plan process 32 sites were initially identified for potential housing development including those identified by the South Downs National Park Authority through their Strategic Housing Land Availability Assessment process. A single site was identified and promoted for employment development. Through the housing Site Assessment process undertaken by the Housing Working Group, which included reviewing the benefits and constraints of the sites, 12 sites (38%) were considered suitable for housing development. These 12 sites were considered to represent reasonable alternative options for the purposes of the SA.
- 5.3 The 20 sites that were not considered suitable for residential development following the Site Assessment process were not considered as reasonable alternative options for the purposes of the SA.
- 5.4 A plan showing the 12 sites considered as suitable and the 20 sites considered unsuitable is included at Appendix 5.
- 5.5 The following schedules summarises the sites promoted for development and considered appropriate (reasonable alternatives) through the Site Assessment process:

### Residential Development

- 5.6 The following sites have been promoted and considered potentially suitable for residential development.

- PW01
- PW03
- PW04
- PW05
- PW18
- PW19
- PW21
- PW23
- PW24
- PW25
- PW26
- PW31

### Employment Development

- 5.7 The following site was promoted / considered for employment use:

- Land east of Hampers Common Industrial Estate

### **Housing Site Alternative Options**

3.17 Collectively the 12 sites assessed and considered suitable have the potential capacity to accommodate approximately between 756 and 1,057 dwellings. This being a level of housing growth significantly greater than that proposed within the emerging South Downs National Park Local Plan over the period up to 2033. In light of this, the Housing Working Group and the Neighbourhood Plan Steering Group developed three housing sites options, each option comprising sufficient housing land potential capacity to deliver approximately 150 dwellings. A plan showing the three sites options is included as Appendix 5. The three options were subjected to public consultation as part of the Options consultation in 2016. The three options are summarised below:

#### Option 1

- 5.8 Allocation of a longstanding previously developed site (the Rotherlea site [PW25]) within the existing defined settlement boundary; and two greenfield sites (the Square Field site [PW24] and Petworth South site [PW23 and PW31]) that are all within approximately a 10-minute walk or less of the town centre.
- 5.9 Bringing forward the Rotherlea site has historically been frustrated, in part, by local highway network capacity issues (namely the Dawtrey Road / Station Road roundabout which is a key junction for the Primary School). However, the Petworth South site has the potential to deliver a new access road to Petworth Primary School, which would assist in unlocking the delivery of the longstanding previously developed Rotherlea site. In light of this, the Petworth South site and the Rotherlea site need to be included within the same option.
- 5.10 The Square Field site was included within Option 1 as it performed well against the site assessment criteria and has sufficient potential housing land capacity along with the Rotherlea site and Petworth South site to deliver at least approximately 150 dwellings. The site was also consider to 'round-off' the settlement boundary along the town's eastern urban edge.

#### Option 2

- 5.11 As an alternative spatial option to a southern focus (Option 1) and a northern focus (Option 3), Option 2 sought to focus development to the western central edge of the town [PW21]. As a large greenfield site (potential capacity for approximately 111 dwellings) only the smaller potential alternative sites would be required to ensure delivery of 150 dwellings.
- 5.12 The Working Group sought to develop the options seeking to make best use of previously developed land ahead of greenfield land where possible. As referred above, the previously developed Rotherlea site also required the Petworth South site to help address local highway



capacity issues. Collectively these three sites (PW21, the Rotherlea site and the Petworth South site) had the potential housing land capacity to deliver a significantly greater number of dwellings than required by the emerging Local Plan. An option that would be wholly contrary to the emerging higher level Development Plan and therefore was not considered to be a reasonable alternative option.

- 5.13 However, to make the best use of previously developed land the smaller Grain Grain Dryer site [PW18] to the south of the town around Rotherbridge Lane / Station Road was considered to be a positive inclusion within Option 2 to seek to make the best use of previously developed land. The greenfield site [PW19] to the rear of Rothermead, which adjoins the Grain Dryer site was also included as it was considered that these two sites had the potential benefit of being able to share access arrangements via Rothermead and Rotherbridge Lane / Station Road. Both sites performed well with no red outcomes as part of the Working Groups site assessment process.
- 5.14 To help spatial distribute growth around the town a greenfield extension of Sheepdown Close [PW26] was included within Option 2.
- 5.15 Collectively all of the sites included within Option 2 are located within approximately a 10-minute walk or less of the town centre.

### Option 3

- 5.16 Option 3 sought to focus new development to the north of the town around Hampers Green. Although through the site assessment, the sites around Hampers Green performed less well against the walkability criteria these sites were considered to have less of a potential impact on the highway network, particularly within the town centre.
- 5.17 Of the four Hampers Green sites that the site assessment considered were potentially suitable for development (PW01, PW03, PW04 and PW05), three were taken forward to form Option 3. These being: a large greenfield site opposite Hampers Green [PW01] and two smaller greenfield sites accessed from Northend Close [PW03 and PW05]. Site PW04 was not taken forward into Option 3 as this site was considered to be less connected to the existing developed area of Hampers Green and the urban edge of Petworth more generally. Furthermore, collectively sites PW01, PW03 and PW05 have sufficient land capacity potential to deliver at least approximately 150 new dwellings.

### **Employment Land Development Alternatives**

- 3.18 Given only one site was promoted for new employment land use no alternative site options were identified to deliver 1.4 hectares of new employment land. However, in the absence of any identifiable alternative land allocation options a 'No Policy' option was considered.

## 6.0 The Sustainability Framework and the Neighbourhood Plan Policies

- 6.1 This section appraises the Petworth Neighbourhood Plan policies and predicts the significance of the impact upon the Sustainability Objectives of the SA framework (Table 2.1). The significance assessment applies the 'significant positive' to significant negative' impact range methodology set out within Table 3.2. The results of this appraisal help to identify and describe the likely sustainability impacts of the Petworth Neighbourhood Plan.

### **Policy PP1: Settlement Boundary**

#### Policy Refinement

- 6.2 As set out within Section 1 and the Consultation Statement, in response to public feedback and advice from statutory bodies, namely the South Downs National Park Authority, as part of from the Pre-submission Draft Petworth Neighbourhood Plan consultation the proposed Policy PP1 wording has been simplified. However, the changes made are not considered to have significantly changes the policy approach or policy outcome.
- 6.3 In January 2018 the Examiner recommended to extend the settlement boundary on Figure 3 of the Petworth Neighbourhood Plan to include the whole of the Grain Dryer site (Site PW18) and extend the boundary to the east to include the access drive to the south of the grain dryer building. The purpose of this change is to ensure that the boundary of the Grain Dryer site and the vehicular access is not subdivided between being partly within and partly outside of the defined settlement boundary.

#### Summary of the Options:

- 6.4 To include a policy that redefines the existing settlement boundary to include sites allocated within the Neighbourhood Plan and sets out that development outside the redefined settlement boundary will be resisted. Alternatively, reliance on the strategic policies within the Saved polices of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework, and guidance within the Planning Practice Guidance.
- 6.5 The Focused Change is broadly the same was the Settlement Boundary option but with a minor amendment to ensure that all of the Grain Dryer site (PW18) is included within the Settlement Boundary.

Site Option Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Settlement boundary	+	0	0	?	0	0	0	0	0	0	0	0	0
No policy	-	0	0	?	0	0	0	0	0	0	0	0	0
Focused Change: Inclusion of the Grain Dryer site (PW18) within the settlement boundary	+	0	0	?	0	0	0	0	0	0	0	0	0

Recommended Option:

- 6.6 To include an amended policy that redefines the settlement boundary within Figure 3 to include all of the Grain Dryer site and the access drive to the south of the grain dryer building.

Assessment Comment:

- 6.7 Both settlement boundary policy options scored more positively against the objectives for landscape and largely neutral across the remaining objectives. However, the Focused Change Option that ensures the Grain Dryer site is not subdivided by the defined settlement boundary is the preferred option as this helps achieve policy consistency for the site as a whole. The Focused Change applies the logical planning unit boundary for the Grain Dryer site. The change made is principally to address a cartographical drafting issue.

Why were the other Option(s) rejected?

- 6.8 The 'No policy' option was rejected as it provided less policy protection against inappropriate development outside the settlement boundary. This could potentially harm the objective of conserving and enhancing the landscape. The Submission Draft Settlement Boundary option was rejected as it was identified that the option as drafted inadvertently subdivided Grain Dryer site.

**Policy PP2: Core Planning Principles**

Policy Refinement

- 6.9 As set out within Section 1 and the Petworth Neighbourhood Plan Consultation Statement, in response to public feedback and advice from statutory bodies, namely the South Downs National Park Authority, as part of from the Pre-submission Draft Petworth Neighbourhood Plan consultation, the proposed Policy PP2 wording has been revised to remove reference to development proposals outside of the defined settlement boundary. The Examiner also recommended a number of wording changes to ensure the policy expectations were not

unrealistic or unreasonable to apply to all development. However, the changes made are not considered to have significantly changed the policy approach or policy outcome as the principal objective of the policy is to ensure new development is focused within the defined settlement boundary of Petworth.

Summary of the Options:

- 6.10 To include a policy that sets out the overarching core planning principles for future development at Petworth. Alternatively, reliance on the Neighbourhood Plan vision, supporting key principles and objectives.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Core planning principles	+	0	0	+	+	+	+	+	0	0	0	0	0
No policy	?	0	0	?	?	?	?	0	0	0	0	0	0

Preferred Option:

- 6.11 The preferred option is to include a core planning principles policy.

Assessment Comment:

- 6.12 The preferred option performed more effectively against the objectives as it provides greater certainty that development proposals will take account of cumulative impact of development within Petworth as well as the overarching policy objective of ensuring all development has appropriate regard to the town’s historic character and National Park setting. The policy option also provides greater certainty that greenfield development will be resisted which has a positive outcome in respect of biodiversity. Focusing development within the urban boundary also ensures positive outcomes in respect of accessibility to the town centre and community facilities and services.

Why were the other Option(s) rejected?

- 6.13 The ‘No Policy’ option was also rejected as provided less positive and certain outcomes.

**Policy H1: Allocate land for at least 150 net additional new homes**

Policy Refinement

- 6.14 In the title replace “approximately” with “at least” and in Table 5.1 add a further row “H8 – Land south of Rothermead – 10 dwellings” and change the total at the bottom of the table to “163 dwellings”.
- 6.15 The title change is not considered to have significantly changed the policy approach or policy outcome as the overarching spatial strategy within the Neighbourhood Plan has always been

to deliver at least 150 new homes over the period up to 2033. The wording change is not going to materially increase the level of new housing delivered at Petworth over the period up to 2033. Indeed the Neighbourhood Plan, the emerging South Downs National Park Local Plan and the National Planning Policy Framework all contain strong policy protections against development outside of defined settlement boundaries within National Parks. However, the option to allocate additional land for development is considered to have potential outcome implications and has therefore been subjected to appraisal against the SA Objectives.

Summary of the Options:

6.16 Informed by the Site Assessment process, to ensure delivery of at least 150 new dwellings, three alternative sites options were developed – each of which comprising sufficient housing land potential capacity to deliver at least 150 new dwellings. These options being:

Option 1: Sites PW23, PW24, PW25 and PW31.

Option 2: Sites PW18, PW19, PW21 and PW26.

Option 3: Sites PW01, PW03 and PW05.

6.17 Informed by the illustrative masterplan process the land associated with Option 1 was amended to include a small western portion of Site PW30 and a de minimis portion of Site PW32. This Option is referred to as Refined Option 1: Sites PW23, PW24, PW25 and PW31.

Site Option Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option 1	-	0	0	?	0	+/0	++/+	++/+	+	0	+	+	0
Option 2	-	0	0	?	0/-	0	+	+	+	0	+	+	0
Option 3	-	0	0	?	0/-	0	-	0	+	0	+	+	0
Refined Option 1	-	0	0	?	0	+/0	++/+	++/+	+	0	+	+	0
Focused Changes Option	-	0	0	?	0	+/0	++/+	++/+	+	0	+	+	0

6.18 To provide a comprehensive understanding, in addition to assessing the options, the individual sites that were identified as potentially suitable (as a whole) through the site assessment process and taken forward into the site options have also been individually assessed.

Individual Site Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site PW01	-	0	0	?	0	0	-	0	+	0	+	+	0
Site PW03	-	0	0	?	-	0	-	0	+	0	+	+	0
Site PW04	-	0	0	?	-	0	-	0	+	0	+	+	0
Site PW05	-	0	0	?	-	0	-	0	+	0	+	+	0
Site PW18	0/?	0	0	?	0	0	+	+	+	0	+	+	0

Individual Site Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site PW19	-	0	0	?	0	0	+	+	+	0	+	+	0
Site PW21	-	0	0	?	-	0	+	+	+	0	+	+	0
Site PW23	-	0	0	?	0	+	+	+	+	0	+	+	0
Site PW24	-	0	0	?	-	0	+	+	+	0	+	+	0
Site PW25	++	0	0	?	0	0	+	+	+	0	+	+	0
Site PW26	-	0	0	?	-	0	+	+	+	0	+	+	0
Site PW31	-	0	0	?	0	+	+	+	+	0	+	+	0

Recommended Option:

- 6.19 The recommended option is the Focused Change Option, which principally comprises Sites PW19, PW23, PW24, PW25 and PW31, but also includes a small western portion of Site PW30 and what is considered to be a de minimis portion of Site PW32

Assessment Comment:

*Options*

- 6.20 The five-policy options and the individual whole sites within the options performed relatively positively with no significant negative impacts identified.
- 6.21 All options result in a negative outcome associated with having an impact on landscape character (Objective 1), principally due to the unavoidable requirement to deliver housing on greenfield sites. Option 1, Refined Option 1 and the Focused Changes Option are considered the more preferable options against this objective as delivery of a new access road to the Primary School via the southern sites would enable development on a longstanding previously developed land site within the existing settlement boundary (PW25).
- 6.22 Although the Refined Option 1 includes a small element of additional greenfield land to Option 1 and therefore a greater potential landscape impact, the overall assessment outcome of these two options is the same against Objective 1. The reason being that drawing on the principles set out in the design and landscape led illustrative masterplan will help ensure that landscape impacts associated with development will be mitigated or reduced, particularly over the medium to long term.
- 6.23 Similarly, as confirmed within the Petworth landscape assessment, the potential negative landscape impacts associated within Option 2 and 3 could be appropriately mitigated by measures put in place at the planning application stage. These measures would reduce and / or mitigate negative impacts, particularly over the medium to longer term.

- 6.24 The Focused Changes Option comprises the greatest proportion of greenfield land and therefore greatest potential negative landscape impact of all the options. However, like the other greenfield sites negative landscape impacts associated within any housing development on Site PW19 could be appropriately mitigated by measures put in place at the planning application stage. These measures would reduce and / or mitigate negative impacts, particularly over the medium to longer term. Furthermore, like Refined Option 1 a landscape buffer along the southern edge of Petworth has the potential to soften the transition from countryside to urban form.
- 6.25 All options were considered to have a neutral outcome against Objectives 2 and 3, which seek to prepare Petworth for the effects of climate change and seek to address climate change. Whilst residential development could result in increased emissions of greenhouse gases, policies are proposed within the Neighbourhood Plan, which seek to deliver sustainable design measures (Policy ESD8). The measures proposed include the construction of low carbon developments.
- 6.26 Similarly, all options were considered to have uncertain outcomes against the extent to which development would conserve and enhance biodiversity (Objective 4). No site within any of the options have any international, national or local biodiversity designations. Although greenfield land will be developed, the majority of the greenfield land is actively managed agricultural land and is therefore likely to have limited existing biodiversity potential. Furthermore, the greenfield sites within each option would deliver large areas of landscaping, informal open space and new green corridors all of which have the potential to provide positive biodiversity benefits. Residential gardens also have the potential to create greater biodiversity opportunities in comparison to actively managed agricultural land.
- 6.27 Option 3 was considered to have potentially greater potential negative outcomes associated with impact on the character and setting of the Petworth Conservation Area (Objective 5). Under Option 3, all sites abutted the Conservation Area boundary, whereas only one site within Option 1, Refined Option 1, Focused Changes option; and Option 2 abut the Conservation Area.
- 6.28 All options were considered to have a neutral outcome against Objective 6, which seeks to improve the health and well-being of the population and reduce inequality in health and well-being as no site would increase or decrease health, well-being or community facilities within Petworth.
- 6.29 Against improving accessibility to educational services (Objective 7) and improving the efficiency and safety of the transport network (Objective 8), it was considered that Option 1, Refined Option 1 and Focused Changes Option scored positive to significant positive outcomes. The principal reason being that under these options a new access road to the Primary School can be delivered (via a comprehensive development on Sites PW23 and PW31 (Option 1) or via Sites PW23, PW31 and a small portion of PW30 and PW32 (Refined Option 1 and



Focused Changes Option)). This new access road will help address local highway capacity issues associated with the schools existing access arrangement (namely capacity of the Dawtrey Road / Station Road roundabout during school drop-off and pick-up periods). A new car park and drop-off area would also be provided that would potentially having the benefit of helping to improve pedestrian and cycle safety.

- 6.30 Option 2 was considered to achieve a positive outcome against Objective 7 and 8 as all of the sites are within an acceptable and easy walking and cycling distance to key community facilities and services.
- 6.31 Option 3 was considered to achieve a negative outcome against Objective 7 and 8 as although the sites are within an acceptable walking distance to key community facilities and services the route involves in places, very narrow footpaths. As a result it was considered that this might encourage the use of private vehicle trips to and from the town centre.
- 6.32 All options were considered to have a positive outcome against Objective 9, as all options would contribute to the delivery of good quality, affordable homes which are suitable to current and future Petworth resident needs. Likewise, as all options would potentially provide the same level of new affordable homes (approximately between 60 and 65 affordable homes (40% of 150 and 163 dwellings)) and will therefore broadly achieve the same positive outcomes against Objective 11 which seeks to reduce levels of deprivation within Petworth.
- 6.33 All options were considered to have neutral outcome against Objective 10 and 13 as none of the housing site options would provide new employment land or tourist sector related development.
- 6.34 All options comprise land that is wholly Flood Risk Zone 1 so therefore were considered to achieve the same positive outcome against Objective 12, which seeks to minimise flood risk for new and existing development. All greenfield sites within the Options would achieve greenfield run off rates through the delivery of sustainable urban drainage systems.

#### Individual Sites

- 6.35 Site PW25 was considered to achieve a significant positive against Objective 1 as this was the only previously developed site within the existing urban area of Petworth. The assessment of Site PW18 has been amended from a positive outcome to a neutral / unknown outcome following a post submission update to the Site Assessment of this site. Although this site contains existing built development (the grain dryer building), the building is associated with agricultural use and therefore not technically classed as previously developed land. However, whilst not previously developed land in the strict planning definition, the site is located within the existing defined urban area of Petworth and the buildings on the site are considered locally to detract from the landscape quality. In view of this, any redevelopment of the site could have

a neutral or positive outcome through the removal of poor quality built form. As any positive outcome would be subject to the development proposed and design matters, only an uncertain outcome can be concluded.

- 6.36 All other sites PW23, PW24, PW31, PW19, PW21, PW26, PW01, PW03, PW04 and PW05 were all considered to have a negative outcome against Objective 1 as they are all wholly greenfield sites or are predominantly greenfield sites and are devoid or predominantly devoid of any built development. However, although these sites have the potential to have a negative landscape outcomes, it was considered that all sites could incorporate design, layout and landscape measures to either reduce and / or mitigate negative impacts, particularly over the medium to long term.
- 6.37 All sites were considered to achieve neutral outcomes against Objective 2, 3, 6, 10 and 13. Whilst residential development could result in increased emissions of greenhouse gases, policies are proposed within the Neighbourhood Plan, which seek to deliver sustainable design measures (Policy ESD8). The measures proposed include the construction of low carbon developments. No site was considered to increase or decrease health, well-being or community facilities within Petworth. Similarly, no site would include new employment land or tourist sector related development.
- 6.38 All sites were considered to have an uncertain outcome against Objective 4, which seeks to conserve and enhance biodiversity within Petworth. None of the sites have any international, national or local biodiversity designations. Any small pockets of biodiversity value identified on sites as part of the development management process, such as the Old School Pond within Site PW25, could be conserved through design and layout measures as part of any redevelopment proposal. The southern sites are currently in intensive agricultural use and therefore have limited biodiversity value. Landscape led development proposals along with residential gardens has the potential to achieve net biodiversity gains on the southern sites. Similarly there is potential to increase biodiversity value on site PW19 through landscape measures and residential gardens.
- 6.39 Sites PW23, PW25, PW31, PW18, PW19, PW21 and PW01 were considered to have a neutral outcome against Objective 5 which seeks to conserve and enhance the historic environment as development on these sites would not enhance or harm known heritage assets. Sites PW24, PW26, PW03, PW04 and PW05 were considered to have a negative outcome as these sites abut the Petworth Conservation Area. Development on these sites could have a negative impact on the setting and character of the Conservation Area. Although design could potentially help to reduce and / or mitigate any impact.
- 6.40 All sites were considered to achieve an uncertain outcome against Objective 6, which seeks to improve the health and well-being of the population and reduce inequalities in health and well-

being. The reason being that no site would increase or decrease health, well-being or community facility provision within Petworth.

- 6.41 Sites PW23, PW31, PW24, PW25, PW18, PW19, PW21, and PW26 are considered to achieve positive outcomes against Objectives 7 and 8 which seek to improve accessibility to community facilities and improve the efficiency and safety of transport networks. All of these sites are within an acceptable and safe walking and cycling distance from key community facilities and services. Sites PW01, PW03, PW04 and PW05 were considered to achieve a negative outcome as although the sites are within an acceptable walking distance to key community facilities and services the route involves in places very narrow footpaths. As a result, it was considered that this might encourage the use of private vehicle trips to and from the town centre.
- 6.42 All sites were considered to achieve a positive outcome against Objectives 9, 11 and 12. All sites would help deliver new housing to meet the needs of existing and new residents. New housing would also comprise affordable housing, which will help reduce deprivation levels within Petworth. All sites are wholly Flood Risk Zone 1.

Why were the other Option(s) rejected?

- 6.43 Option 2 and 3 were rejected as Option 1, Refined Option 1, and Focused Changes Option were considered, as referred above, to achieve a more positive outcome against the Sustainability Appraisal objectives, particularly against objectives 7 and 8, which seek to improve accessibility to community services and to improve the efficiency and safety of transport networks.
- 6.44 Although Refined Option 1 includes a small element of additional greenfield land to Option 1 and the Focused Changes Option includes an even greater element of additional greenfield land to Option 1 and Refined Option 1, the overall assessment considered that the options achieved broadly the same landscape outcomes. Overall, Option 1 was rejected, as it did not full align with the principles set out within the illustrative masterplan. The Refined Option 1 was rejected as the addition of Site PW19 within the Focused Changes Option helps to add additional policy flexibility to ensure the Neighbourhood Plan can deliver least 150 new dwellings over the period to 2033.
- 6.45 Option 2 and 3 was also rejected through public consultation feedback.

## Policy H2: Integrated windfall sites

### Policy Refinement

- 6.46 The Examiner recommended a number of minor wording changes to remove superfluous policy wording. However, the changes made are not considered to have significantly changed the policy approach or policy outcome as the principal objective of the policy.

### Summary of the Options:

- 6.47 To include a policy that encourages and supports windfall developments within the defined settlement boundary. Alternatively, reliance on the strategic policies within the Saved policies of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework; and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Infill Policy	+	0	0	+	?	+	+	+	+	0	0	0	0
No policy	+	0	0	+	?	+	+	0	+	0	0	0	0

### Preferred Option:

- 6.48 The preferred option is to include a windfall policy.

### Assessment Comment:

- 6.49 Both options achieve the same outcomes. However, including a policy is considered a more positive and proactive approach, particularly as it helps support the Neighbourhood Plan aspiration development policies.

### Why were the other Option(s) rejected?

- 6.50 The 'No Policy' option was rejected as the preferred option is considered to be a more positive and proactive approach.

## Policy H3: Housing Type and Mix

### Policy Refinement

- 6.51 In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy H3 was refined to improve the clarity of the wording. The Examiner recommended a number of minor wording changes to remove superfluous policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.52 To include a housing type and mix policy to ensure that development proposals provide the right type and mix of housing to meet local need. Alternatively, reliance on the strategic policies within the Saved policies of the Chichester District Local Plan First Review.

Policy Alternatives	Sustainability Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Housing type mix policy	0	0	0	0	0	0	0	0	0	++	0	+	0	0
No policy	0	0	0	0	0	0	0	0	0	+	0	+	0	0

Preferred Option:

- 6.53 The preferred option is to include a Petworth housing type and mix policy.

Assessment Comment:

- 6.54 Both options scored positively against the objectives. However, the preferred option performed slightly more effectively against the objectives as it ensures that the housing type and mix needs of Petworth residents now and in the future are met through future developments. Both options may have a positive outcome toward reducing deprivation by ensuring that the appropriate size and type of accommodation is available to meet local needs.

Why were the other Option(s) rejected?

- 6.55 The 'No Policy' option was rejected as it was considered to provide less certainty for the community over the type and mix of housing that would be supported by the Town Council and local community.

**Policy H4: Affordable Housing Provision**

Policy Refinement

- 6.56 In response to public consultation an alternative policy option has been identified which reverts to the adopted Saved policies of the Chichester District Local Plan 1999 affordable housing threshold of 11 dwellings or more. The option was developed in light of South Downs National Park feedback that the emerging Local Plan affordable housing policy was subject to change. The policy refinement ensures that the policy is based on a viability evidence base that has been subjected to independent examination. The refined policy is effectively the previous 'No policy option'. The 'No policy option' has therefore been renamed.
- 6.57 The Examiner also recommended a minor wording change to ensure the policy reflected any changes to the strategic affordable housing policy within the South Downs National Park Local

Plan in due course. This change is not considered to have significantly changed the policy approach or policy outcome.

#### Summary of the Options

- 6.58 To provide a policy setting out affordable housing provision requirements from new residential development over 6 dwellings; or reliance on the strategic policies within the Saved policies of the Chichester District Local Plan First Review and the emerging South Downs National Park Local Plan.

Policy Alternatives	Sustainability Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Affordable housing policy – 6_ dwelling threshold)	0	0	0	0	0	0	0	0	0	++	0	+	0	0
Affordable housing policy – Saved policy option (11 dwelling threshold)	0	0	0	0	0	0	0	0	0	++	0	+	0	0

#### Preferred Option:

- 6.59 The preferred option is to include revert to the Saved policy option which requires affordable housing from all residential development comprising 11 or more dwellings.

#### Assessment Comment:

- 6.60 All three options scored equally as the policy requirements will require the delivery of much need affordable housing. Indeed all allocated sites within the Pre Submission Local Plan are above the 11 dwelling threshold and would therefore be required to deliver 40% affordable housing. Both options therefore score positively against objectives 9 and 11.

#### Why were the other Option(s) rejected?

- 6.61 Following public consultation feedback the policy option based on untested emerging Local Plan affordable housing threshold was rejected as it was noted that the emerging policy was still subject to change. In light of this, there was a risk that the Neighbourhood Plan policy would not be supported by evidence, particularly viability evidence. The 6-threshold policy approach was therefore rejected. The saved policy approach provided greater certainty that the Neighbourhood Plan would deliver affordable housing.

#### **Policy H5: Rotherlea**

#### Policy Refinement

6.62 In light of feedback from the Pre Submission Draft Neighbourhood Plan the policy has been refined to incorporate additional policy requirements. Notably these being measures to ensure:

- a strong landscape-led approach is taken;
- the site is comprehensively masterplanned with the adjoining Square Field allocation;
- existing on-street car parking in Dawtrey Road is not lost as a result of any development on the site;
- internal roads are designed to limit speeds to 20mph; and
- protect the Old School Pond.

6.63 The Examiner also recommended a minor wording changes to ensure the policy did not unnecessarily restrict appropriate development on the site and cross referred to the Old School Plan Local Green Space. The changes are not considered to have significantly changed the policy approach or policy outcome.

#### Summary of the Options

6.64 The Pre Submission Draft Policy H5 option allocates the site for residential use in accordance with Policy H1, but defines the extent of the developable area, and sets out site-specific design criteria. The refined policy is broadly the same as the Pre Submission Draft policy but with added specific policy wording regarding the need for: a comprehensive masterplan approach; protection of existing off street car parking provision and protection and where possible enhancement of the Old School Pond as public open space. The alternative 'No Policy' option does not define the extent of the developable area or important design criteria.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Rotherlea site policy	0	0	0	0	0	0	0	0	0	0	0	0	0
No policy	0	0	0	0	0	0	0	0	0	0	0	0	0
Enhanced Rotherlea site policy	+	0	0	+	0	0	0	+	0	0	0	0	0

#### Preferred Option:

6.65 The preferred option is to include a policy allocating the site for residential use in accordance with Policy H1 and defined the extent of the developable area and site-specific design criteria, but with added policy measures as summarised above (the Enhanced Rotherlea site policy)

Assessment Comment:

6.66 The outcomes for all three policy alternatives are broadly similar. However, the enhanced policy achieves a more positive outcome against objective 1 which seeks to conserve and enhance landscape character; objective 4 which seeks to conserve and enhance biodiversity within Petworth; and objective 8 in respect of improving transport safety for pedestrians and cyclists. The appraisal of the preferred option indicates that additional site-specific design criteria will help to ensure that development impact on character are mitigated, avoided or reduced. Clearly defining the extent of the site will assist in providing the community with certainty of the developable area.

Why were the other Option(s) rejected?

6.67 The 'No Policy' option and the Pre Submission Draft option was rejected, as the preferred option will ensure site-specific design measures are achieved. The added policy elements, suggested through public and statutory body feedback achieved more positive outcomes in comparison to the Pre-Submission Draft option and the 'No policy option'.

**Policy H6: The Square Field**

Policy Refinement:

6.68 In light of feedback from the Pre Submission Draft Neighbourhood Plan the policy has been refined to incorporate additional policy requirements. Notably these being measure to ensure:

- a strong landscape-led approach is taken;
- the site is comprehensively masterplanned with the adjoining Rotherlea site allocation;
- existing on-street car parking in Dawtrey Road is not lost as a result of any development on the site;
- connect to and incorporate green infrastructure and green corridors;
- internal roads are designed to limit speeds to 20mph; and
- that the sites square edge character along the countryside edges is maintained.

6.69 The Examiner also recommended a minor wording changes to ensure the policy did not unnecessarily restrict appropriate development on the site. The changes are not considered to have significantly changed the policy approach or policy outcome.



### Summary of the Options

- 6.70 The Pre Submission Neighbourhood Plan Policy H6 option allocates the site for residential use in accordance with Policy H1, but defines the extent of the developable area, and sets out design and landscape protection criteria. The enhanced Square Field is broadly the same as the Pre Submission policy but with enhanced policy measures as set out above. The alternative 'No Policy' option does not define the extent of the developable area or important design and landscape protection criteria.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
The Square Field site policy	?	0	0	0	0	0	0	0	0	0	0	0	0
No policy	?	0	0	0	0	0	0	0	0	0	0	0	0
Enhanced Square Field site policy	+	0	0	+	0	0	0	+	0	0	0	0	0

#### Preferred Option:

The preferred option is to include the enhanced policy options allocating the site for residential use in accordance with Policy H1 and defining the extent of the developable area and site-specific design and landscape protection criteria, but with added policy listed above.

#### Assessment Comment:

- 6.71 The outcomes for all three policy alternatives are broadly similar. However, the enhanced policy achieves a more positive outcome against objective 1 which seeks to conserve and enhance landscape character; objective 4 which seeks to conserve and enhance biodiversity within Petworth; and objective 8 in respect of improving transport safety for pedestrians and cyclists. The appraisal of the preferred option indicates that additional site-specific design criteria will help to ensure that development impact on character are mitigated, avoided or reduced. Clearly defining the extent of the site will assist in providing the community with certainty of the developable area.

#### Why were the other Option(s) rejected?

- 6.72 The 'No Policy' option and the Pre Submission Draft option was rejected, as the preferred option will ensure site-specific design measures are achieved. The added policy elements, suggested through public and statutory body feedback achieved more positive outcomes in comparison to the Pre-Submission Draft option and the 'No policy option'.

## Policy H7: Petworth South

### Policy Refinement:

6.73 In light of feedback from the Pre Submission Draft Neighbourhood Plan the policy has been refined to incorporate additional policy requirements. Notably these being measure to ensure:

- a strong landscape-led approach is taken the masterplan takes account of landscape character as well as urban character;
- the existing wastewater pipe crossing the sites is taken into account as part of the detailed site masterplanning in due course;
- connect to and incorporate green infrastructure and green corridors;
- internal roads are designed to limit speeds to 20mph; and
- consideration is given to investigating the potential to create and deliver a new pedestrian and cycle link between the site and Grove Lane

### Summary of the Options:

6.74 The Pre Submission Neighbourhood Plan Policy H7 option allocates the site for residential use in accordance with Policy H1, but defines the extent of the developable area, and sets out design and landscape protection criteria. The enhanced Petworth South policy option is broadly the same as the Pre Submission policy but with the enhanced policy measures as set out above. The alternative 'No Policy' option would not define the extent of the developable area site-specific design and landscape protection criteria.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Petworth south site policy	?	0	0	0	0	0	++	++	0	0	0	0	0
Enhanced Petworth south site policy	+	0	0	+	0	0	++	++	0	0	0	0	0
No policy	?	0	0	0	0	0	+/?	+/?	0	0	0	0	0

### Preferred Option:

6.75 The preferred option is to include an enhanced Policy allocating the site for residential use in accordance with Policy H1 and define the extent of the developable area and site-specific design and landscape protection criteria but with the added policy measures as set out above.

### Assessment Comment:

6.76 The outcomes for all three policy alternatives are broadly similar. However the Pre-Submission option and the Enhanced Option achieved significant positive outcomes against objectives 7

and 8. The principal reason being that the policy would ensure the delivery of a new access road and drop off area at Petworth Primary School.

- 6.77 Against the other options, the enhanced policy achieves a more positive outcome against objective 1 which seeks to conserve and enhance landscape character; and objective 4 which seeks to conserve and enhance biodiversity within Petworth. The appraisal of the preferred option indicates that additional site-specific design criteria will help to ensure that development impact on character are mitigated, avoided or reduced. Clearly defining the extent of the site will assist in providing the community with certainty of the developable area.

Why were the other Option(s) rejected?

- 6.78 The 'No Policy' option and the Pre Submission Draft option was rejected, as the preferred option will ensure site-specific design measures are achieved. The added policy elements, suggested through public and statutory body feedback achieved more positive outcomes in comparison to the Pre-Submission Draft option and the 'No policy option'.

**Policy H8: Land South of Rothermead**

Summary of the Options

- 6.79 The Focused Change Policy H8 option allocates the site for residential use in accordance with Policy H1, but sets out site-specific landscape and access policy detail. The alternative 'No Policy' option does not provide and site specific policy detail.

Recommended Option:

- 6.80 The recommended option is to include a policy allocating the site for residential use in accordance with Policy H1 and provide site-specific landscape and access policy detail.

Assessment Comment:

- 6.81 The outcomes for both policy alternatives are broadly similar. However, the policy achieves a more positive outcome against objective 1 which seeks to conserve and enhance landscape character and objective 4 which seeks to conserve and enhance biodiversity within Petworth. The appraisal of the recommended option indicates that site-specific landscape strategy policy delivery will help to ensure that negative landscape impacts are mitigated, avoided or reduced. Clearly defining the extent of the site will assist in providing the community with certainty of the developable area.

Why were the other Option(s) rejected?

- 6.82 The 'No Policy' option was rejected, as the recommended option will ensure locally important site-specific landscape and access requirements are achieved.

## Policy ESD1: Character and Design

### Policy Refinement :

- 6.83 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD1 was refined to improve the clarity of the wording. The Examiner also recommended a number of minor wording changes to remove superfluous policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome

### Summary of the Options

- 6.84 To include a policy that sets out Petworth specific design guidance to inform development proposals; or reliance on the strategic design policies within the Saved policies of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, and the National Planning Policy Framework.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Character and design	+	0	0	0	++	0	0	0	0	0	0	0	0
No policy	?	0	0	0	?	0	0	0	0	0	0	0	0

### Preferred Option:

The preferred option is to include a policy setting out specific design guidance to inform development proposals.

### Assessment Comment:

- 6.85 Both options scored positively outcome. However, the Petworth specific design guidance policy will ensure development proposals better reflected local character, design and materials.

### Why were the other Option(s) rejected?

- 6.86 The development management decision-making process at the National Park level may not fully ensure that development proposals have been influenced by local character, materials and design principles. The 'No Policy' option was rejected as it was considered to provide the community with less certainty.

## Policy ESD2: Housing Density

### Policy Refinement:

- 6.87 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD2 was refined to improve the clarity of the wording and to recognise

that higher densities within the town centre maybe more in keeping with the historic town centre core.

Summary of the Options

- 6.88 To include a policy that sets out Petworth specific residential density guidance to inform development proposals; to include a refined policy which acknowledges higher density within the defined town centre maybe more in keeping with the historic core of the town; or reliance on the strategic design policies within the Saved polices of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, and the National Planning Policy Framework.

Policy Alternatives	Sustainability Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Housing density	+	0	0	0	0	0	0	0	0	+	0	0	0	0
No policy	?	0	0	0	0	0	0	0	0	+/?	0	0	0	0
Refined housing density policy	+	0	0	0	+	0	0	0	0	+	0	0	0	0

Preferred Option:

- 6.89 The preferred option is to include a policy setting out Petworth specific residential density thresholds, but refined to acknowledge higher densities maybe appropriate within the historic core of the defined town centre.

Assessment Comment:

- 6.90 Both the Petworth specific density policies were considered to achieve greater certainty that a policy outcome would be achieved. Providing a density range was considered to have a positive outcome in ensuring the developed towards the edge of the settlement boundary minimised impact on the landscape character. The minimum density helps to ensure that best use of land is made to ensure everyone has an opportunity to live in a good quality home (objective 9). The refined policy option also achieved a more positive outcome against objective 5 as it provides density flexibility within the town centre to achieve densities more in keeping with the historic core.

Why were the other Option(s) rejected?

- 6.91 The development management decision-making process at the National Park level was not considered to provide the same level of certainty for developers and housebuilders over the density that would be supported by Petworth Town Council and the local community. The 'No Policy' option was therefore rejected. The Pre-Submission option was also rejected as it had the potential to provide less positive historic objective outcomes for windfall developments within the historic core of the town centre.

## Policy ESD3: Requirements for a Design and Access Statement

### Policy Refinement:

- 6.92 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD3 was refined to improve the clarity of the wording. The Examiner also recommended a number of minor wording changes to remove superfluous policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome

### Summary of the Options:

- 6.93 To include a policy that enables the residents and businesses within the Neighbourhood Area to actively shape and influence development proposals coming forward through clearly setting out the aspects to be addressed within Design and Access Statements submitted as part of qualifying planning applications. An alternative option would be to rely on the existing development management decision-making process led by the South Downs National Park Authority.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Design and Access Statement detail	+	+	+	+	+	+	0	+	+	0	0	0	0
No policy	+/?	+/?	+/?	+/?	+/?	+/?	0	+/?	+/?	0	0	0	0

### Preferred Option:

- 6.94 The preferred option is to include a policy setting out the key aspects to be addressed within Design and Access Statements within the Neighbourhood Area.

### Assessment Comment:

- 6.95 Both options scored positive outcomes. However, the Design and Access Statement policy will help to ensure that the design aspects, which are considered locally important, are fully considered early in the design process.

### Why were the other Option(s) rejected?

- 6.96 The development management decision-making process at the National Park level does not ensure that all neighbourhood level important design aspects will be fully addressed and considered. The 'No Policy' option was therefore rejected.

## Policy ESD4: Preserving Local Green Space

### Policy Refinement:

- 6.97 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD4 was refined to improve the clarity of the wording with regard to national policy and to also remove the listed allotments and the proposed large areas which statutory body consultation feedback suggested were too large to meet the national policy criteria. These being: (i) The Shimmings, (ii) Sheepdown and (iii) Rosemary Gardens. The Examiner also recommended a number of minor wording changes to remove superfluous policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

### Summary of the Options:

- 6.98 To designate Local Green Spaces which are demonstrably special to Petworth residents; rely on market and community actions and / or strategic National Park Authority policies and strategies to protect these locally important spaces.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Preserving Local Green Space	+	+	0	+	+	+	+	0	0	0	0	0	0
No policy	+/?	0	0	+/?	+/?	+/?	0	0	0	0	0	0	0

### Preferred Option:

- 6.99 To include a policy and designation of Local Green Spaces.

### Assessment Comment:

- 6.100 The preferred option achieves more certain positive outcomes against the objectives than the 'No Policy' alternative.

### Why were the other Option(s) rejected?

- 6.101 The 'No Policy' option was rejected as the preferred option was considered to provide greater certainty to the local community over the continued protection of locally special green spaces.

## Policy EDS5: Public Open Spaces

### Policy Refinement:

- 6.102 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD5 was refined to improve the clarity of the wording. The Examiner also recommended a number of minor wording changes to remove superfluous policy wording. The

changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.103 To include a policy that requires improvements to green space provision within the Neighbourhood Area; or reliance on the strategic policies within the Saved policies of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Public Open spaces	+	+	0	+	+	+	+	0	0	0	0	0	0
No policy	+/?	0	0	+/?	+/?	+/?	0	0	0	0	0	0	0

Preferred Option:

- 6.104 The preferred option is to include a policy requiring delivery of public open space on sites allocated for residential development within the Neighbourhood Plan.

Assessment Comment:

- 6.105 Both options scored positively against the objectives. However, the preferred option was considered to achieve more certain outcomes over the delivery of public green space.

Why were the other Option(s) rejected?

- 6.106 The 'No Policy' option was rejected as the preferred option was considered to be a more positive, certain and proactive approach.

**Policy EDS6: Landscape and Visual Impact**

Policy Refinement:

- 6.107 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD6 was refined to improve the clarity of the wording regarding landscape-led masterplanning In order to help protect what are considered locally to be important landscape and recreation value areas the a policy refinement was made to incorporate indicative key view corridors for The Shimmings and Sheepdown. As referred above these areas were removed from Policy ESD4 as they were considered too large to comply with national guidance on Local Green Spaces. The Examiner also recommended a number of minor wording changes to remove superfluous policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome



Summary of the Options:

- 6.108 To include a policy that requires landscape and visual impact investigations for all new development that may have an impact on the character of the South Downs National Park. Alternatively rely on the strategic policies within the Saved policies of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, National Planning Policy Framework, and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Landscape and visual impact	++	0	0	+	+	0	0	0	0	0	0	0	0
No policy	+/?	0	0	+/?	+/?	0	0	0	0	0	0	0	0

Preferred Option:

- 6.109 The preferred option is to include a policy requiring appropriate landscape and visual impact investigations for all new development on the edge of Petworth.

Assessment Comment:

- 6.110 Both options scored positively against the objectives. However, the preferred option was considered to achieve more certain outcomes over ensuring that development proposals have been informed by a design led approach to minimise visual impact on the countryside surrounding Petworth.

Why were the other Option(s) rejected?

- 6.111 The 'No Policy' option was rejected as the preferred option was considered to provide greater certainty that landscape and visual impacts would be investigated and appropriately mitigated, reduced or avoided through a landscape led approach to development.

**Policy ESD7: Biodiversity and Trees**

Policy Refinement:

- 6.112 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy ESD7 was refined to improve the clarity of the wording. The Examiner also recommended a number of minor wording changes to remove superfluous policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.113 To include a policy that seeks to protect the natural environment and trees and promote the protection and enhancement of biodiversity corridors and networks. Alternatively, reliance on the strategic policies within the Saved polices of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Biodiversity and trees	+	0	0	++	+	+	0	0	0	0	0	0	0
No policy	+/?	0	0	+/?	+/?	+/?	0	0	0	0	0	0	0

Preferred Option:

- 6.114 The preferred option is to include a biodiversity and trees policy.

Assessment Comment:

- 6.115 The inclusion of a biodiversity policy achieves a significant positive outcomes for supporting and protecting biodiversity and positive outcomes for helping to protect the town's urban and rural character. The No Option achieve less certain delivery outcomes.

Why were the other Option(s) rejected?

- 6.116 The 'No Policy' option was rejected as the preferred option was considered to be a more positive, certain and proactive approach.

**Policy ESD8: Sustainable Design**

Summary of the Options:

- 6.117 To include a policy that encourages development proposals to incorporate low carbon construction and energy efficiency measures; or reliance on the strategic policies within the Saved polices of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Sustainable design	0	++	++	0	0	0	0	0	0	0	0	0	0
No policy	0	+	+	0	0	0	0	0	0	0	0	0	0

Preferred Option:

- 6.118 The preferred option is to support and encourage the construction of exemplar high quality sustainable development. The policy approach achieves a significant positive outcome against seeking to address the causes of climate change.

Assessment Comment:

- 6.119 Both options scored positively against the objectives. However, the preferred option achieved significant positive outcomes against proactively seeking to address the causes of climate change.

Why were the other Option(s) rejected?

- 6.120 The 'No Policy' option was rejected as the preferred option is a more positive and proactive approach.

**Policy WS1: Petworth Town Centre**

Policy Refinement

- 6.121 The Examiner recommended a number of minor wording changes to clearly the policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.122 To include a Petworth Town Centre specific policy or reliance on the strategic policies within the Saved polices of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Petworth Town centre	0	0	0	0	+	0	+	+	0	++	+	0	++
No policy	0	0	0	0	+/?	0	+/?	+/?	0	+/?	+/?	0	+/?

Preferred Option:

- 6.123 The Preferred Option is the inclusion of a Petworth Town Centre specific policy. This new policy will encourage new retail, leisure, hotel and office development, which should be located within the defined town centre boundary, or follow a sequential approach under specific criteria.

Assessment Comment:

- 6.124 Both options scored positively against the objectives. However, the preferred option performed more effectively against the objectives as it provides a locally specific policy framework to support Petworth Town Centre's vitality and viability.

Why were the other Option(s) rejected?

- 6.125 The 'No Policy' option was rejected as the preferred option was a more positive and proactive approach to Petworth Town Centre.

**Policy WS2: Visitor Economy**

Policy Refinement:

- 6.126 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy WS2 was refined to improve the clarity of the wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.127 To include a visitor economy policy or reliance on the strategic policies within the Saved policies of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Visitor Economy	0	0	0	0	0	0	0	+	0	+	0	0	++
No policy	0	0	0	0	0	0	0	0	0	+/?	0	0	+/?

Preferred Option:

- 6.128 The preferred option is the inclusion of a visitor economy policy, which would support Petworth as a tourist destination.

Assessment Comment:

- 6.129 The preferred option achieves more positive outcomes against the objectives than the 'No Policy' alternative, particularly supporting the tourism economy within Petworth Town Centre.

Why were the other Option(s) rejected?

- 6.130 The 'No Policy' option was rejected as the preferred option is a more positive and proactive approach.

### Policy WS3: Hampers Common Industrial Estate

#### Policy Refinement

- 6.131 The Examiner recommended a number of minor wording changes to clearly the policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

#### Summary of the Options:

- 6.132 To include a policy protecting Hampers Common Industrial Estate as an important local employment site; or reliance on the strategic policies within the Saved policies of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework and guidance within the Planning Practice Guidance.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Hampers Common Industrial Estate site policy	0	0	0	0	0	0	0	0	0	+	+	0	0
No policy	0	0	0	0	0	0	0	0	0	+/?	?	0	0

#### Preferred Option:

- 6.133 The preferred option is the inclusion of Hampers Common Industrial Estate protection policy.

#### Assessment Comment:

- 6.134 The preferred option achieves more positive and certain outcomes against the objectives than the 'No Policy' alternative, particularly support for the local Petworth economy.

#### Why were the other Option(s) rejected?

- 6.135 The 'No Policy' option was rejected as the preferred option was considered to be a more positive and proactive approach.

### Policy WS4: Land east of Hampers Common Industrial Estate

#### Policy Refinement:

- 6.136 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy WS4 was refined include reference to the need to prepare and submit an LVIA. The examiner also recommended a cartographical change to address a mapping error. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.137 The Policy WS4 option allocates the site for B1, B2 and B8 business activities. Alternatively, the 'No Policy' option requires any proposals for the site to be assessed against the existing policies within the higher level Development Plan and the NPPF; or the site is allocated within the emerging Local Plan. The site currently lies outside the existing defined settlement boundary.

Policy Alternatives	Sustainability Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Land east of Hampers Common Industrial Estate	-	0	0	0	0	0	0	0	0	0	++	+	0	0
No policy	0	0	0	0	0	0	0	0	0	0	?	?	0	0

Preferred Option:

- 6.138 The preferred option is to include a policy allocating the site for B1, B2 and B8 uses.

Assessment Comment:

- 6.139 Both of the options scored well against the framework objectives. However, the inclusion of a policy supports local employment opportunities. Given the site is located on the edge of the settlement there are potential landscape impact issues associated with development on the site. However, and landscape impacts could be mitigated or avoidance measures put in place as part of the design and development management process. Policy wording has been included to ensure appropriate consideration is given to landscape impact as part of the development management process. There is uncertain outcomes under the No Policy option on the basis that the South Downs National Park Authority may look to allocate employment land at Petworth as part of the Local Plan process in order to meet employment land needs across the National Park.

Why were the other Option(s) rejected?

- 6.140 The 'No Policy' option was rejected as it was considered a less positive and uncertain option to helping to deliver future local employment land needs.

**Policy GA1: Parking Requirements**

Policy Refinement:

- 6.141 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy GA1 was refined to improve the clarity of the wording regarding visitor and resident parking. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.142 To include a policy setting out residential car parking space requirements and protection measures against the loss of existing residential car parking spaces below the Neighbourhood Plan standards; or rely on strategic South Downs National Park Authority and West Sussex County Council policy mechanisms.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Parking requirements	0	0	0	0	0	0	0	+	0	0	0	0	0
No policy	0	0	0	0	0	0	0	?	0	0	0	0	0

Preferred Option:

- 6.143 The Preferred Option is to include a policy setting out residential car parking space requirements and car parking space loss protections.

Assessment Comment:

- 6.144 The preferred option scores positively against the objectives, particularly in relation to helping to ensure pedestrian and cyclist safety on residential roads.

Why were the other Option(s) rejected?

- 6.145 The 'No Policy' option was rejected, as the preferred option was the more positive approach on highway safety.

**Policy GA2: Pedestrian and Cycle Movement**

Policy Refinement:

- 6.146 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy GA23 was refined to improve the clarity of the wording. To avoid policy duplication the developer contributions element of the policy has also been moved to the Delivery section of the Neighbourhood Plan. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.147 To include a policy encouraging good walking and cycling connections to the town centre from allocated sites; or rely on strategic South Downs National Park Authority and West Sussex County Council policy mechanisms.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Pedestrian and cycle movement	0	0	+	0	0	+	0	+	0	0	0	0	0
No policy	0	0	0	0	0	?	0	?	0	0	0	0	0

Preferred Option:

- 6.148 The Preferred Option is to include a policy encouraging the creation of a safe walking and cycling connections.

Assessment Comment:

- 6.149 The preferred option scores positively against the objectives, particularly in relation to improving health and transport choices.

Why were the other Option(s) rejected?

- 6.150 The 'No Policy' option was rejected, as the preferred option was the more positive approach.

**Policy LW1: Community and Leisure Facilities**

Policy Refinement:

- 6.151 In light of feedback from the Pre Submission Neighbourhood Plan consultation, Policy LW1 and LW5 have been merged to simplify and reduce the number of policies within the Plan. The Examiner recommended a number of minor wording changes to clarify the policy wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.152 To include a policy actively encouraging and supporting the renewal and enhancement of existing community facilities; or to rely on market and community actions.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Community and Leisure facilities	0	0	0	0	0	+	++	0	0	0	0	0	0
No policy	0	0	0	0	0	?	?	0	0	0	0	0	0

Preferred Option:

- 6.153 The preferred option is to include a policy outlining that support will be given to proposals that support the renewal and enhancement of existing and provision of new community facilities.



Assessment Comment:

6.154 The Preferred Option assessed outcomes were more positive than the No Policy option.

Why were the other Option(s) rejected?

6.155 The 'No Policy' option was rejected as the preferred option was considered to achieve more positive outcomes against improving access to community facilities and services as well as helping to maintain and improve health, well-being and community cohesion and community groups.

**Policy LW2: Playing fields and Sports Facilities**

Policy Refinement:

6.156 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy LW2 was refined to improve the clarity of the wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options

6.157 To include a policy to retain and where possible enhance existing playing fields and sports facilities. Alternatively, rely on the strategic policies within the Saved polices of the Chichester District Local Plan First Review, the emerging South Downs National Park Local Plan, the National Planning Policy Framework; guidance within the Planning Practice Guidance; and other plans, policies and strategies by other bodies such as Sport England.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Playing fields and sports facilities	0	0	0	0	0	+	+	0	0	0	0	0	0
No policy	0	0	0	0	0	?	?	0	0	0	0	0	0

Preferred Option:

6.158 To include a policy to retain and where possible enhance existing playing fields and sports facilities within Petworth.

Assessment Comment:

6.159 The Preferred Option assessed outcomes were more positive and is considered to provide greater certainty to the community over the continued ability to access playing fields and sports facilities for health and well-being.

Why were the other Option(s) rejected?

- 6.160 The 'No Policy' option was rejected as the preferred option achieved a more certain positive outcome against improving access to community facilities and services as well as helping to maintain and improve health, well-being and community cohesion and community groups.

**Policy LW4: Retention of Assets of Community Value**

Summary of the Options:

- 6.161 To retain assets of community value by supporting developments that are a benefit to the local community or resisted those that will cause harm. Alternatively, rely on community actions and / or strategic National Park Authority and strategies to retain assets of community value.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Retention of assets of community value	0	0	0	0	0	+	+	0	0	0	0	0	0
No policy	0	0	0	0	0	0	?	0	0	0	0	0	0

Preferred Option

- 6.162 To include a policy retaining assets of community value.

Assessment Comment:

- 6.163 The preferred option insures the retention of assets of community value and therefore achieves a more positive outcome than the 'No Policy' alternative.

Why were the other Option(s) rejected?

- 6.164 The 'No Policy' was rejected as the preferred option was considered to be a more positive and proactive approach.

**Policy D1: Infrastructure Delivery**

Policy Refinement:

- 6.165 Policy Refinement In light of feedback from the Pre Submission Neighbourhood Plan consultation Policy D1 was refined to improve the clarity of the wording. The changes made are not considered to have significantly changed the policy approach or policy outcome.

Summary of the Options:

- 6.166 To include a policy clearly setting out that new development should contribute to the provision of new social and community infrastructure; or to leave emphasis of the importance of providing new infrastructure to negotiations as part of the South Downs National Park Authority decision-making process.

Policy Alternatives	Sustainability Appraisal Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Infrastructure delivery	0	0	0	0	0	+	+	+	+	0	+	+	0
No policy	0	0	0	0	0	+/?	+/?	+/?	+/?	0	+/?	+/?	0

Preferred Option:

- 6.167 The preferred option is to include a policy outlining the need for new development proposals to contribute to the provision of new social and community infrastructure

Assessment Comment:

- 6.168 Both options scored positively against the objectives. However, the preferred option was considered to perform slightly more effectively against the objectives as it ensures that essential local facilities and community services are provided as part of all new development proposals.

Why were the other Option(s) rejected?

- 6.169 The 'No Policy' option was rejected as it was considered essential that new development mitigates the impact of increasing demand on the full range of local facilities and community services, in Petworth.

## 7.0 Assessment Conclusion

- 7.1 The conclusion of the assessment of the Petworth Neighbourhood Plan key principles and policies is that they will have no significant negative environmental effects and will promote sustainable development. A number of key principles and policies provide significant benefits as shown through the appraisal above. In meeting the level growth prescribed by the emerging South Downs National Park Local Plan a number of site allocations were necessary on greenfield land outside the currently defined settlement boundary. The principle reason being, due to the limited availability of deliverable and developable previously developed land within the existing settlement boundary. The policies have been clearly selected and drafted to ensure that any potential for negative impacts is minimised through site selection and effective policy wording.
- 7.2 Preparing the Petworth Neighbourhood Plan has required the use of planning judgement to strike the right balance between the technical suitability and community acceptability of the Neighbourhood Plan.
- 7.3 In some cases, this can lead to policies that may not be the most sustainable of all the potential choices made, but they are nonetheless sufficiently sustainable so that they will lead to no significant negative environmental effects. This is the most important test required by the EU Directive on SEA and the 2004 Regulations.
- 7.4 However, the conclusion remains that in a number of cases, the Petworth Neighbourhood Plan should deliver positive effects for local residents and businesses as Petworth meets its development needs in the period up to 2033. Reasonable alternative policy options have been assessed within this report to compare and contrast the options chosen, but in no case does the alternative perform better, and in most cases as well, against the chosen policy and there is therefore no case for policy changes as a result.

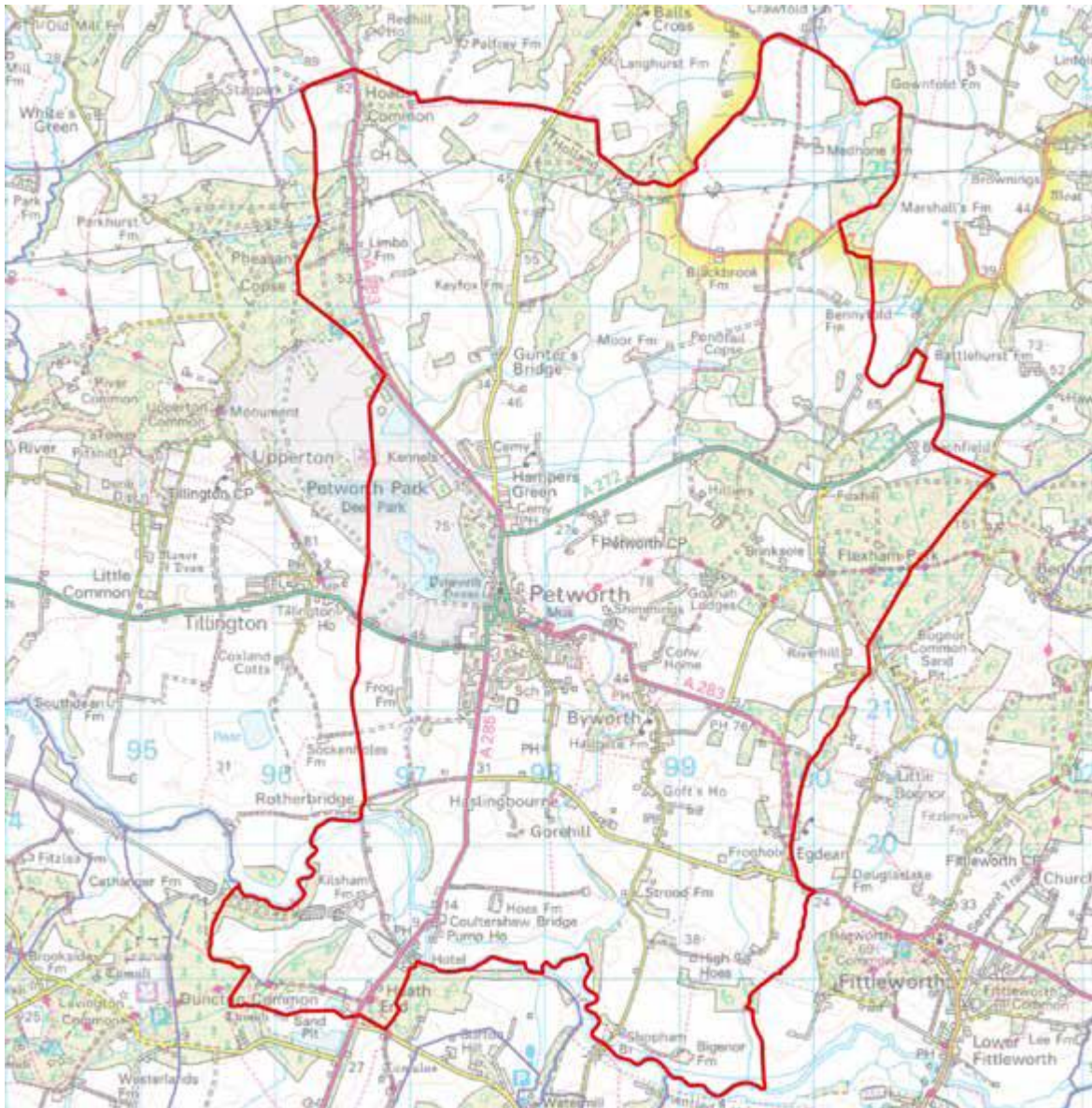
## 8.0 Mitigating Adverse Effects

- 8.1 SEA guidance requires measures to prevent, reduce or offset significant adverse effects of implementing the plan. Where practical this report identifies the likely negative and positive impacts each policy has on achieving sustainability objectives based on the framework set out. It demonstrates that the policies of the Petworth Neighbourhood Plan will positively contribute towards delivering the social, economic and environmental objectives set out in the SA framework.
- 8.2 Where any potential and negative effects were identified, it was concluded that the policies in the Petworth Neighbourhood Plan, the Saved Policies of the Chichester Local Plan 1999; the emerging policies of the South Downs National Park Local Plan; or the National Planning Policy Framework adequately alleviated or mitigated the impacts, particularly over the medium to longer term.

## 9.0 Monitoring the Environmental Effects of the Plan

- 9.1 Petworth Town Council and the South Downs National Park Authority will jointly monitor the effectiveness of the implementation of the Neighbourhood Plan using available data. The annual South Downs National Park Authority Monitoring Report will provide some data at this level.
- 9.2 The purpose of monitoring is to provide information on the social, environmental and economic effects of planning policy documents help determine the extent to which objectives, targets and programmes are being met. Monitoring will also allow the Town Council to know if it is necessary to trigger contingency plans, should performance fall below expectations, or circumstances significantly change.

Designated Petworth Neighbourhood Plan Area



**SEA Quality Assurance Checklist**

The Quality Assurance Checklist below has been used to ensure that requirements of the SEA Directive have been met and fully integrated into the sustainability process covered in this document. The Quality Assurance Checklist covers both the technical and procedural steps of the sustainability appraisal process and will be updated as the different stages are reached.

<b>Requirements of the SEA Directive</b>	<b>Where met in this Report</b>
The Plan's purpose and objectives are made clear	See Section 1 and 4 of this Report
Sustainability issues including international and EC objectives are considered in developing objectives and targets	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
SA Objectives are clearly set out and linked to indicators and targets where appropriate	Section 2 of this Report and Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
Links with related plans, programmes and targets are identified and explained	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
Conflicts that exist between SA objectives and other plan objectives are identified and described	See Section 4 of this Report
<b>Scoping</b>	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA report	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
The appraisal focuses on significant issues	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
Technical, procedural and other difficulties encountered are	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>



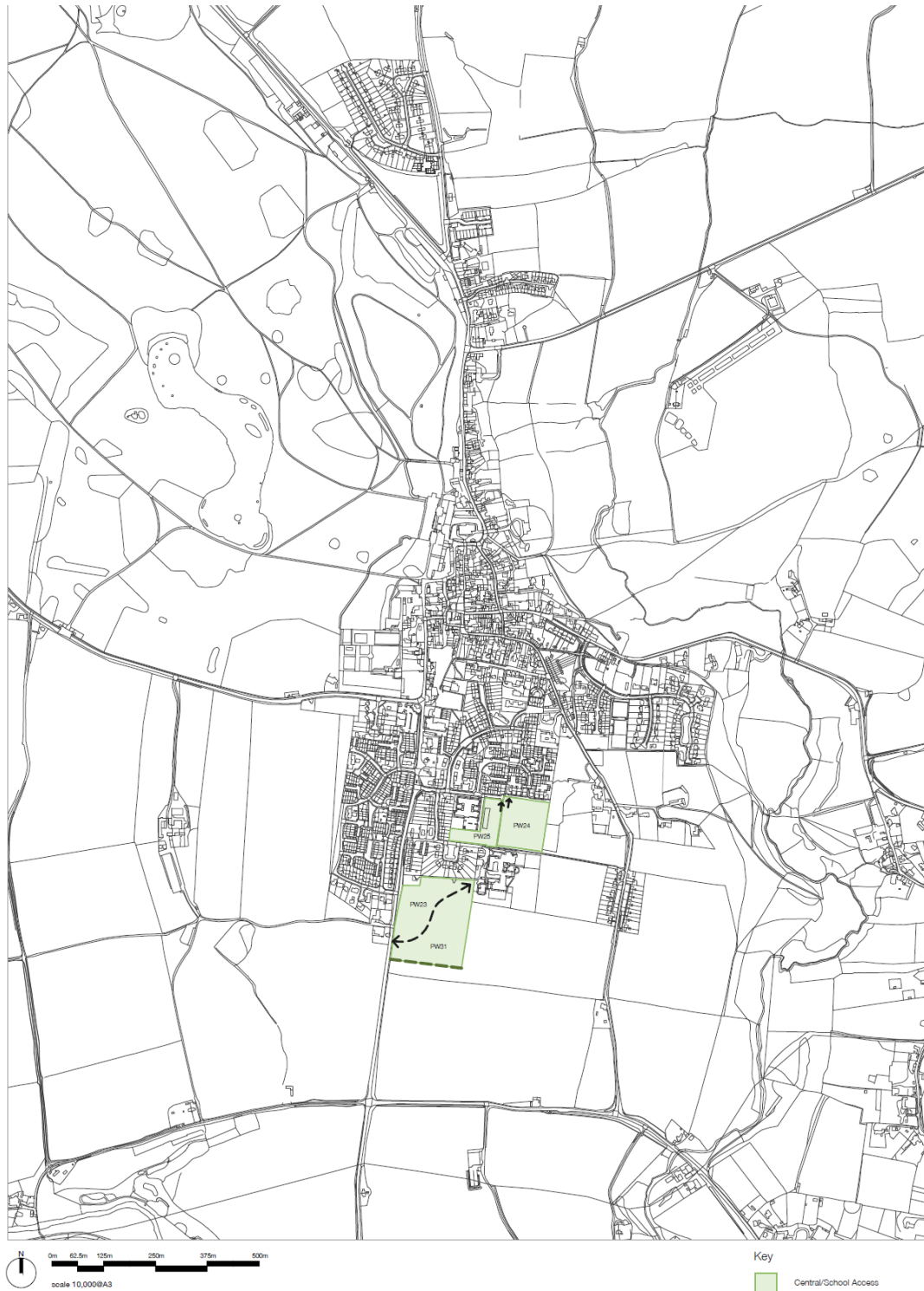
Requirements of the SEA Directive	Where met in this Report
discussed; assumptions and uncertainties are made explicit	
Reasons are given for eliminating issues from further consideration	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://www.petworth-tc.gov.uk">www.petworth-tc.gov.uk</a>
<b>Options / Alternatives</b>	
Realistic alternatives are considered for key issues and the reasons for choosing them are documented	See Section 3, 5 and 6 of this Report
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant	See Section 3, 5 and 6 of this Report
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared	See Section 6 of this Report
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained	See Section 6 and 7 of this Report
Reasons are given for the selection or elimination of alternatives	See Section 3, 5, 6 and 7 of this Report
<b>Baseline Information</b>	
Relevant aspects of the current state of the environment and their evolution without the plan are described	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://www.petworth-tc.gov.uk">www.petworth-tc.gov.uk</a>
Characteristics of the area likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://www.petworth-tc.gov.uk">www.petworth-tc.gov.uk</a>

Requirements of the SEA Directive	Where met in this Report
Difficulties such as deficiencies in information or methods are explained	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://www.petworth-tc.gov.uk">www.petworth-tc.gov.uk</a>
<b>Prediction and evaluation of likely significant effects</b>	
Likely significant social, environmental and economic effects are identified including those listed in the SEA Directive (biodiversity, population, human health, flora, fauna, soil, water, air, climate, material assets, cultural heritage and landscape) as relevant	See Section 6 of this Report
Both positive and negative effects are considered and where practicable the duration of effects (short, medium or long term) is addressed	See Section 6 of this Report
Likely secondary, cumulative and synergistic effects are identified where practicable	See Section 6 of this Report
Inter-relationships between effects are considered where practicable	See Section 6 of this Report
Where relevant, the prediction and evaluation of effects make use of accepted standards, regulations and thresholds	See Section 6 of this Report
Methods used to evaluate the effects are described	See Section 2 and 3 of this Report
<b>Mitigation Measures</b>	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan	See Section 8 of this Report

Requirements of the SEA Directive	Where met in this Report
Issues to be taken into account in development consents are identified	See Section 8 of this Report
<b>The Sustainability Appraisal Report</b>	
Is clear and concise in layout and presentation	Yes
Uses simple, clear language and avoids or explains technical terms	Yes
Use maps and other illustrations where appropriate	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
Explains the methodology used	See Section 3 of this Report
Explains who was consulted and what methods of consultation were used	See Section 1 and the Petworth Neighbourhood Plan Consultation Statement
Identified sources of information, including expert judgement and matters of opinion	Sustainability Appraisal Scoping Report (February 2016) available online at: <a href="http://ww.petworth-tc.gov.uk">ww.petworth-tc.gov.uk</a>
Contains a Non Technical Summary	Included at the front of this Report
<b>Consultation</b>	
The SA is consulted on as an integral part of the plan making process	As part of the February 2016 and the April to May 2017 consultations
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the Draft Plan and SA Report	As part of the February 2016 and the April to May 2017 consultations

Requirements of the SEA Directive	Where met in this Report
<b>Decision making and information and the Decision</b>	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan	At the next stage in the plan-making process
An explanation is given of how they have been taken into account	To be included in the final SA Report
Reasons are given for choices in the adopted plan, in light of other reasonable options considered	To be included in the final SA Report
<b>Monitoring Measures</b>	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA	N/A
Monitoring is used, where appropriate during implementation of the plan to make good deficiencies in baseline information in the SA	Post plan adoption
Monitoring enables unforeseen adverse effects to be identified at an early stage (these effects may include predictions which prove to be incorrect)	Post plan adoption
Proposals are made for action in response to significant adverse effects	Post plan adoption

Housing Site Options Plans



Option 01 - Sites: PW23, PW31, PW24, PW25



Option 02 - Sites: PW18, PW19, PW21



Option 03 - Sites: PNC01, PNC05, PNC06

SA Objective Assessment Protocols

SA Objective	Rating	Assessment Protocols for the Options
1 To conserve and enhance landscape character	++	No international or national designations. Site allocation is previously developed land. Will protect existing open spaces and countryside.
	+	No international or national designations. Site allocation is partly previously developed land. Potential to protect existing open spaces and countryside.
	0	No positive or negative effect on the objective.
	-	Potential for negative impacts on an international or national designation.
	--	Will result in a negative impact on an international or national designation.
	?	Uncertain effect on the objective.
2 To ensure the Petworth community is prepared for the impacts of climate change	++	Will significantly improve the communities preparation of the impacts of climate change
	+	Will improve the communities preparation of the impacts of climate change
	0	No positive or negative effect on the objective.
	-	Will result in a negative impact on climate change resilience
	--	Will significantly worsen climate change resilience
	?	Uncertain effect on the objective
3 To address the causes of climate change through reducing emissions of greenhouse gases	++	Will result in significant reductions in greenhouse gases.
	+	Has the potential to reduce the causes of greenhouse gases.
	0	No positive or negative effect on the objective.
	-	Potential to increase the causes of greenhouse gases..
	--	Will result in significant increases in greenhouse gases..
	?	Uncertain effect on the objective
4 To conserve and enhance the biodiversity within Petworth	++	No known international or national restrictions or designations and will result in a net gain in biodiversity.
	+	No known international or national restrictions or designations and has the potential to result in a net gain in biodiversity.
	0	No positive or negative effect on the objective.
	-	Local designations and potential to result in the loss of biodiversity



SA Objective		Rating	Assessment Protocols for the Options
		--	International and national restrictions. Will result in the loss of biodiversity
		?	Uncertain effect on the objective
5	Conserve and enhance the historic environment, heritage assets and their settings.	++	No impact on known international, national or local heritage or archaeological assets and will protect and enhance an existing asset
		+	No impact on known international, national or local heritage or archaeological assets
		0	No positive or negative effect on the objective.
		-	Potential impact on international or national heritage or archaeological asset
		--	Significant impact on international or national heritage or archaeological asset
		?	Uncertain effect on the objective
6.	To improve the health and well-being of the population and reduce inequalities in health and well-being	++	Will increase the provision of new health, well-being and community facilities. Site allocation would provide on-site provision of new services or facilities.
		+	Will potentially increase the provision of new health, well-being and community facilities. Site allocation has the potential to provide on-site provision of new services or facilities.
		0	No positive or negative effect on the objective.
		-	Potential loss of facilities and services.
		--	Will result in the loss of facilities and services.
		?	Uncertain effect on the objective
7	To improve accessibility to all health, educational, leisure and community services	++	Will increase accessibility to community facilities and services. Site allocation is within close distance of the majority of services and facilities.
		+	Has the potential to increase accessibility to community facilities and services. Site allocation is within close distance of the majority of services and facilities.
		0	No positive or negative effect on the objective.
		-	Limited potential to increase accessibility to community facilities and services. Site allocation is within an acceptable distance to only a few services and facilities.
		--	No potential to increase accessibility to community facilities and services. Site allocation is not within an acceptable distance to any services and facilities.
		?	Uncertain effect on the objective.
8	To improve the efficiency and safety of transport networks by enhancing the proportion of travel by sustainable	++	Will significantly improve travel choices and reduce the need and frequency to travel. Site allocation has a high level of multi-modal accessibility to a range of facilities

SA Objective		Rating	Assessment Protocols for the Options
	modes and by promoting policies which reduce the need to travel and increase pedestrian safety on the roads	+	Has the potential to improve travel choices and reduce the need and frequency to travel. Site allocation has a good level of multi-modal accessibility to a range of facilities
		0	No positive or negative effect on the objective.
		-	Limited potential to improve travel choices and reduce the need and frequency to travel. Site allocation has a low level of multi-modal accessibility to a range of facilities
		--	No potential to improve travel choices and reduce the need and frequency to travel. Site allocation has poor multi-modal accessibility to a range of facilities.
		?	Uncertain effect on the objective
9.	To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimizes the scope for environmental sustainability.	++	The proposal or site allocation will make a significant contribution to providing existing and future residents with an opportunity to live in a decent home.
		+	The proposal or site allocation will contribute to providing existing and future residents with an opportunity to live in a decent home.
		0	No positive or negative effect on the objective.
		-	The proposal or site allocation will potentially reduce opportunities for existing and future residents to live in a decent home.
		--	The proposal or site allocation will significantly reduce opportunities for existing and future residents to live in a decent home.
		?	Uncertain effect on the objective
10	Ensure viability of the local economy with improved diversity of employment opportunities and provision of space for required employment growth	++	Proposal or site allocation will significantly assist the local economy.
		+	Proposal or site allocation has the potential to assist the economy.
		0	No positive or negative effect on the objective.
		-	Proposal or site allocation has the potential to result in a negative impact on economy.
		--	Proposal or site allocation will have a significant negative impact on the economy
		?	Uncertain effect on the objective
11	To reduce levels of deprivation within Petworth	++	Proposal or site allocation will significantly reduce deprivation levels within Petworth.
		+	Proposal or site allocation will reduce deprivation levels within Petworth.
		0	No positive or negative effect on the objective.
		-	Proposal or site allocation will worsen deprivation levels within Petworth.
		--	Proposal or site allocation will significantly worsen deprivation levels within Petworth.
		?	Uncertain effect on the objective
12	Minimise flood risk for new and existing development	++	Development in flood zone 1 and would reduce flood risk within Henley

SA Objective		Rating	Assessment Protocols for the Options
		+	Development in flood zone 1
		0	No positive or negative effect on the objective.
		-	Development in flood zone 2
		--	Development in flood zone 3a or 3b
		?	Uncertain effect on the objective
13.	To encourage the development of a buoyant, sustainable tourism sector	++	Proposal or site allocation will significantly improve Petworth's tourism economy.
		+	Proposal or site allocation has the potential to improve Petworth's tourism economy.
		0	No positive or negative effect on the objective.
		-	Proposal or site allocation has the potential to result in a negative impact on Petworth's tourism economy.
		--	Proposal or site allocation will result in significant negative impact on Petworth's tourism economy.
		?	Uncertain effect on the objective.

Site Assessment Sites

Suitable Sites:

- PW01
- PW03
- PW04
- PW05
- PW18
- PW19
- PW21
- PW23
- PW24
- PW25
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- PW31

