

CHICHESTER DISTRICT COUNCIL

Chichester Local Plan Review

Sustainability Appraisal of the Issues and Options Consultation Document

May 2017

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1. INTRODUCTION.

The Chichester Local Plan: Key Policies 2014-2029 document has now been adopted by the Council, but is subject to an early review by 2020. That review has now begun and the first stage is to prepare a consultation on the Issues and Options facing the plan area, which consists of the District outside of the South Downs National Park.

At this early stage, the consultation document is intended to draw out comments and information to help the Council develop a draft strategy and policies to be included in the Local Plan Review. As such it asks many open-ended questions on issues, vision and objectives. The consultation also seeks views on general approaches to development distribution and how site allocation should be handled. All of the above questions, whilst very important, do not form definable options that can be assessed and compared through the SA process. The exceptions are Question 11 (potential locations for strategic housing development) and Question 14 (suitability of locations for non-strategic housing development). As these questions deal with definable locations, these can be regarded as options that can be subject to Sustainability Appraisal. This SA report therefore concentrates on the options for these two questions in the consultation

The main purpose of a Sustainability Appraisal (SA) is to assess the social, environmental and economic effects for the developing options in the Local Plan Review so that decisions that will be made accord with the objectives of sustainable development. These early stage options may not fully achieve all the sustainability objectives but the aim of the process is to inform consultees and decision makers of the pros and cons of the options before them and so ensure that the plan review contributes towards all of the sustainability objectives as far as possible. As the plan making process progresses the options will become narrower in range and more clearly defined. The assessment will be reviewed and updated alongside the developing options. These later stages of the SA process will include identification of mitigation measures to reduce any negative impacts and more assessment of the 'in combination' effects of the plan policies as a whole.

2. THE SA PROCESS

What is a Sustainability Appraisal?

A Sustainability Appraisal is a process whereby a range of options for a plan's content is developed and then assessed to see what the major environmental, social and economic impacts are likely to be (both positive and negative effects).

What does it contain?

The full contents of an SA report are prescribed by the SEA Directive and by UK guidance. This can make the reports lengthy. The key pieces of information for decision makers are the assessment matrices and their summary diagrams. These give the overall profile of pros and cons for the potential policy options

What is its purpose?

The purpose of an SA is not to make decisions, or to determine which option is 'the correct one'. No real world development location or policy can address all aspects of sustainability completely. The SA is there to help inform decisions by assessing the likely positive and negative impacts of options across a wide and consistent range of topics.

Why is it important?

The SA is important to the soundness of the Local Plan. It demonstrates that decisions were made with full awareness of the positive and negative impacts of plan making decisions. The SA is the UK's planning process that meets the requirements of the EU's SEA Directive. The Plan Inspector will use the completion of a comprehensive SA as a test of soundness. The EU directive requirements have been built into UK legislation since 2004. These UK regulations may be changed by Parliament after the UK has left the EU, but this is unlikely to happen before the planned date for the adoption of the Local Plan Review (Autumn 2019).

How were options assessed?

A range of potential options for the Issues and Options questionnaire were developed through discussions with the Local Plan team. A range of assessment questions were developed through the SA 'scoping' process. These questions or assessment criteria were asked of all the potential options through the use of matrices. This process meets EU and UK government requirements but does lead to a large amount of data. The summary diagrams provided are designed to draw out the profile of positive and negative impacts into a more digestible form.

What do the summary diagrams mean?

In order to make the assessment findings more readily comprehensible, we have grouped the assessment criteria into four themed groups. These are

- Natural and Historic Environment
- Pollution and Resources
- Housing and Infrastructure
- Economy

For each group we present a bar chart showing what proportion of the assessment criteria in that group were found to be very positive, positive, neutral, negative or very negative. The assessment findings are represented by colours, (also used in the assessment matrices). They are not 'scores', nor are the criteria weighted relative to each other. The findings are not cumulative or additive. In short the assessments cannot and should not be reduced to a single numerical finding. The SA findings are there to inform decision making but they are not in themselves a decision-making tool

Therefore some caution should be used in looking at the summaries, as they are an aggregation of data to facilitate a quick comparison, but important issues and the full findings of the SA can only be found in the assessment matrices. The summary charts are useful for quickly identifying the options of interest and then the full assessment matrix can be referred to in order to find out the full picture.

3. NOTE ON METHODOLOGY

The approach adopted is to use expert judgement to identify positive, neutral and negative effects through the assessment matrices (please see the Appendices). The main sustainability impacts of the locational options are then summarised in a more visual form through the use of bar chart diagrams. These are the best place to start, but the full matrix should be referred to, especially to distinguish between a neutral effect and no effect / no significant effect. The full assessment text is also where any uncertainties and any differences between short, medium and long term effects are identified.

The SA was carried out by members the Environment Management team within the Housing and Environment service of CDC. The team is responsible for the development and implementation of policy and projects that contribute to Sustainable Development within the Council and within the District as a whole. The Local Plan Review documents were prepared by the Planning Policy team within Planning Services at CDC. The two teams have worked closely together on the development of options and the presentation of findings, but the assessment itself has been independent from plan writing. The two teams have independent line management structures.

Uncertainties always exist in any assessment, especially a qualitative assessment such as this. The cause and effect relationships, deductions and assumptions that underline the assessment matrices are not definitive and all predictions carry some uncertainty. In addition there is also a risk that other viable options have not been identified and assessed or may have been identified early on and eliminated prematurely. We have attempted to minimise these latter risks through early discussion with policy planners and by keeping an audit record of these discussions and of any early-stage options not taken further.

One of the main reasons for issuing the SA for public consultation is to solicit the views of organisations and individuals on the uncertainties and assumptions contained within the SA. The written comments within the matrices identify where specific uncertainties are considered to exist. All consultation comments will be taken into account, and the assessments revised as appropriate before the next stage SA report is prepared.

The SA Framework

The framework was established by the SA Scoping Report (which is also available on the District Council website [link to be provided]). A revised SA scoping report was prepared and consulted upon in 2016 in preparation for the Local Plan Review starting.

The SA scoping report highlights relevant plan, programmes and baseline data; from these it identifies the high priority sustainability issues facing the District. From the identified issues a series of sustainability objectives were developed. The SA objectives and the assessment criteria together form the SA framework.

The working engines of the SA process are the assessment criteria. These questions are asked of the policy options to assess how far the options impact positively or negatively on the achievement of the SA objective.

Objective	Assessment Criteria [Themed Group]
1. Protect and enhance wildlife	<p>Does the option prevent biodiversity loss and habitat fragmentation? [Natural and Historic Environment]</p> <p>Does the option allow for movement of habitats with climate change? [Natural and Historic Environment]</p> <p>Does the option enhance and/or restore biodiversity opportunities and create new habitat? [Natural and Historic Environment]</p>
2. Maximise efficient use of natural resources	<p>Does the option protect water resources? [Pollution and Resources]</p> <p>Does the option maximise use of waste resources? [Pollution and Resources]</p> <p>Does the option make efficient use of energy? [Pollution and Resources]</p>

Objective	Assessment Criteria [Themed Group]
3. Reduce pollution and improve air quality	<p>Does the option reduce air pollution from industrial processes and transport? [Pollution and Resources]</p> <p>Will the option assist the remediation of contaminated land? [Pollution and Resources]</p> <p>Does the option reduce levels of water pollution? [Pollution and Resources]</p> <p>Does the option require new waste water treatment capacity? [Housing and Infrastructure]</p>
4. Achieve zero net increase in greenhouse gas emissions	<p>Does the option maximise the use of renewable and low carbon energy sources? [Housing and Infrastructure]</p> <p>Does the option reduce the need to travel? [Housing and Infrastructure]</p>
5. Minimise flood risk for new and existing development	<p>Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding? [Pollution and Resources]</p> <p>Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems? [Pollution and Resources]</p>
6. Achieve a sustainable and integrated transport system	<p>Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks? [Housing and Infrastructure]</p> <p>Does the option improve networks for cyclists and pedestrians? [Housing and Infrastructure]</p> <p>Does the option reduce congestion? [Housing and Infrastructure]</p>
7. Conserve and enhance landscape and heritage	<p>Does the option encourage sustainable land management practices to conserve landscapes? [Natural and Historic Environment]</p> <p>Does the option ensure protection of traditional urban forms? [Natural and Historic Environment]</p> <p>Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings? [Natural and Historic Environment]</p>
8. Increase availability of affordable housing	<p>Does the option meet local housing needs? [Housing and Infrastructure]</p> <p>Does the option provide the right housing mix of size and tenure? and does the option allow for the continuation of a sustainable mix of people within communities? [Housing and Infrastructure]</p>

Objective	Assessment Criteria [Themed Group]
9. Provide access to services and facilities [Housing and Infrastructure]	<p>N.B. the detailed assessment criteria for this objective are not being used at this stage; instead the overall objective is used.</p> <p>Does the option increase the provision of decentralised services and mobile service points?</p> <p>Does the option protect existing facilities and enhance electronic access to appropriate services?</p> <p>Does the option provide sports and leisure opportunities within settlements?</p>
10. Promote economic development to maintain quality of life and competitiveness	<p>Does the option ensure that economic opportunities are accessible to all? [Economy]</p> <p>Does the option ensure that value added is retained in the District? [Economy]</p>
11. Develop a dynamic, diverse and knowledge based economy that excels in innovation	<p>Does the option encourage innovation? [Economy]</p> <p>Does the option develop knowledge based economy locally? [Economy]</p>
12 To develop and maintain a skilled workforce to support long-term competitiveness	<p>Does the option ensure skills are enhanced to increase access to work? [Economy]</p> <p>Does the option ensure a skilled workforce is available locally to allow business development? [Economy]</p>
13. Enable viability of the rural economy with enhanced diversity of employment opportunities	<p>Does the option promote a prosperous and diverse rural economy? [Economy]</p> <p>Does the option avoid the loss of the Best and Most Versatile agricultural land? [Economy]</p>

4. CONSULTATION.

The SA scoping report was subject to consultation in November 2016 and then revised in the light of the comments received. The finalised version was then presented to the Council's Development Plan and Infrastructure Panel in March 2017. The present SA report uses the revised SA framework.

The consultation on the SA will run alongside that on the Local Plan Review Issues and Options Paper. It will start on **22nd June 2017** and run until **Thursday 3rd August 2017**

The SA does not include a specific questionnaire as its primary purpose is to help inform your responses to the Issues and Options questionnaire. If you have any comments on the appraisal findings or methodology, particularly any factual errors or omissions, please send them to us by e-mail or post by the 3rd August 2017. **In all cases you must make it very clear which part(s) of the document you are commenting on.**

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5. NEXT STEPS.

All representations received in response to the SA consultation will be considered and taken into account when preparing the next stage of the SA process. This will be the SA report to accompany the Local Plan Review Preferred Approach document. This is the next stage of the Local Plan Review which will set out a proposed development strategy and draft policies. The Preferred Approach SA report will assess the options considered in drawing up the strategy and policies. It will also revise and refine the assessments on those locational options as they are narrowed down to the proposed development locations or sites that will be included in the Preferred Approach document.

The Preferred Approach consultation is currently timetabled for early 2018. The Preferred Approach SA report will be subject to consultation alongside the Local Plan Review document.

The plan and SA will be published for representations on the tests of soundness (the Regulation 19 consultation) in Summer 2018 ahead of the submission of the Plan, SA and accompanying documents to the Secretary of State in late 2018. Any formal representations made during the Regulation 19 consultation about the soundness of the SA process and reports will then be examined by an independent inspector during the Local Plan Review Examination hearings to be held in 2019.

The timetable for Local Plan Review preparation is set out in the Council's Local Development Scheme which can be viewed at:

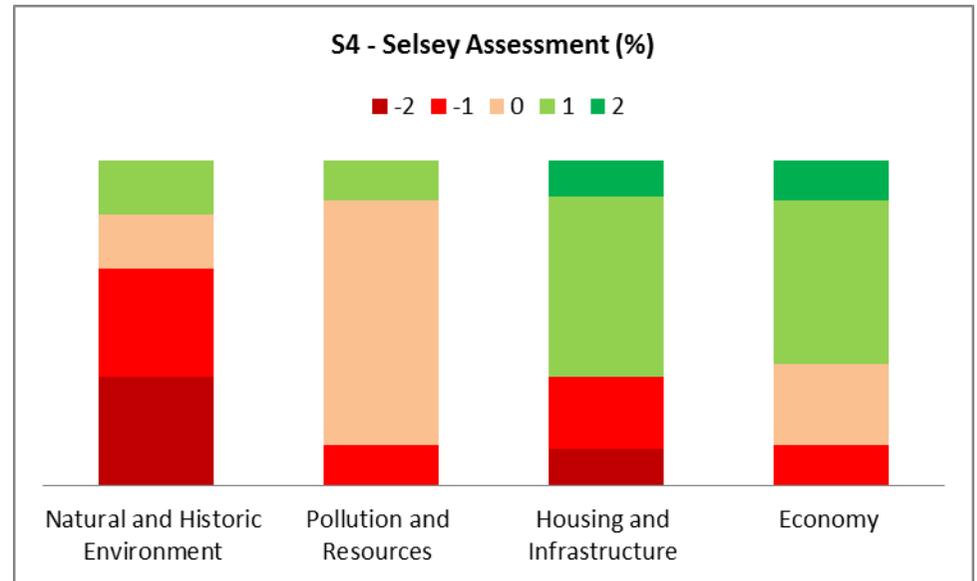
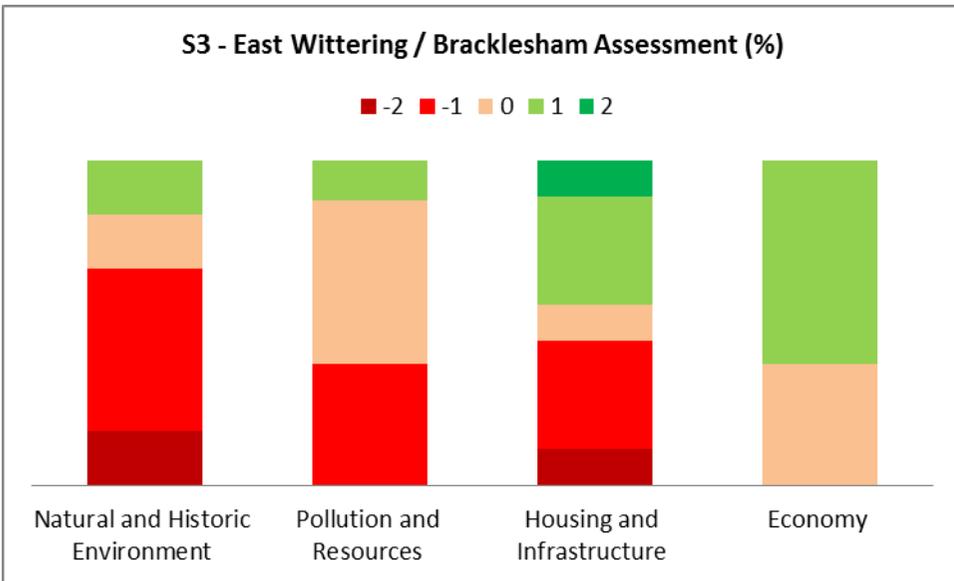
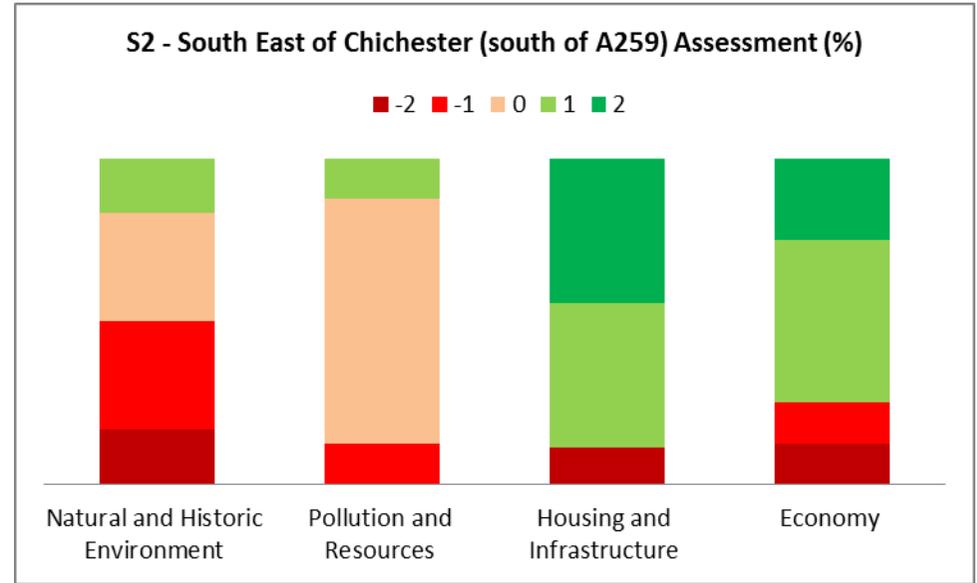
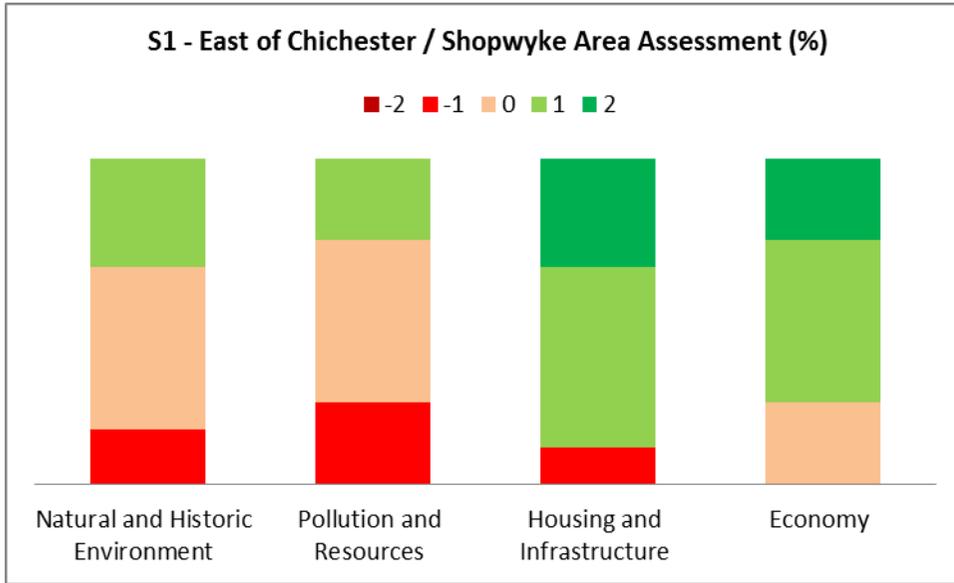
<http://www.chichester.gov.uk/article/24662/Timetable---Local-Development-Scheme>

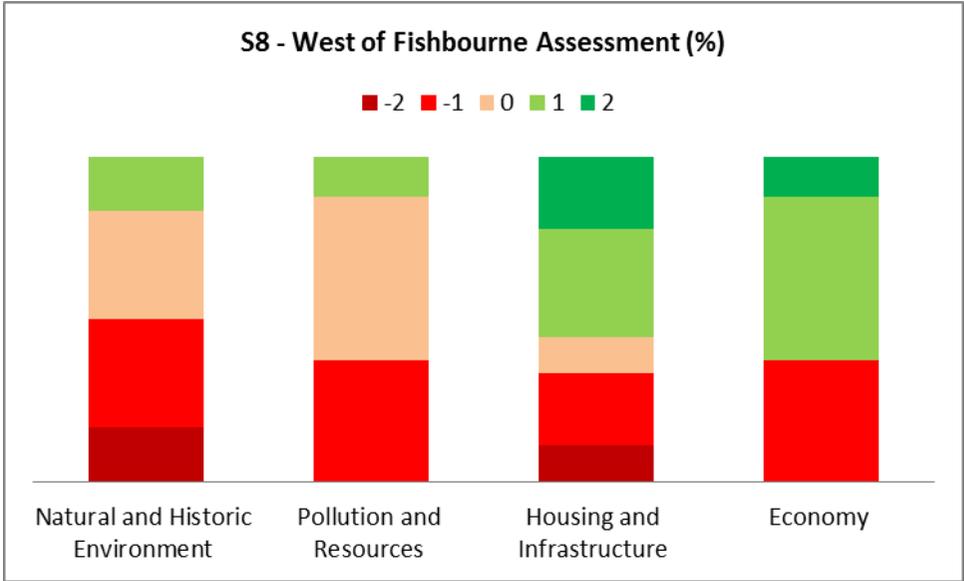
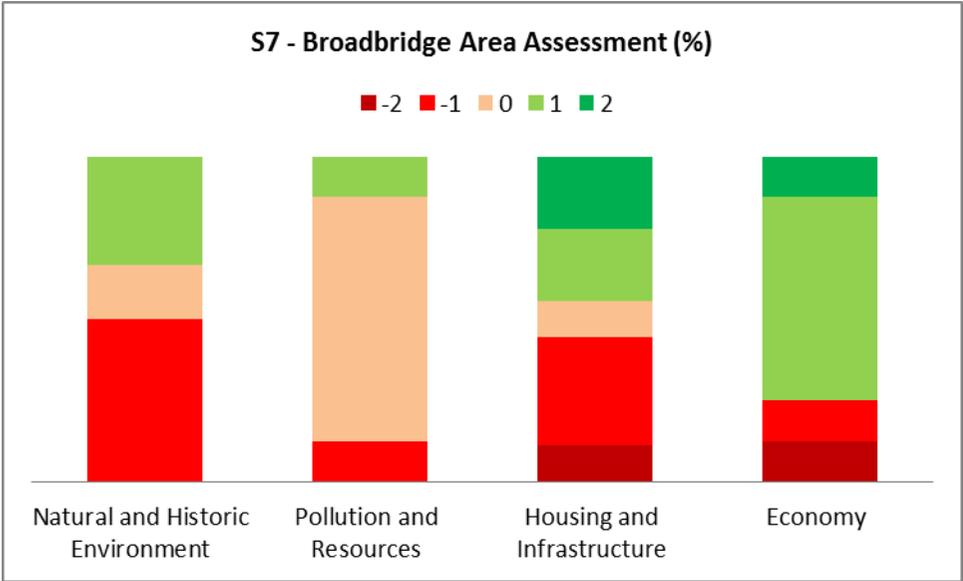
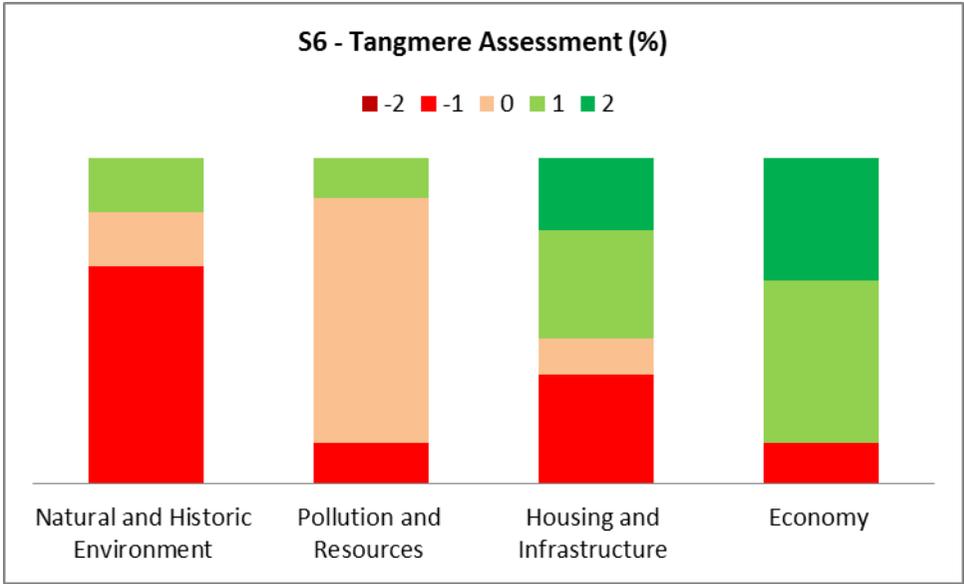
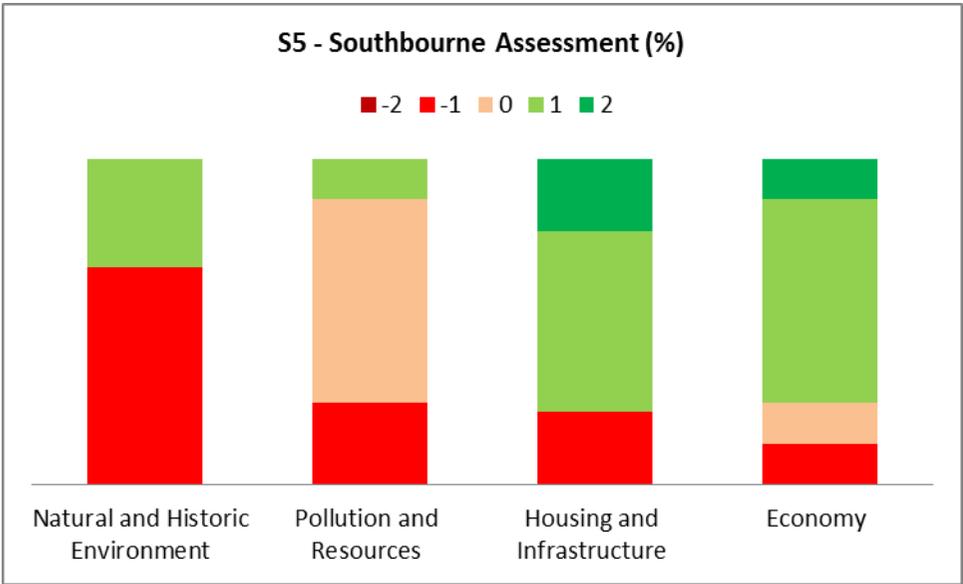
Further information and regular updates about the Local Plan Review will be provided in the Planning Policy section of the Council's website at:

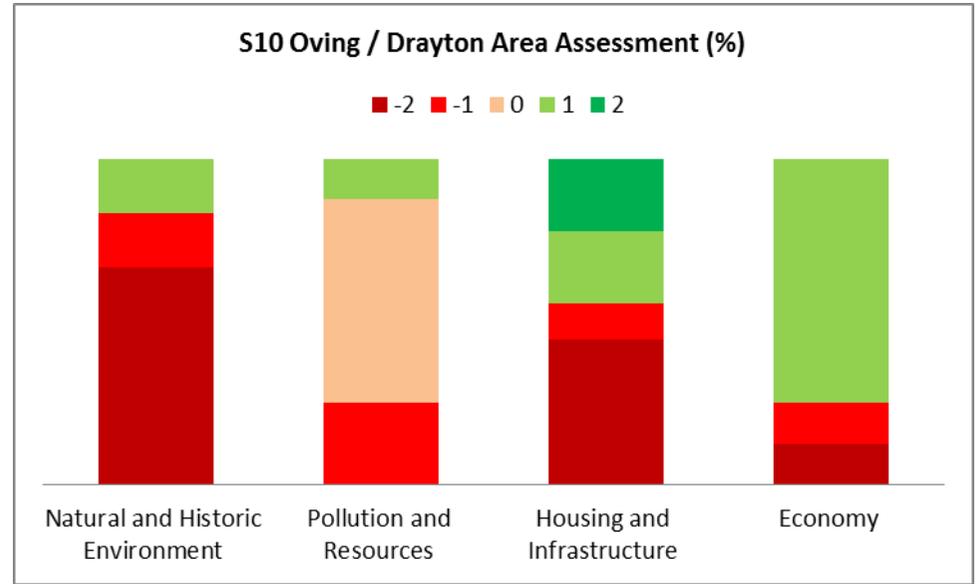
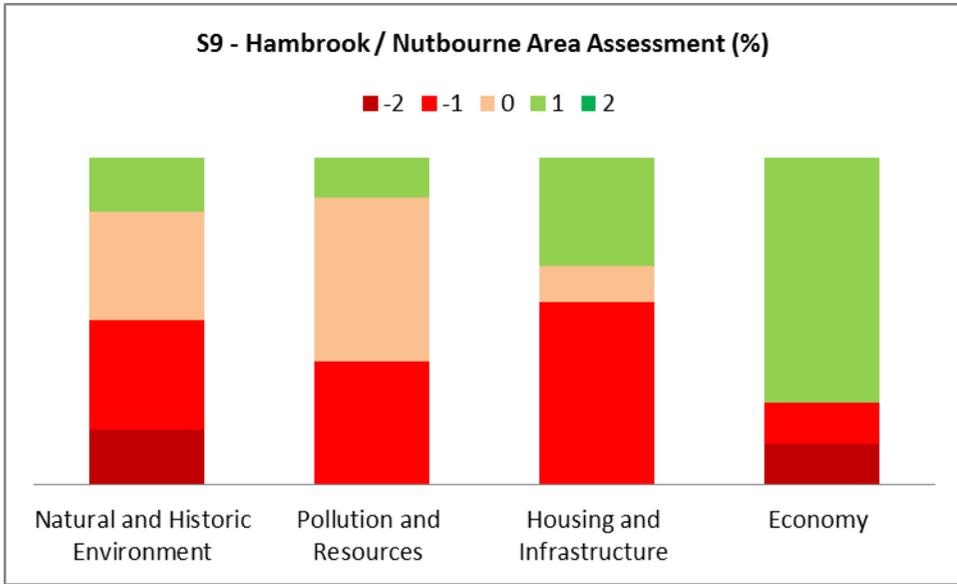
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Sustainability Appraisal of the Chichester District Local Plan Review: Summary Findings

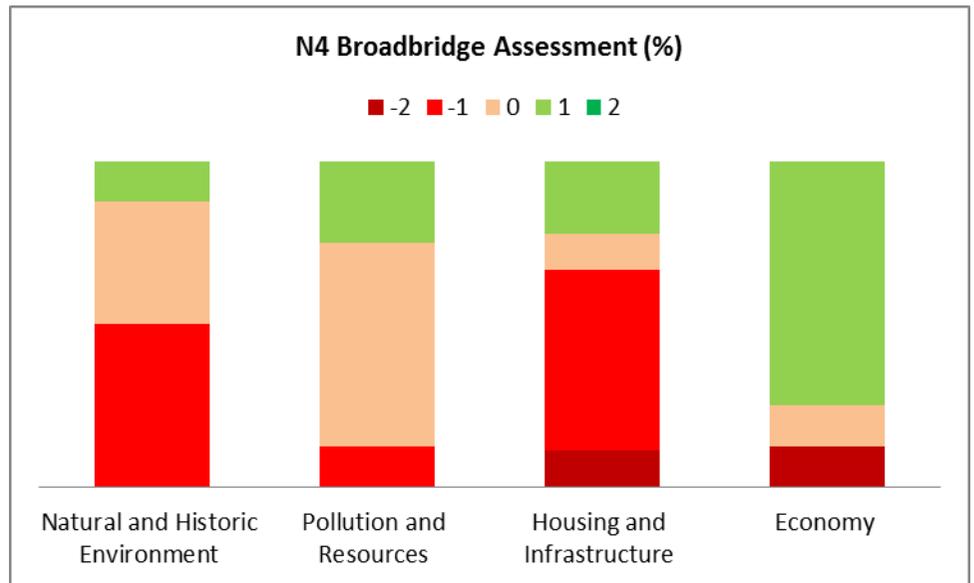
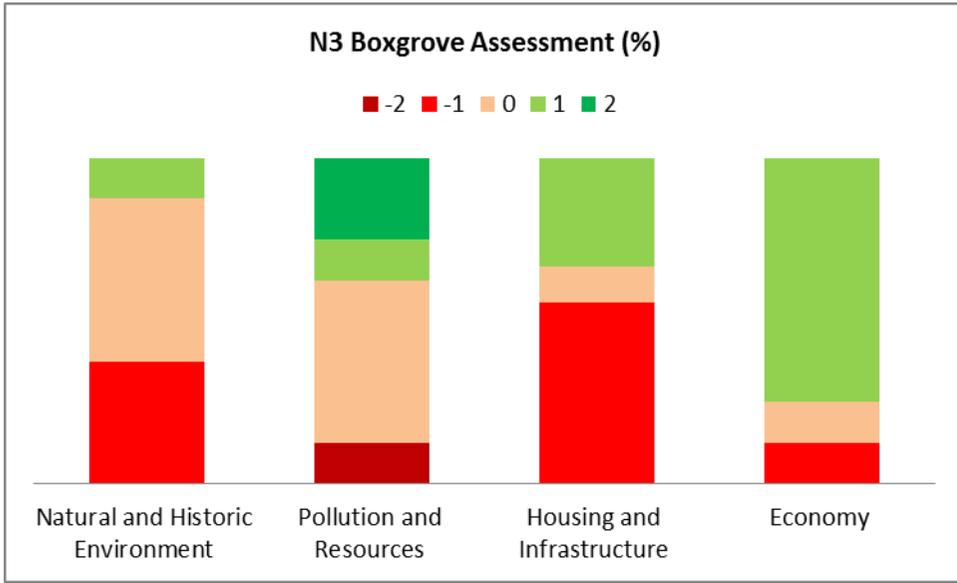
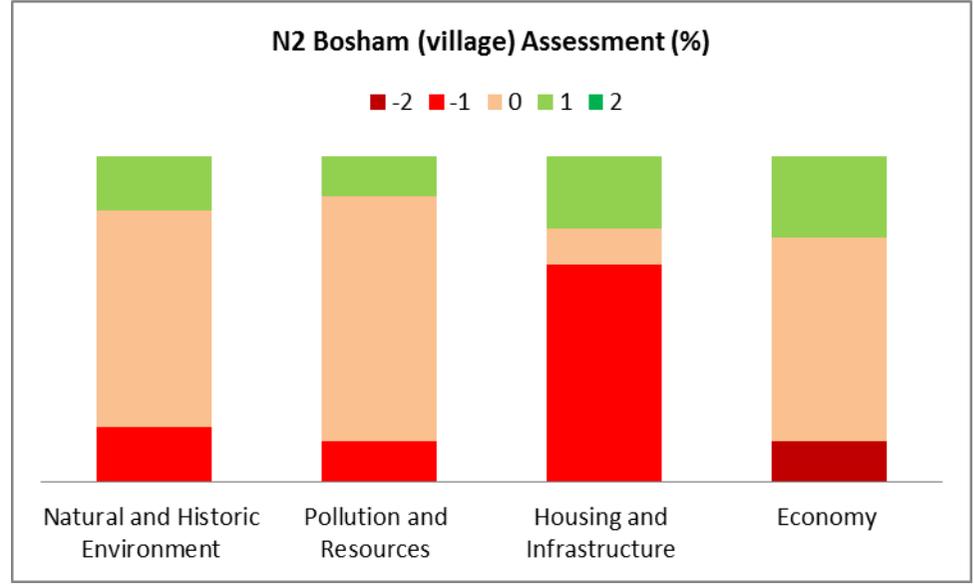
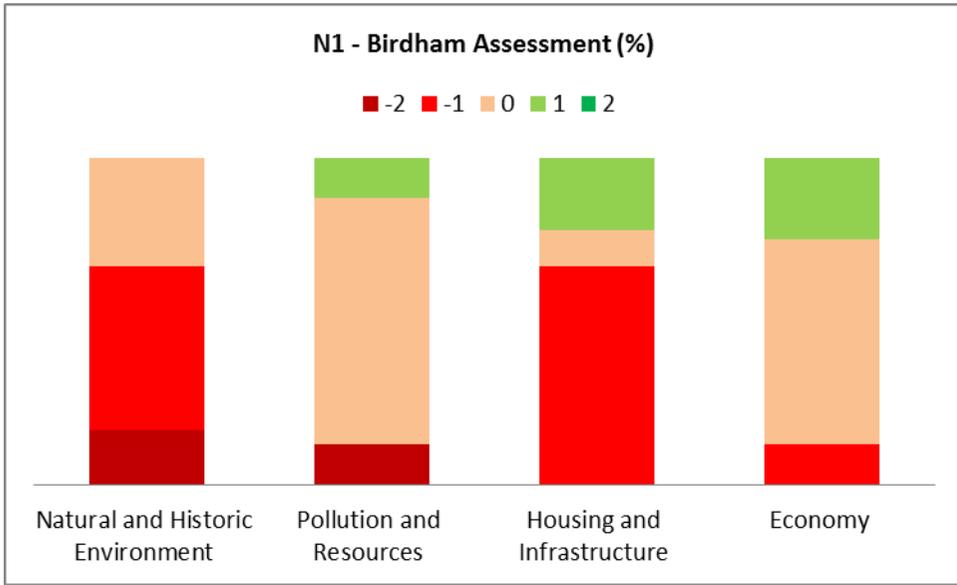
1. Strategic Development Locations Assessment

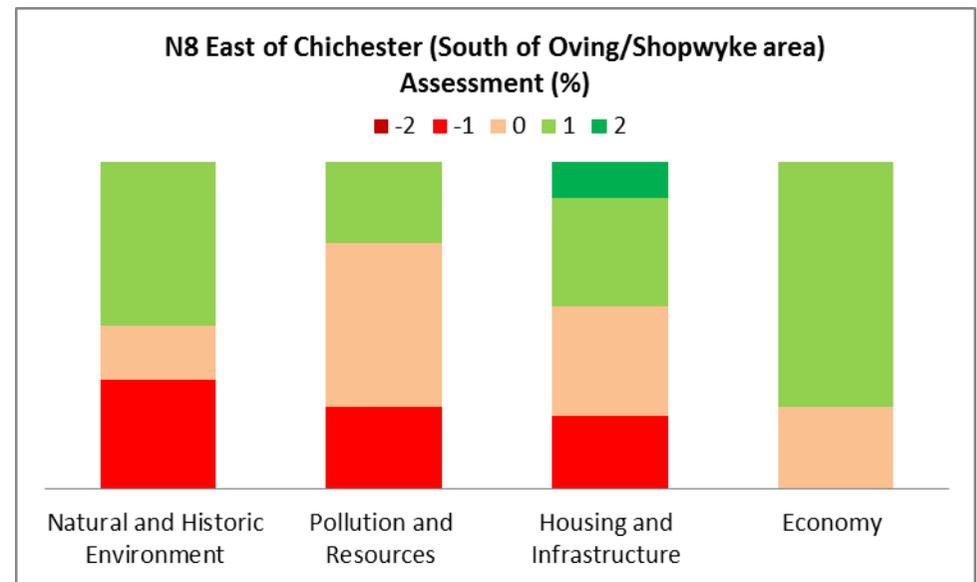
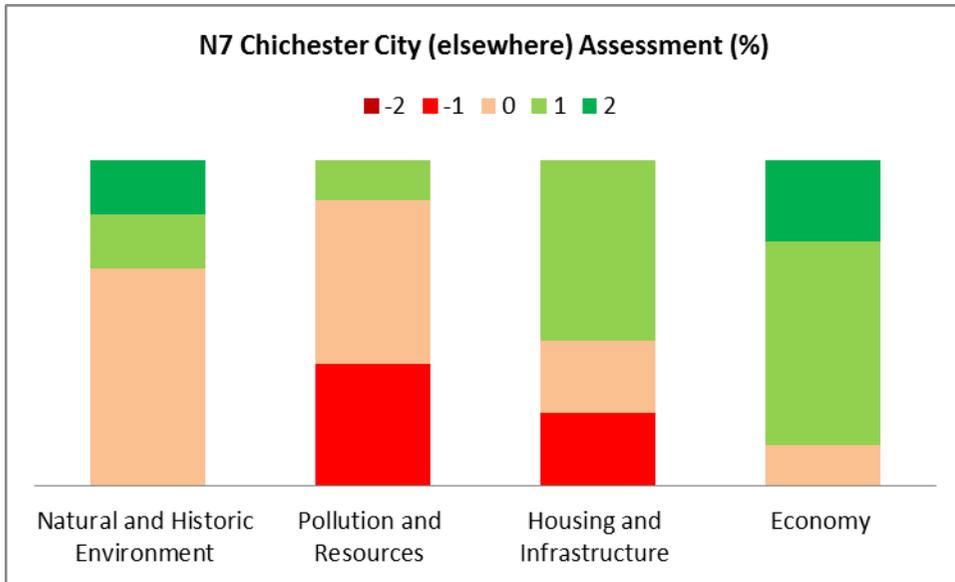
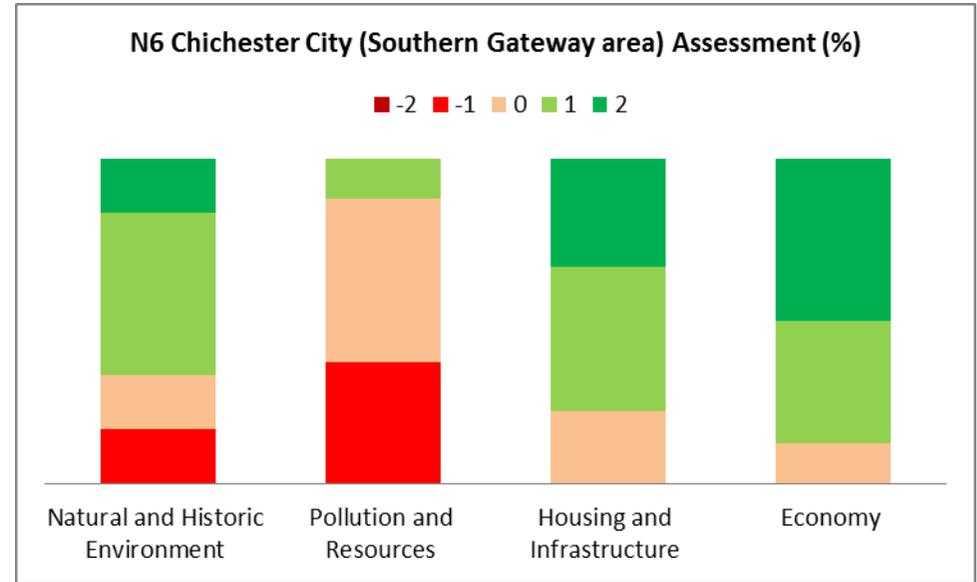
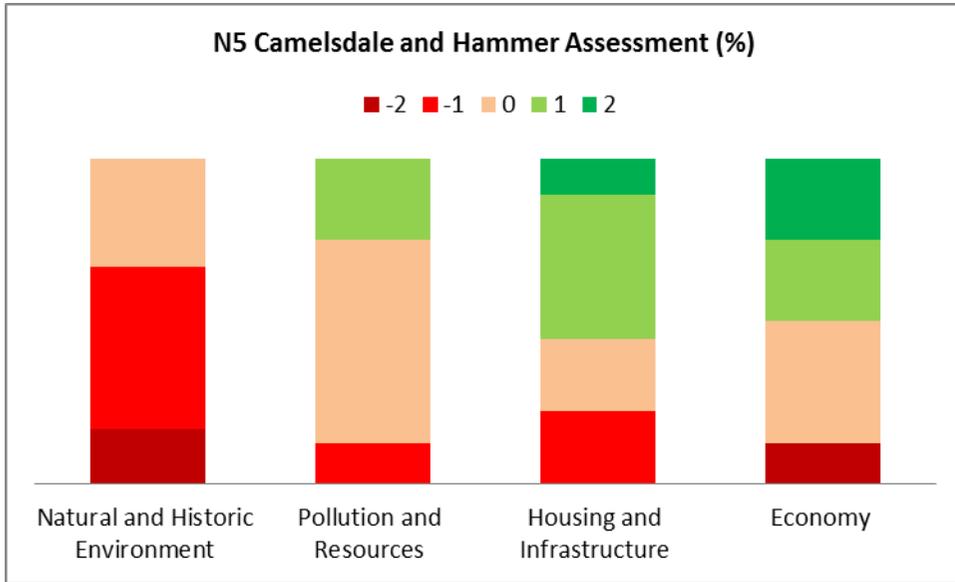


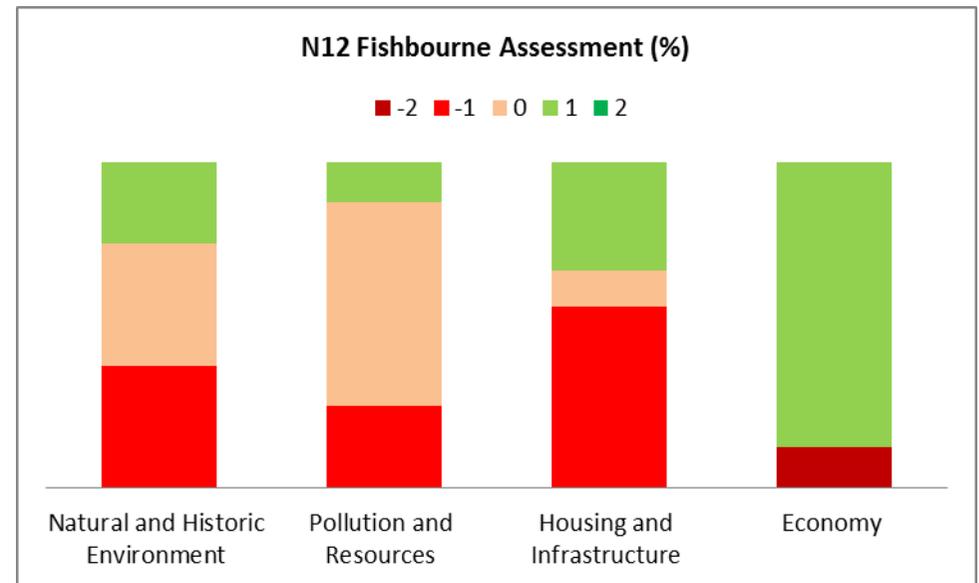
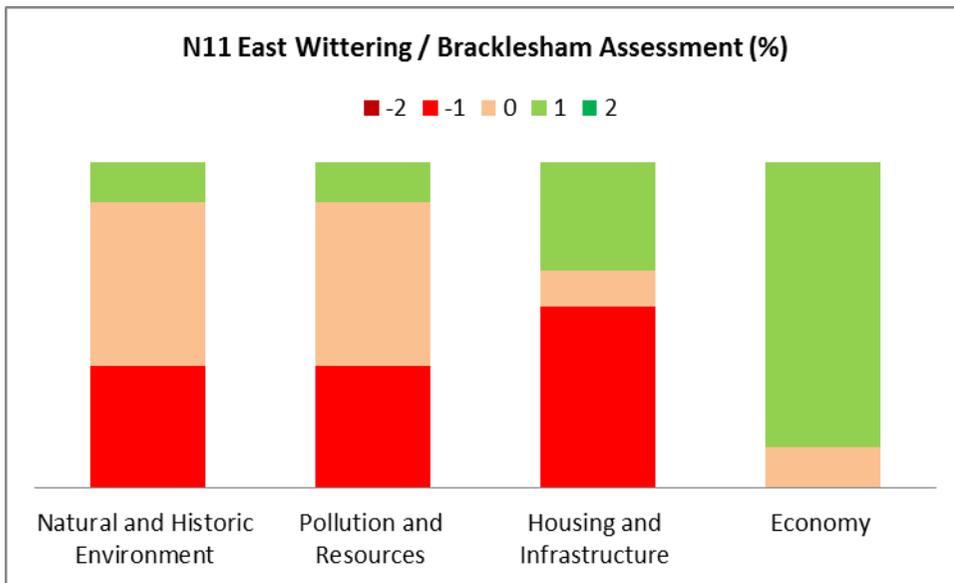
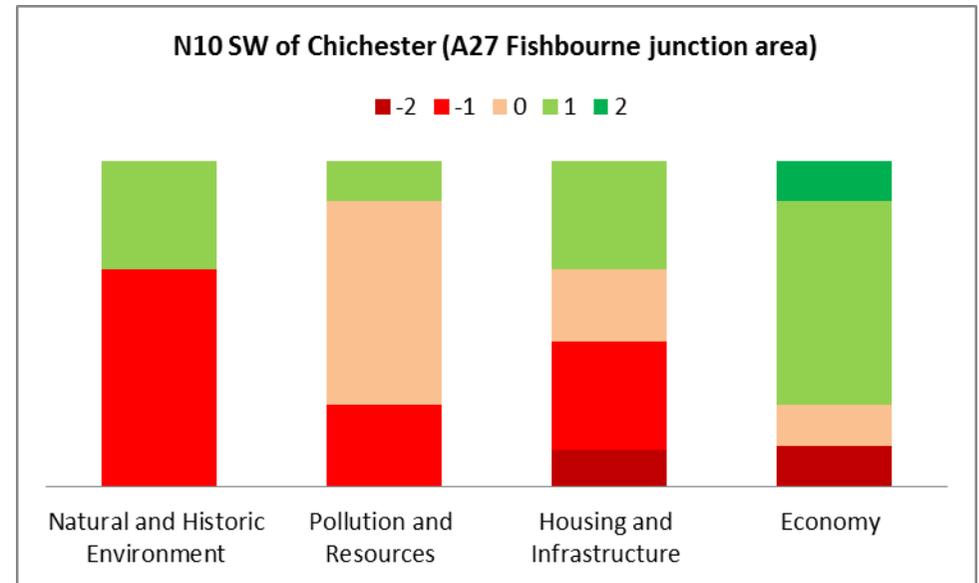
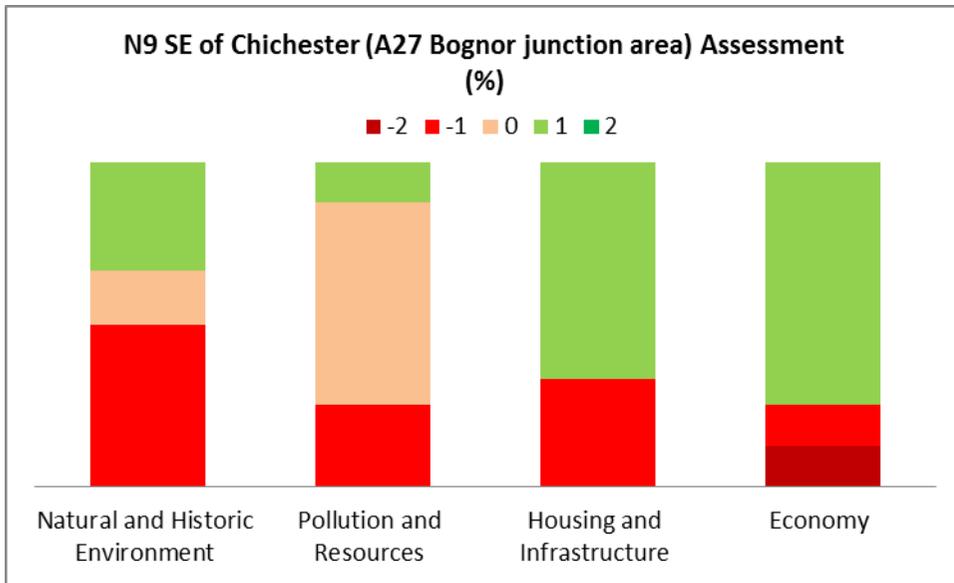


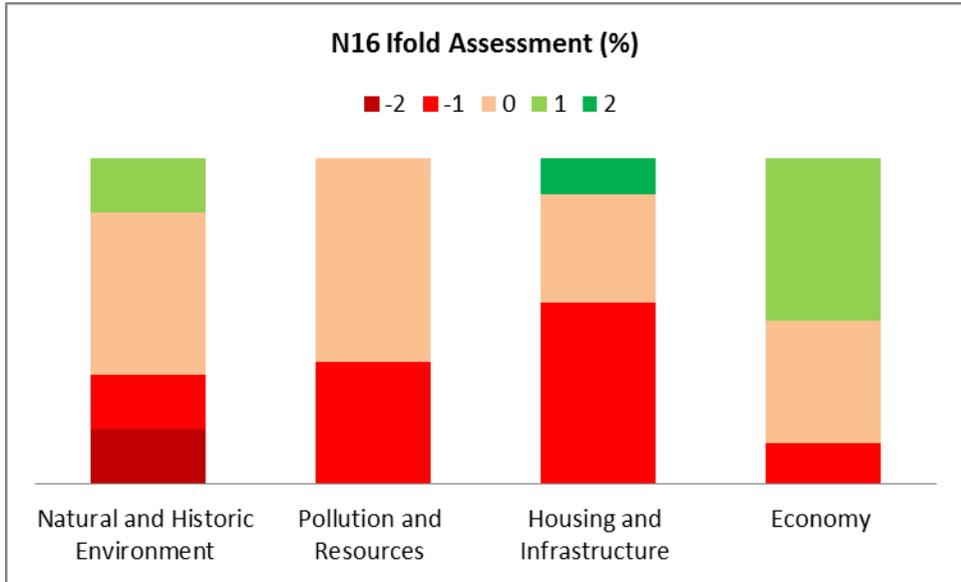
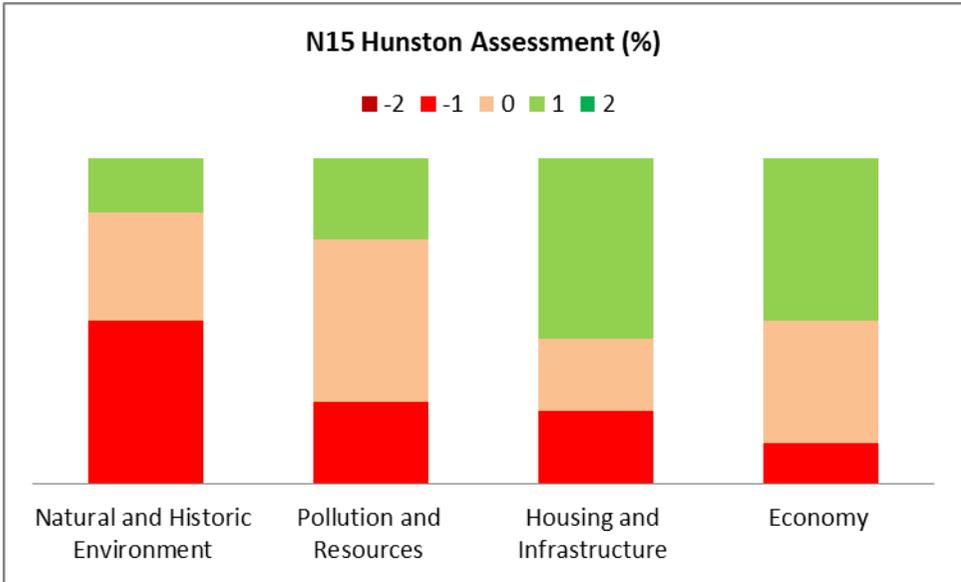
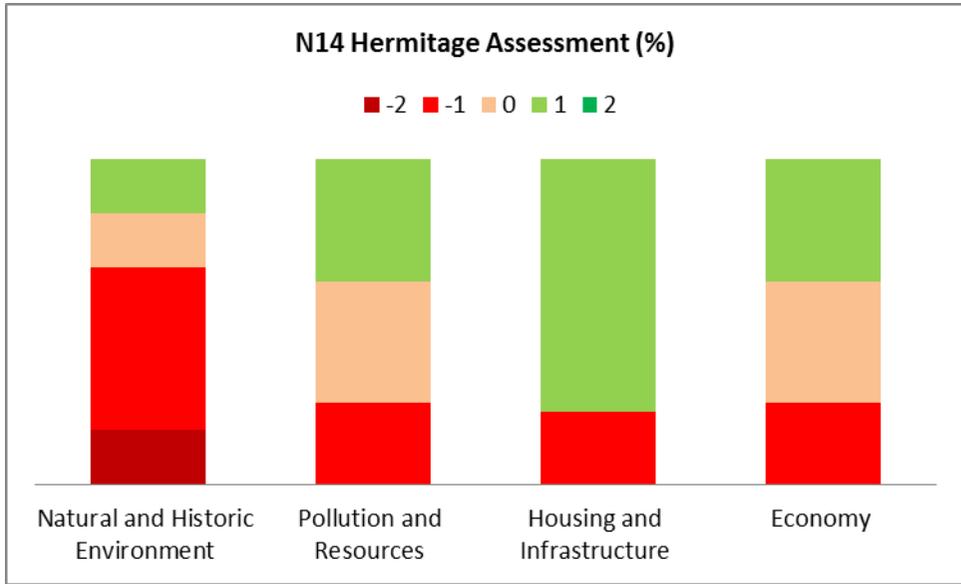
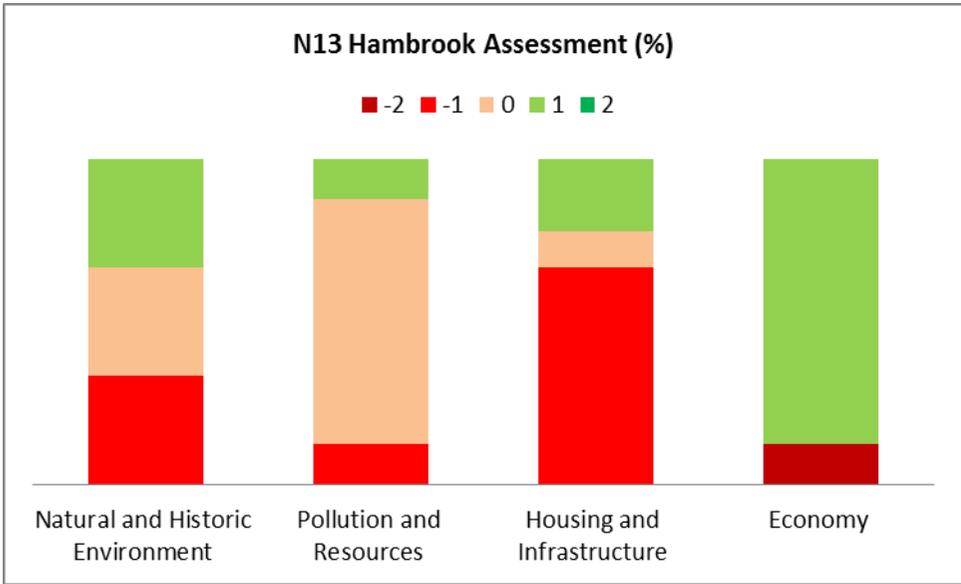


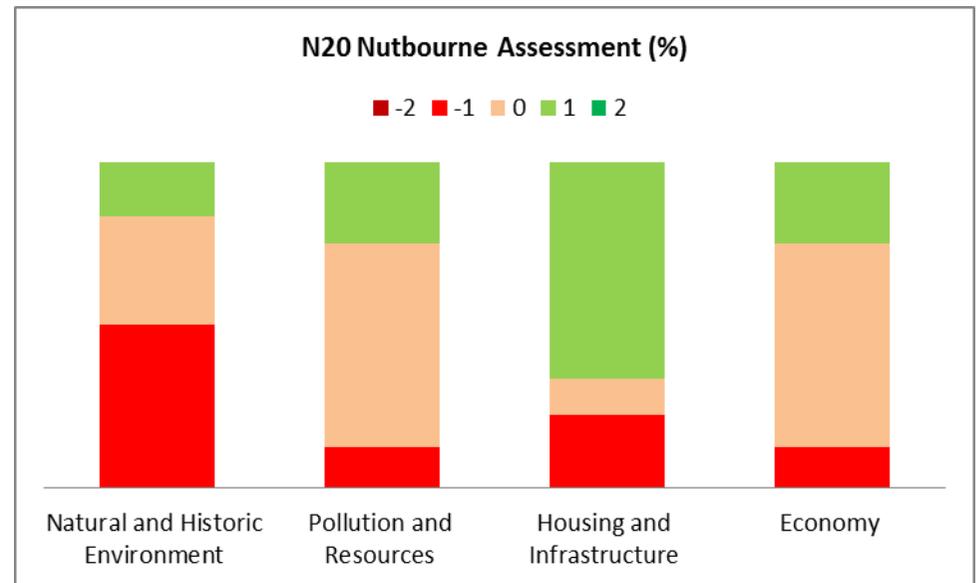
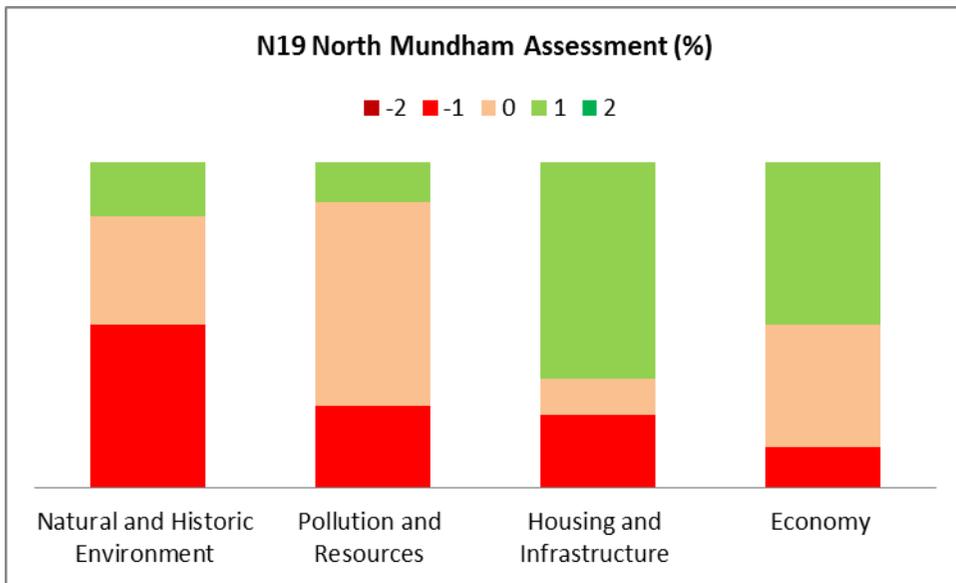
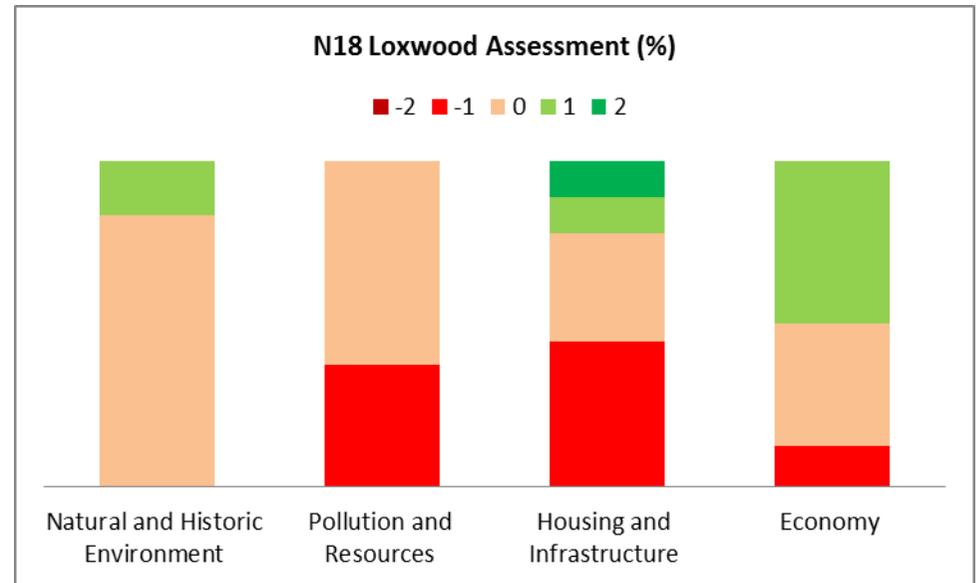
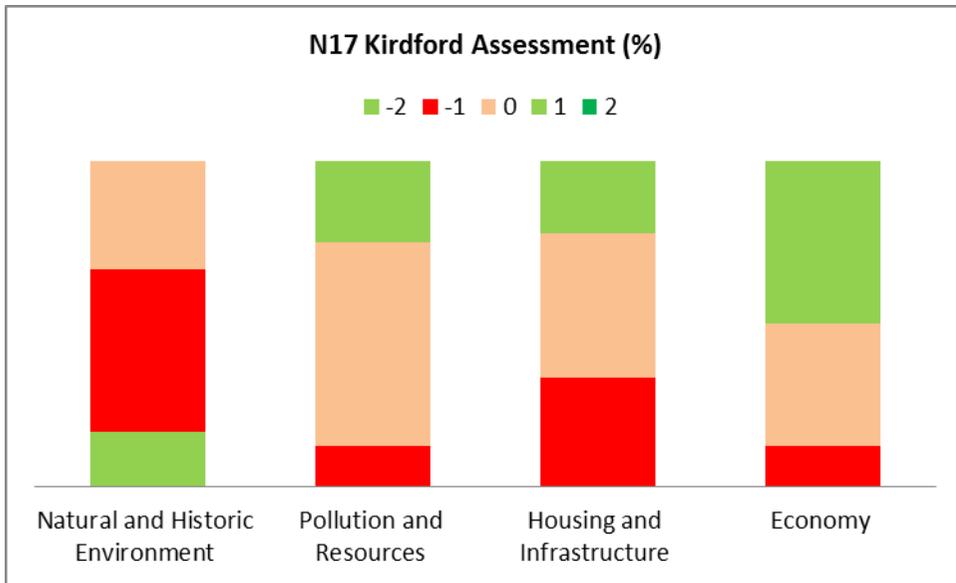
1. Non-Strategic Development Locations Assessment

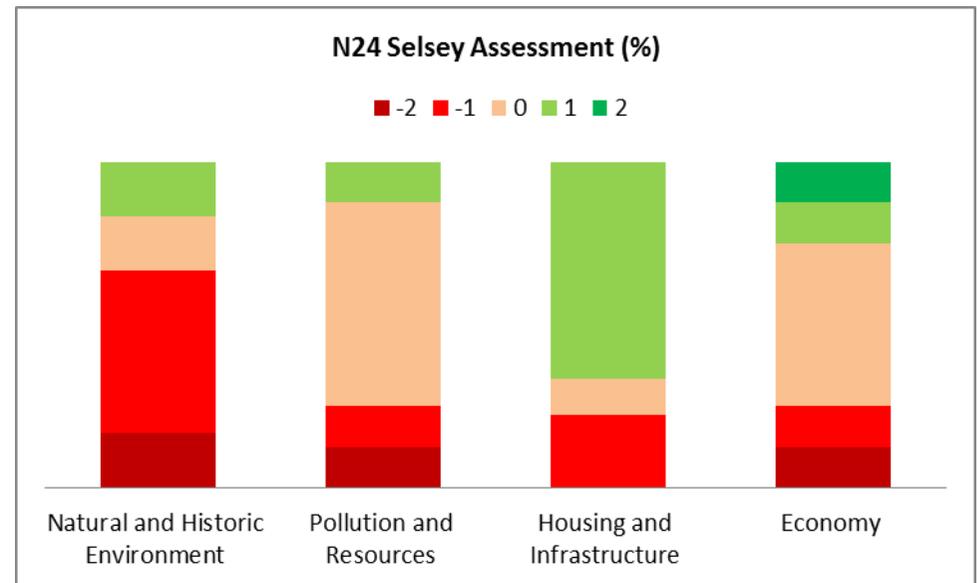
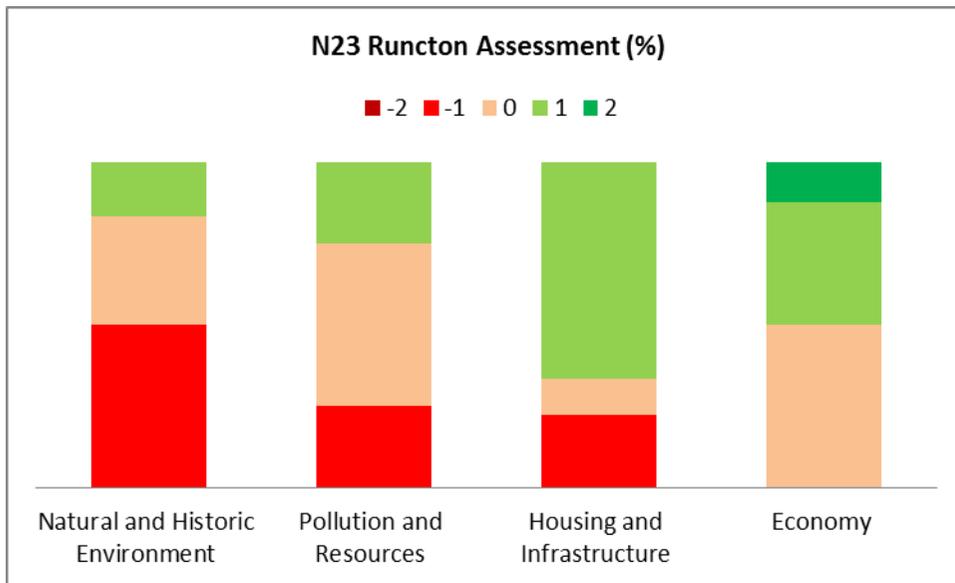
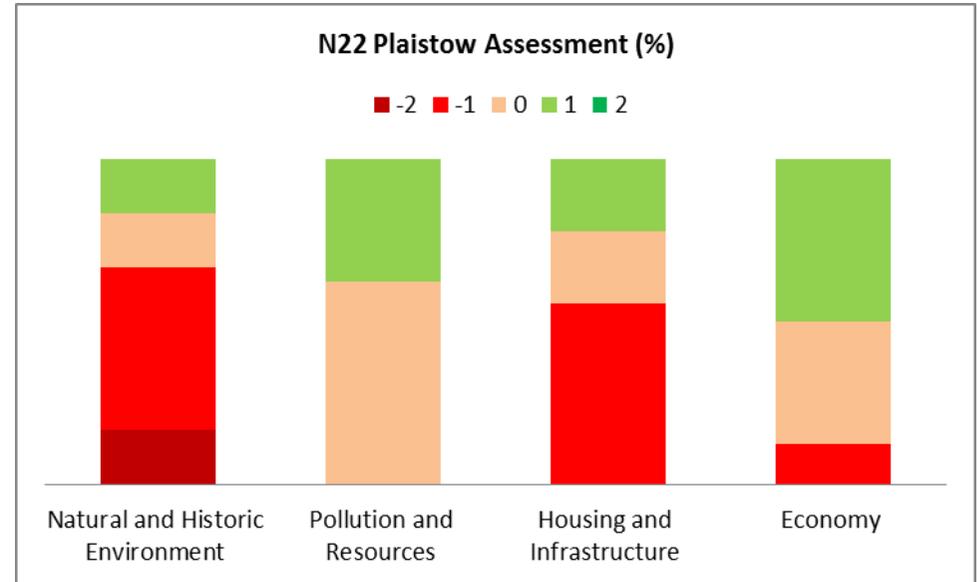
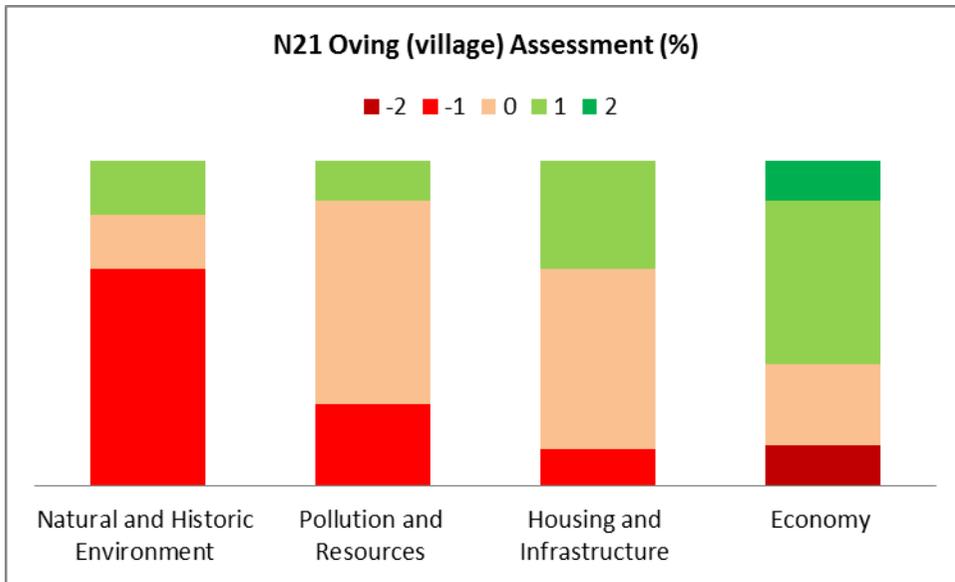


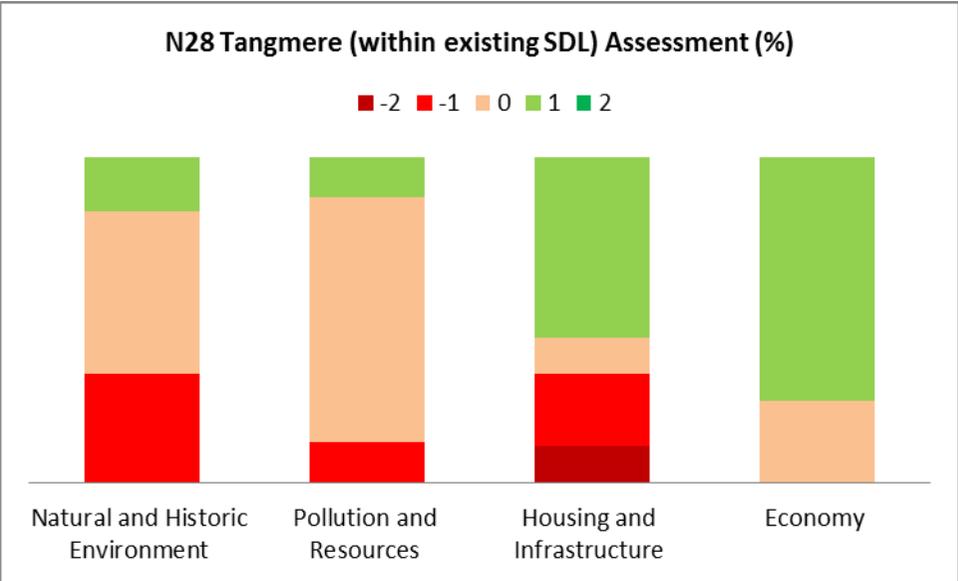
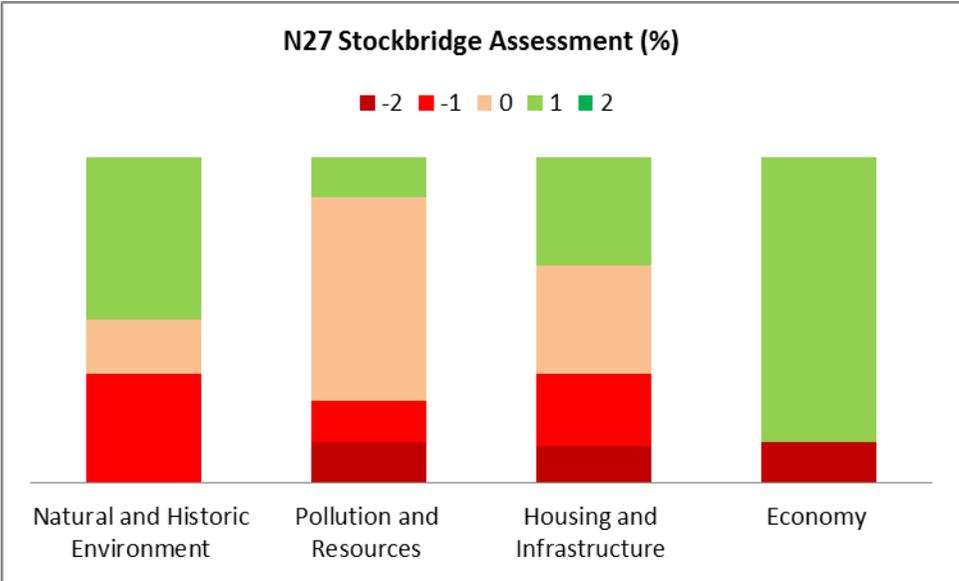
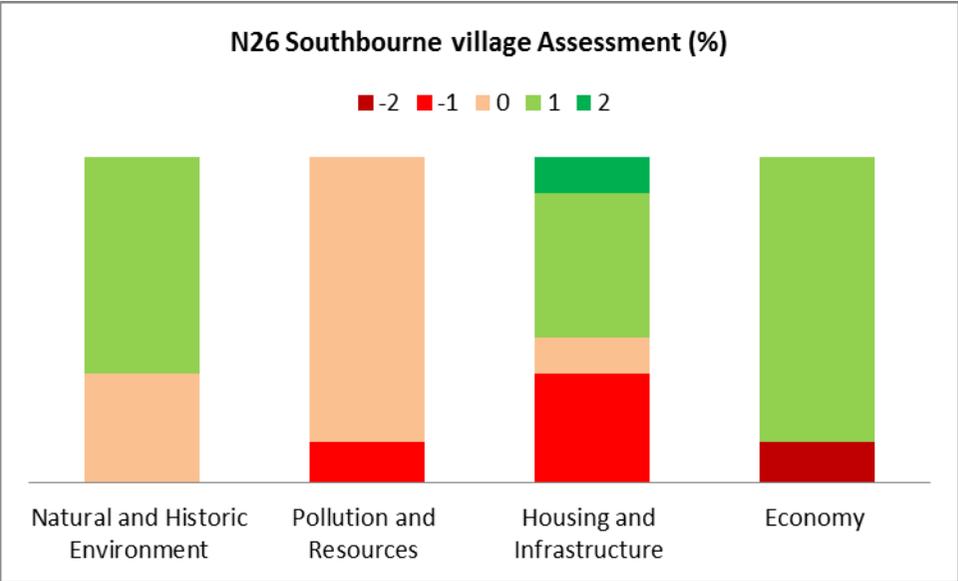
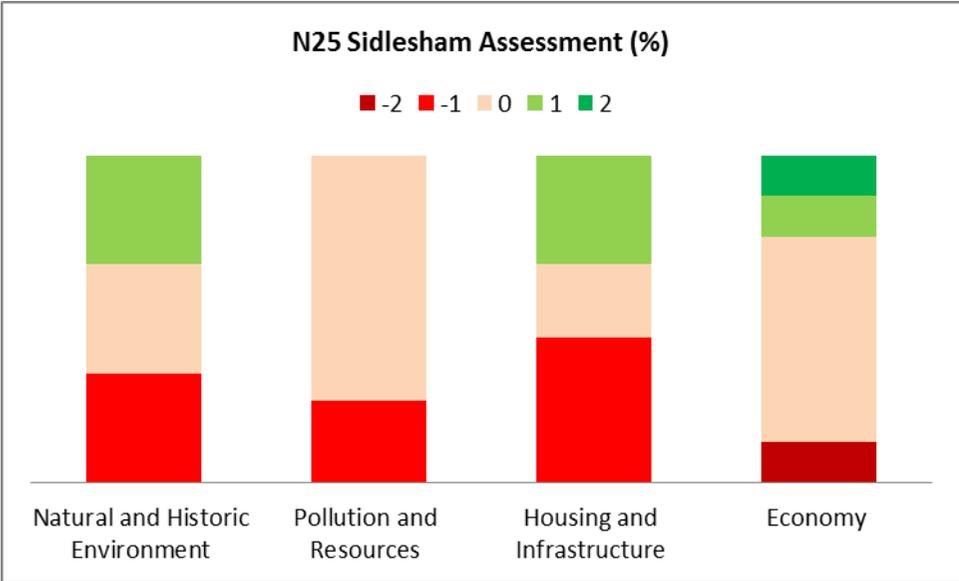


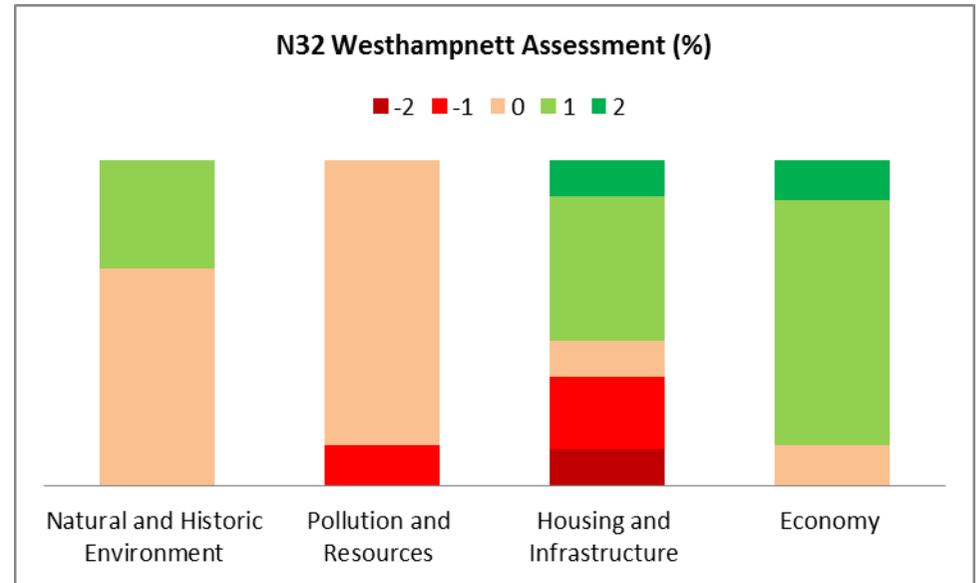
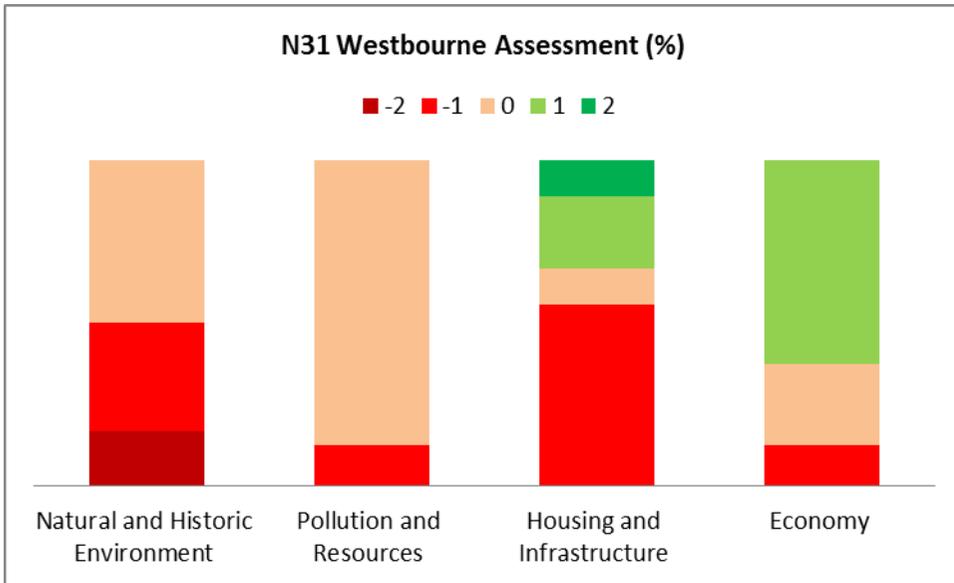
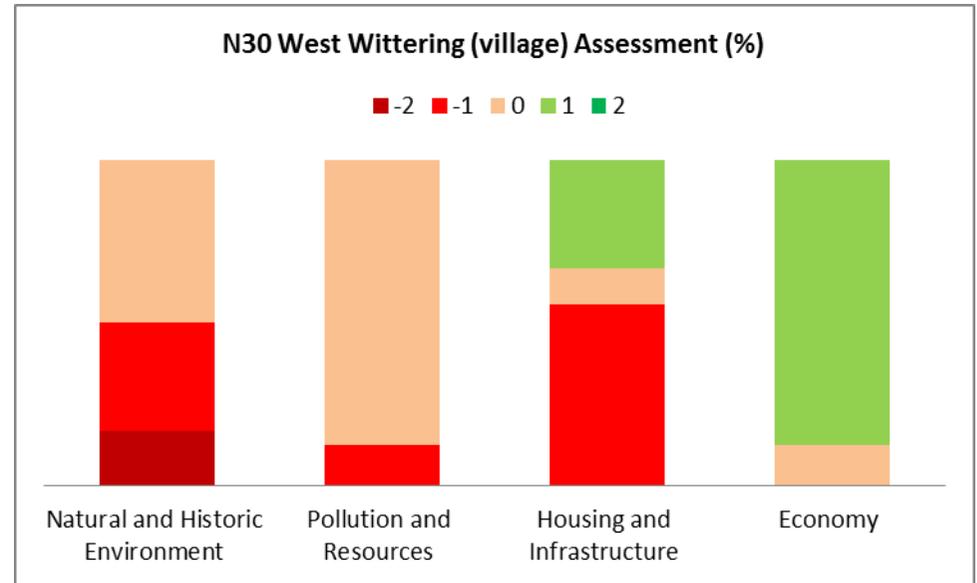
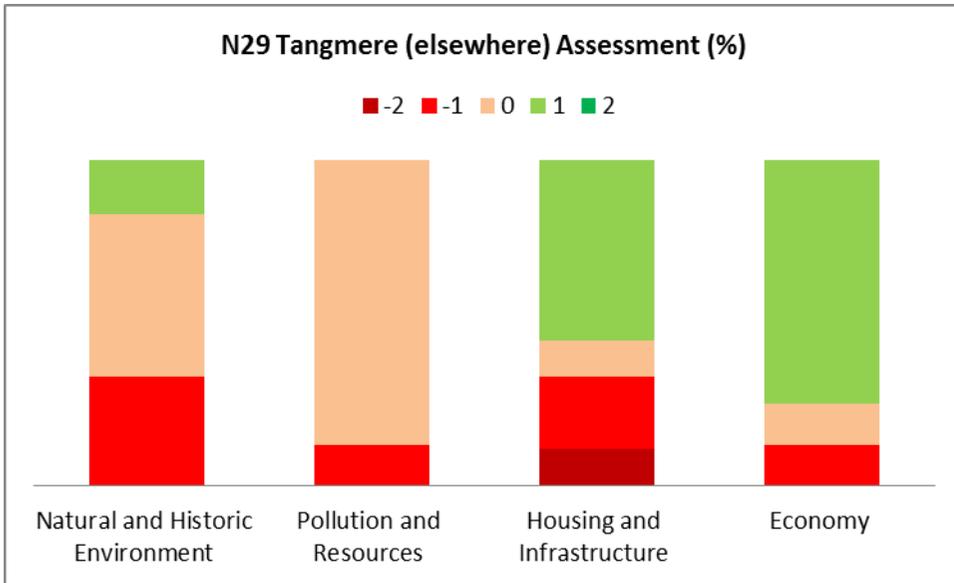






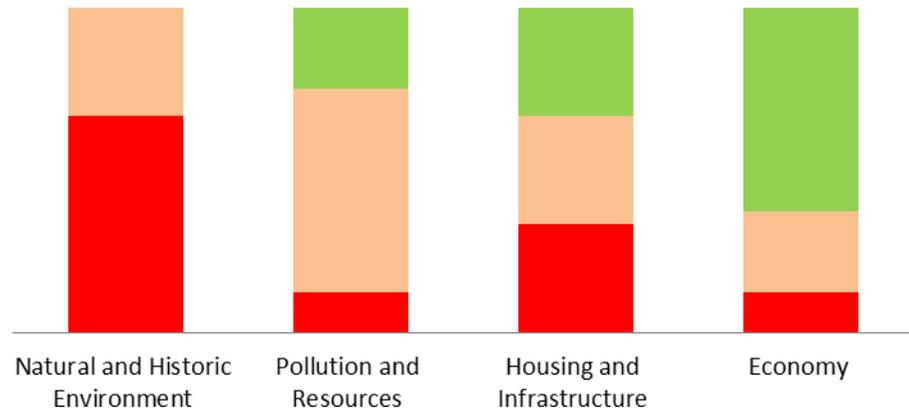






N33 Wisborough Green Assessment (%)

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Strategic Locations

Assessment Criteria		S1 East of Chichester / Shopwyke area		S2 South East of Chichester (south of A259)	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Impact on Gravel pit to the south-east of Shopwyke is main concern. Notable birds recorded. Bat and water vole habitat through area	--	Rare plant species recorded on SE of site. Bat and Barn Owl potential habitat. Potential to impact Chichester gravel pits SNCI (Runcton Lake)
1B	Does the option allow for movement of habitats with climate change?	0	Unlikely to be significant	0	Unlikely to be significant
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Large area so not all needed for housing -potential for enhancement on eastern edge	+	Large area so not all needed for housing - potential for enhancement on eastern edge
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2C	Does the option make efficient use of energy?	0	Not location specific depends on design of housing	0	Not location specific depends on design of housing
3A	Does the option reduce air pollution from industrial processes and transport?	-	Additional pressure on A27	-	Additional pressure on A27
3B	Will the option assist the remediation of contaminated land?	+	Opportunity to develop on land previously used for mineral extraction but no remediation required	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	-	Medium risk of runoff to former gravel pit	0	No significant effect
3D	Does the option require new waste water treatment capacity?	+	Connects to Tangmere. Additional capacity would be required to support a strategic development, however there are no environmental restrictions	+	Connects to Tangmere. Additional capacity would be required to support a strategic development, however there are no environmental restrictions
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Large site with potential for district heating and low or zero carbon technologies within the site	+	Large site with potential for district heating and low or zero carbon technologies within the site

Assessment Criteria		S1 East of Chichester / Shopwhyke area		S2 South East of Chichester (south of A259)	
4B	Does the option reduce the need to travel?	+	Closest in relative terms to City Centre but depends upon the ease of connection(s) to Chichester	++	Located adjacent to foot bridge over A27. Less than 2 miles to city centre buy bicycle or foot
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	Overall neutral - some additional runoff but can be dealt with on-site and no downstream impacts	0	Overall neutral - some additional runoff but can be dealt with on-site and no downstream impacts
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	+	Increases viability of a bus route through Shopwhyke lakes	+	Potential to run bus service to development
6B	Does the option improve networks for cyclists and pedestrians?	++	Relatively close to city centre compared to other options but making good links may be difficult due to the A27. New footbridge from Shopwhyke will provide links to shops	++	Current access to city centre via foot and cycle bridge over the A27
6C	Does the option reduce congestion?	-	Will add to congestion on the A27	--	Will add congestion to the A27 and add further congestion to problem areas
7A	Does the option encourage sustainable land management practices to conserve landscapes?	+	One of the less sensitive options in landscape terms	-	Potential negative impact to view of landscape from caravan park
7B	Does the option ensure protection of traditional urban forms?	0	Edge of centre suburban development. Does not relate to the existing settlement along Oving Road but would create a new quarter of Chichester in conjunction with Shopwhyke Lakes SDL	-	Edge of centre suburban development. Does not relate to the existing settlement

Strategic Locations

Assessment Criteria		S1 East of Chichester / Shopwyke area		S2 South East of Chichester (south of A259)	
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	Few if any heritage assets in the area, but archaeology may be present in areas not used for mineral extraction	0	Few if any heritage assets in the area, but archaeology may be present
8A	Does the option meet local housing needs?	++	Plenty of land available at this location to meet district and sub-regional housing needs	++	Plenty of land available at this location to meet district and sub-regional housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	++	Strategic development should be able to deliver a wide mix of size and tenure	++	A strategic development would be able to deliver a mix of size and tenure
9	Does the option provide access to services and facilities?	+	No existing facilities nearby this location would rely on good links to existing facilities in the City. Already allocated development will provide local facilities	+	No existing facilities nearby this location would rely on good links to existing facilities in the City
10A	Does the option ensure that economic opportunities are accessible to all?	++	Close to Chichester City and the A27	++	Close to city centre and the A27
10B	Does the option ensure that value added is retained in the District?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	++	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	++	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs

Strategic Locations

Assessment Criteria		S1 East of Chichester / Shopwyke area		S2 South East of Chichester (south of A259)	
12A	Does the option ensure skills are enhanced to increase access to work?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	0	No significant effect	-	Would develop on good quality agricultural land, this could negatively impact rural economy
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	0	Opportunity to develop on land previously used for mineral extraction	--	Grade 1 and 2 (Excellent to very good)

Strategic Locations

Assessment Criteria		S3 East Wittering / Bracklesham		S4 Selsey		S5 Southbourne	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	--	Water vole and Barn owl records from the ditch networks to the north. Area to the east very close to Medmerry and the fields to the west sustain wading birds	--	Negative impact as development would cause disturbance Pagham Harbour Special Protection Area. Fields North West towards Church Norton sustain breeding wading birds	-	Some bird species of note recorded, Barn Owl habitat and bat movement network on site but largely open farmland with few constraints
1B	Does the option allow for movement of habitats with climate change?	-	Could cause habitat fragmentation by developing adjoining habitat to Medmerry and impacting on corridors/stepping stones used by protected species	-	Could cause habitat fragmentation by developing adjoining habitat to Pagham Harbour and impacting on corridors/stepping stones used by protected species	-	Impact on existing corridors and potential future migration unless the Green Ring proposal is implemented
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Some potential for ditch and rife corridor enhancements within larger site or sites	+	There is the potential to enhance Pagham Harbour SPA	+	Limited tree and hedgerow coverage - opportunity to create habitat
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2C	Does the option make efficient use of energy?	0	Not location specific depends on design of housing	0	Not location specific depends on design of housing	0	Not location specific depends on design of housing
3A	Does the option reduce air pollution from industrial processes and transport?	-	Without major improvement on the A27 large scale development here will exacerbate existing problems at the Stockbridge roundabout where the A286 links in	-	Likely to increase pressure on the B2145 and ultimately the A27, however Selsey has its own shops and facilities for everyday use	-	Additional pressure on A259, backroads and A27. Impact will increase with house numbers.
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	0	West and south-west of Selsey - small areas of potentially contaminated land that could be remediated	0	N/A not PDL.
3C	Does the option reduce levels of water pollution?	-	Waterways run though the settlement to the sea - these are the most likely route for runoff	0	Sites are outside the groundwater protection zones and there are no watercourses	-	Ditch system west of site feeds in to Southbourne Channel - possible for runoff to increase pollution levels with a larger strategic development
3D	Does the option require new waste water treatment capacity?	+	Connects to Sidesham WWTW. Head room here approx. 800 dwellings but not in combination with S5 - Selsey	+	Connects to Sidesham WWTW. Head room here approx. 800 dwellings but not in combination with S4 - East Wittering / Bracklesham	+	Connects to Thornham (capacity of 1615). However, risk on in combination effect with Havant Borough
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it

Strategic Locations

Assessment Criteria		S3 East Wittering / Bracklesham		S4 Selsey		S5 Southbourne	
4B	Does the option reduce the need to travel?	--	Strategic development would be on a scale to meet needs across the district and beyond. Inevitably development on the south of the Manhood would add to increased commuter journeys and also need to travel for the facilities of Chichester City that are not available elsewhere	--	Strategic development would be on a scale to meet needs across the district and beyond. Inevitably development on the south of the Manhood would add to increased commuter journeys and also need to travel for the facilities of Chichester City that are not available elsewhere	-	Access could be gained to Southbourne train station. It is too far to easily cycle/walk to Chichester or Havant. Strategic development here would add to increased commuter journeys on A259/A27 and also the need to travel for facilities in Havant or Chichester city centre
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	-	Flood zones to the east and the north of the existing settlement, although the latter are avoidable	-	Selsey is low lying and has drainage problems. The are large flood zones along the coast and Broad Rife. These are avoidable if the eastern side of Selsey is developed towards Church Norton	0	No significant impact - no flooding risk on land
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	There is a good bus service but this is restricted by the access across the A27. No train service. Car travel more likely	-	Potential for improved bus services, walking/cycling routes, however access will be restricted by the A27. No train service. Car travel more likely	+	There are good bus links and train station. However, greater distance from Chichester or Havant means that car travel is more likely
6B	Does the option improve networks for cyclists and pedestrians?	0	Potential to improve local links to East Head and Medmerry, but longer distance links would require an off-road route to be identified	+	For larger developments, could increase likelihood of the proposed Chichester to Selsey Cycle Route being implemented	+	Approximate 1.5 miles to Emsworth. Opportunity to build a link the towns and boost recreational tourism
6C	Does the option reduce congestion?	-	Will add congestion to the A27 and potentially city centre via Stockbridge roundabout	-	Larger development at Selsey still likely to increase pressure on B2145	-	Will add congestion to A259 and A27
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Local impact significant but unlikely to affect the AONB	--	Larger development likely to impact on Pagham Harbour and Church Norton	-	Urbanisation of the landscape. Local impact is likely to be significant
7B	Does the option ensure protection of traditional urban forms?	-	The scale of the development will completely alter the existing development. There would be significant impact to the existing historic village	-	Negative impact as would expand an already overdeveloped area from its historic village form	-	Potential for continuous strip of development along the A259. Residents might lose a sense of place as the boundaries of the developments will be close together

Strategic Locations

Assessment Criteria		S3 East Wittering / Bracklesham		S4 Selsey		S5 Southbourne	
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	Few if any heritage assets but archaeology may be present	0	Unlikely to impact on heritage assets but archaeology may be present	+	Positive provided AONB and Prinsted Conservation Area are avoided. Archaeology may be present
8A	Does the option meet local housing needs?	+	Land availability slightly more restricted at this location but would still be able to deliver a fair proportion of the district's needs	+	Land availability slightly more restricted at this location but would still be able to deliver a fair proportion of the district's needs	++	Plenty of land available at this location to meet district and sub-regional housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	++	Strategic development should be able to deliver a wide mix of size and tenure	++	Strategic development should be able to deliver a wide mix of size and tenure	++	A strategic development would be able to deliver a mix of size and tenure
9	Does the option provide access to services and facilities?	-	Some local shops but access to secondary school, hospital and further education worse than some other options as settlement would be greater distance away from these amenities	+	Good access to existing local facilities (including secondary education) but still a need to access Chichester for major facilities	+	Both Primary and Secondary schools but other amenities are limited. Would need to travel for higher education, hospital and larger amenities
10A	Does the option ensure that economic opportunities are accessible to all?	+	Further from the A27 and the city but still a positive contribution to the local economy	+	Increase in some opportunities locally but also problems accessing Chichester for greater opportunities	++	Further from the A27 and the city but still a positive contribution to the local economy
10B	Does the option ensure that value added is retained in the District?	+	Further from the A27 and the city but still likely to support local economic development. Location means that residents are unlikely to commute out of the district * Update chart	+	Further from the A27 and the city but still likely to support local economic development. Location means that residents are unlikely to commute out of the district	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	0	Less likely than city based locations to support businesses of this type relocating to the Manhood Peninsula *update chart	0	Less likely than city based locations to support businesses of this type relocating to the Manhood Peninsula	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs

Strategic Locations

Assessment Criteria		S3 East Wittering / Bracklesham		S4 Selsey		S5 Southbourne	
12A	Does the option ensure skills are enhanced to increase access to work?	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	0	Problems with access limits attractiveness to skilled workforce	0	Problems with access limits attractiveness to skilled workforce	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs
13A	Does the option promote a prosperous and diverse rural economy?	0	No significant effect	++	Development could support the agricultural and horticultural businesses. Close to the Horticultural Development Areas in Sidlesham	0	No significant effect
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	+	Compared to other options this is likely to be development on Grade 3 land but going too far north would encroach on Grade 2 land	-	Potential loss of Grade 1 and Grade 2 agricultural land	-	Strips of Grade 1 - 3 land

Strategic Locations

Assessment Criteria		S6 Tangmere		S7 Broadbridge		S8 West of Fishbourne	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Bird species of note recorded in fields surrounding existing development and bat movement network present along hedgerows	-	Bat Habitat along railway and water vole habitat in the east and norther west of original settlement. Otherwise farmland with limited constraint	-	Some evidence of bat movement network across the site but largely open farmland with few constraints
1B	Does the option allow for movement of habitats with climate change?	0	Unlikely to be significant	0	Train line, A259 and A27 provide existing constraints. A Strategic development is unlikely to make the situation worse	0	Existing railway line provides a constraint here - development is unlikely to make the situation worse
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Opportunity to improve and build upon bat movement network by installing and improving hedgerows within the site	+	Limited hedgerow coverage - opportunity to improve GI	+	Some potential for ditch and rife corridor enhancements within larger site or sites
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2C	Does the option make efficient use of energy?	0	Not location specific depends on design of housing	0	Not location specific depends on design of housing	0	Not location specific depends on design of housing
3A	Does the option reduce air pollution from industrial processes and transport?	-	Additional pressure on A27 and backroads. Impact will increase with large scale development	-	Additional pressure on A259 and backroads. Impact will increase with house numbers	-	Additional pressure on A27 via the A259 Fishbourne Road (west)
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL. Previous military land, however this falls within the Horticultural Development Area	0	N/A not PDL	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	0	No significant affect	0	Main river line in the east of the settlement. Small risk of runoff to the river	0	No significant impact
3D	Does the option require new waste water treatment capacity?	+	Connects to Tangmere. Additional capacity would be required to support a strategic development, however there are no environmental restrictions	-	Would connect to Bosham - headroom of 400 houses. Would not accommodate a strategic development. Potential impact to Chichester Harbour	-	Mostly likely sent to Apuldram or Bosham - limited capacity at 216 or 400 households, respectively. Potential impact to Chichester Harbour
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it

Strategic Locations

Assessment Criteria		S6 Tangmere		S7 Broadbridge		S8 West of Fishbourne	
4B	Does the option reduce the need to travel?	0	Closer to Chichester City Centre than other options. Possibility of cycle route to city. Strategic development here would add to increased commuter journeys on A27 and also the need to travel for facilities in Chichester city centre	-	There is a bus and train service present, however distance to the city means that car travel is more likely. Development here would add to increased commuter journeys on A259/A27 and also the need to travel for facilities in Havant or Chichester	0	Train station within Fishbourne. Strategic development would be on a scale to meet needs across the district and beyond. Inevitably development here would add increased commuter journeys on A259/A27 and also the need to travel for facilities in Chichester city centre
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	No significant impact, No flooding risk on land	0	Flood zones north east of Broadbridge along main river lines. These can be easily avoided if development remains on eastern side of Ratham Lane (B2146)	-	Flood zones to the south of the A259. Runoff from large develop may exacerbate flooding risk
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	Use of existing bus links. Opportunity to develop cycle path to Chi CC. However, distance/journey times might deter users.	+	Bus and train service. However, car travel is more likely owing from distance to the city	+	Potential to extend bus service and build access to Fishbourne Train Station
6B	Does the option improve networks for cyclists and pedestrians?	-	Relatively closer to Chichester city than other options. Opportunity to develop cycle path to city. Access to Shopwhyke park green space. However, distance might deter users	-	Limited opportunity for existing links to be extended or improved. Distance from amenities means that cycling walking is unlikely	+	Opportunity to improve cycle networks - best option is through Fishbourne (Roman Way - A259 - A27 underpass)
6C	Does the option reduce congestion?	-	Added congestion to A27. Access to A27 from Tangmere/Shopwyke Rd or through Tangmere on Meadow Way	-	Increased congestion on the A259	-	Will add congestion to A27 via A259 Fishbourne Road (West)
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Further urbanisation of Tangmere may impact on views to the cathedral spire and to and from the South Downs National Park. Local impact is likely to be significant	-	Development to the North and East of Bosham will link in with the existing development and current planning application. However, local impact will be significant.	-	Local impact is likely to be significant
7B	Does the option ensure protection of traditional urban forms?	-	Negative impact, further strategic development would expand from its historic village form. Potential for further development to encroach on Oving. Residents might lose a sense of place as the boundaries of the developments will be close together	--	The scale of the development will completely alter the existing development. There would be significant impact to the existing historic village	--	The scale of the development will completely alter the existing development. There would be significant impact to the existing historic village

Strategic Locations

Assessment Criteria		S6 Tangmere		S7 Broadbridge		S8 West of Fishbourne	
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	-	Archaeological priority areas within the area. Archaeology may be present. Tangmere Conservation Area may be impacted	+	No heritage assets in the area, however archaeology may be present	0	Fishbourne is a historic site and had significant heritage assets. Archaeology may be present
8A	Does the option meet local housing needs?	++	Plenty of land available at this location to meet district and sub-regional housing needs	++	Plenty of land available at this location to meet district and sub-regional housing needs	++	Plenty of land available at this location to meet district and sub-regional housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	++	A strategic development would be able to deliver a mix of size and tenure	++	A strategic development would be able to deliver a mix of size and tenure	++	A strategic development would be able to deliver a mix of size and tenure
9	Does the option provide access to services and facilities?	+	Some amenities within Tangmere including primary school. Would need to travel to Chichester for secondary school, hospital and further education. Already allocated development will bring further amenities. However, another strategic development will require an additional primary school	0	Some local shops but access to secondary school, hospital and further education worse than some other options.	+	Some local shops and primary schools close. Access to secondary schools, hospital and further education would be in CC
10A	Does the option ensure that economic opportunities are accessible to all?	++	Close to city centre and the A27	++	Further from the A27 and the city but still a positive contribution to the local economy	++	Close to city centre and A27
10B	Does the option ensure that value added is retained in the District?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	++	Tangmere has its own economic base and good access to the A27 - potential to build on existing employment opportunities	+	New business developments in Bosham (hospice and agricultural distribution building planning apps). A larger strategic development may attract further business development	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs

Strategic Locations

Assessment Criteria		S6 Tangmere		S7 Broadbridge		S8 West of Fishbourne	
12A	Does the option ensure skills are enhanced to increase access to work?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
13A	Does the option promote a prosperous and diverse rural economy?	++	Development could support the agricultural and horticultural businesses. Close to the Horticultural Development Area (HDA) in Tangmere. Propose do not build on HDA.	-	Would develop on good quality agricultural land, this could negatively impact rural economy	-	Would develop on good quality agricultural land, this could negatively impact rural economy
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	-	Strips of Grade 1 - 3 land (excellent to good)	--	Grade 1 and 2 agricultural land (Excellent to very good)	-	This section of land appears to be Grade 2 (good)

Strategic Locations

Assessment Criteria		S9 Hambrook / Nutbourne area		S10 Oving / Drayton area	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Hedgerows around site provide bat movement network but largely open farmland with few constraints	--	Large number of notable bird records (corn bunting, barn owl and hobby), water vole and bat records and network around Oving. High risk of disturbance
1B	Does the option allow for movement of habitats with climate change?	0	Overall neutral if the provided the hedgerow corridors are conserved	-	Impact on existing corridors and potential future migration
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Large area so not all needed for housing - potential for enhancement of green infrastructure	+	Large area so not all needed for housing. However, would need to steer clear of ditch networks preventing disturbance to water voles
2A	Does the option protect water resources?	0	Not location specific depends of overall housing numbers	0	Not location specific depends of overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2C	Does the option make efficient use of energy?	0	Not location specific depends on design of housing	0	Not location specific depends on design of housing
3A	Does the option reduce air pollution from industrial processes and transport?	-	Additional pressure on A27 via the A259 Fishbourne Road (west) and back roads (Clay Lane - Fishbourne Road East) for the most direct routes to the CC	-	Additional pressure on backroads and A27
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	-	If development occurs west of Nutbourne there will be potential runoff to Thorney Channel	0	No significant impact
3D	Does the option require new waste water treatment capacity?	-	Connects to Bosham - capacity of 400 households. Potential to further impact Chichester Harbour	+	Connects to Tangmere. Additional capacity would be required to support a strategic development, however there are no environmental restrictions
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it	+	Large area with potential for low or zero carbon technologies to be fully incorporated within it

Strategic Locations

Assessment Criteria		S9 Hambrook / Nutbourne area		S10 Oving / Drayton area	
4B	Does the option reduce the need to travel?	-	There is access to Nutbourne train station. It is too far to cycle/walk to Chichester city centre. Development here would add to increased commuter journeys on A259 and also the need to travel for facilities in the city centre	--	There are few footpaths, no rail links and bus service connecting Oving to Chichester. A largescale development here would see the majority of residents travel by car
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	-	Flood zones to the west of the site. Development on the west of Nutbourne could increase runoff to the Thorney Channel	-	Waterways and flood risk on both the Eastern and Western side (flood relief channel) of Oving but plenty of space for development on the Western side.
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	+	Already a train station and largescale development might increase service	--	No bus or rail links. Limited option to develop these. Car travel travel more likely
6B	Does the option improve networks for cyclists and pedestrians?	-	Potential to improve links to Emsworth and Bosham but city links would be too long and difficult	--	Closer to the Chichester than Tangmere but limited access to city centre from the A27
6C	Does the option reduce congestion?	-	Will add congestion to the A259 and A27 at Warblington and Fishbourne	-	Will add congestion to the A27
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Local impact is likely to be significant	--	Local impact is going to be very significant
7B	Does the option ensure protection of traditional urban forms?	--	The scale of the development will completely alter the existing development. There would be significant impact to the existing historic village	--	The scale of the development will completely alter the existing development. There would be significant impact to the existing historic village

Strategic Locations

Assessment Criteria		S9 Hambrook / Nutbourne area		S10 Oving / Drayton area	
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	No heritage assets and archaeological priority areas, but archaeology likely be present	-	Heritage of a small village will be impacted
8A	Does the option meet local housing needs?	+	Land availability slightly more restricted at this location but would still be able to deliver a fair proportion of the district's needs	++	Plenty of land available at this location to meet district and sub-regional housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	++	A strategic development would be able to deliver a mix of size and tenure	++	A strategic development would be able to deliver a mix of size and tenure
9	Does the option provide access to services and facilities?	0	Some local shops but access to secondary school, hospital and further education worse than some other options.	--	Very limited amenities as original settlement is a small village. Travel required for education, shops and hospital.
10A	Does the option ensure that economic opportunities are accessible to all?	+	Further from the A27 and the city but still a positive contribution to the local economy	+	Close to the city centre and A27
10B	Does the option ensure that value added is retained in the District?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Eastern-edge of the district - commutable to Chichester and Arun District. A development here is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs

Strategic Locations

Assessment Criteria		S9 Hambrook / Nutbourne area		S10 Oving / Drayton area	
12A	Does the option ensure skills are enhanced to increase access to work?	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Further from the A27 and the city but is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
13A	Does the option promote a prosperous and diverse rural economy?	-	Would develop on good quality agricultural land, this could negatively impact rural economy	-	Would develop on good quality agricultural land, this could negatively impact rural economy
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	--	Grade 1 and Grade 2 (Excellent to Very Good)	--	Grade 1 and Grade 2 (Excellent to very good)

Key for Assessment criteria

Natural and Historic Environment

Pollution and Resources

Housing and Infrastructure

Economy

Assessment Criteria		N1 Birdham		N2 Bosham (village)		N3 Boxgrove	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	--	Chichester Ship Canal and Birdham Pond are SNCI. Bats, Barn Owl, and Water Vole movement network. Barn Owls and Bitterns recorded	-	Water Vole Habitat in the waterways to the West of Bosham. Some Bat and Barn Owl habitat. Otherwise farmland with little constraint	0	Some Bat habitat on the eastern edge but otherwise farmland with limited constraint
1B	Does the option allow for movement of habitats with climate change?	-	A small development here would have an impact	0	An existing movement networks here are not extensive - small development is unlikely to make the situation worse	0	Habitat connectivity already severed by A27. A non-strategic development is unlikely to make the situation worse, especially to the west of Boxgrove village
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	0	A smaller development unlikely to do more than mitigate for direct losses	+	Limited hedgerow coverage - opportunity to improve GI	+	Limited hedgerow coverage - opportunity to improve GI
2A	Does the option protect water resources?	0	Will depend on location and number of houses. Closer to pond (SNCI) will have larger impact	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	--	Would put additional traffic pressure on the Stockbridge roundabout (Air Quality Management Area)	-	Additional pressure on A259 and A27 (Fishbourne Roundabout) likely to have negative effect on air quality	-	Added congestion on the A27 likely to have negative effect on air quality
3B	Will the option assist the remediation of contaminated land?	0	N/A Not PDL	0	N/A Not PDL	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	0	Small risk of runoff to Birdham Pond SNCI. This Risk will increase with a larger development	0	Small risk of runoff to watercourses and Chichester Channel. This Risk will increase with a larger development	++	No main watercourses. No impact expected
3D	Does the option require new waste water treatment capacity?	-	Apuldram - Small Headroom 272. Potential to have a negative impact unless more headroom is found	-	Bosham has its own WWT. Limited opportunity for enhancement. Headroom 400	+	Connects to Tangmere. Connects to Tangmere. Additional capacity would be required to support a non-strategic development, however there are no environmental restrictions
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Opportunities for on-site low carbon technologies	+	Opportunities for on-site low carbon technologies	+	Opportunities for on-site low carbon technologies

Assessment Criteria		N1 Birdham		N2 Bosham (village)		N3 Boxgrove	
4B	Does the option reduce the need to travel?	-	Development on the Manhood would add to increased commuter journeys and also need to travel for the facilities of Chichester City that are not available elsewhere	-	Train and bus service to city. However distance from city means that car travel is still more likely	-	Bus service to city centre. However, car travel is more likely owing to the time of the bus journey
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	Small flood plain around Birdham Pools. Can be avoided	0	Flood areas to the North between Ratham Lane (B2146) and main river lines. Can be avoided	++	No major river lives or flood areas. Little or no flood risk
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	SUDS could be incorporated in to the design of development	+	SUDS could be incorporated in to the design of development	+	SUDS could be incorporated in to the design of development
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	Existing bus service - no train station. Car travel will be main mode of transport	-	Bus service and train station in Bosham. Car travel will still be likely as residents will require services in the City	-	Bus service to Boxgrove. Car travel is still more likely as residents will require services in Tangmere and the City Centre
6B	Does the option improve networks for cyclists and pedestrians?	-	Limited opportunity for existing links to be extended or improved. Distance from amenities means that cycling walking is unlikely	-	Limited opportunity for existing links to be extended or improved. Distance from amenities means that cycling walking is unlikely	-	Limited opportunity for existing links to be extended or improved. Distance from amenities means that cycling walking is unlikely
6C	Does the option reduce congestion?	-	Will exacerbate congestion at the A27 Stockbridge Roundabout	-	Congestion will increase at the A259 and A27 Fishbourne Roundabout	-	Congestion is likely to increase at the A27 Tangmere Roundabout
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	A small development here is unlikely to be significant. A large development will impact on the AONB	-	A small development here is unlikely to be significant. However, a large development is likely to impact on the AONB	-	A small non-strategic development here is unlikely to be significant. A larger NS development will impact on village form
7B	Does the option ensure protection of traditional urban forms?	-	May impact negatively on existing village form	0	Non-strategic development is unlikely to be significant	-	May impact negatively on existing village form
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	Some archaeological priority areas - archaeology may be present	0	Some archaeological priority areas - archaeology may be present	0	Remains of priory in centre of Boxgrove. Other archaeology may be present

Assessment Criteria		N1 Birdham		N2 Bosham (village)		N3 Boxgrove	
8A	Does the option meet local housing needs?	+	There is land available to meet district's needs but it would also be meeting the City's need in a more distant location from the City	+	There is land available to meet district's needs but it would also be meeting the City's need in a more distant location from the City	+	There is land available to meet district's housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	0	Depends on size of the housing development	0	Depends on size of the housing development.	0	Depends on size of the housing development
9	Does the option provide access to services and facilities?	-	Some local shops but access to secondary school, hospital and further education worse than some other options	-	Some local shops but access to secondary school, hospital and further education worse than some other options	-	Some amenities within Boxgrove including primary school. Larger amenities found within Chichester city
10A	Does the option ensure that economic opportunities are accessible to all?	+	Further from the A27 and the city but still a positive contribution to the local economy	+	Slightly further from the A27 and the city but still a positive contribution to the local economy	+	Close to the A27. In combination with strategic development at Tangmere, may encourage new employers into the area
10B	Does the option ensure that value added is retained in the District?	0	No significant effect	0	No significant effect	0	No significant effect
11A	Does the option encourage innovation?	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	+	In combination with strategic development at Tangmere, may encourage new employers into the area.
11B	Does the option develop knowledge based economy locally?	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	+	Housing here will support local economic development aims for the creation and retention of highly skilled high-value jobs
12A	Does the option ensure skills are enhanced to increase access to work?	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	+	Opportunities locally in Tangmere and slightly further in the city centre. Will continue to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	0	Neutral impact as will provide new housing but facilities not sufficient to entice significant new skilled workforce	0	Neutral impact as will provide new housing but facilities not sufficient to entice significant new skilled workforce	+	Opportunities locally in Tangmere and slightly further in the city centre. Will continue to support local economic development aims for the creation and retention of highly skilled high-value jobs
13A	Does the option promote a prosperous and diverse rural economy?	+	Support Business in rural areas	+	Support business in rural locations	+	Support business in rural locations
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	-	Grade 2 land	--	Grade 1 and 2 agricultural land	-	Grade 2 - 3 agricultural land

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N4 Broadbridge		N5 Camelsdale and Hammer		N6 Chichester City (Southern Gateway area)	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Bat Habitat along railway and water vole habitat in the east and north west of original settlement.	--	The settlements are constrained in several directions by high quality habitats including ancient woodland, SNCIs and SSSIs	+	Brownfield development, preventing loss of habitat elsewhere
1B	Does the option allow for movement of habitats with climate change?	0	Existing railway has severed habitat connectivity. Stream provides an important corridor for water voles. Provided this is unaffected development is unlikely to make the situation worse	-	Extensive bat movement networks to the south and the River Wey corridor to the north	+	Within the existing city, so positive impact as no further disruption to existing links
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Limited hedgerow coverage - opportunity to improve GI	0	Smaller sites unlikely to do more than mitigate for direct losses due to development	+	Some small scale opportunities for enhancements
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Added congestion on the A259 likely to have negative effect on air quality	0	Uncertain, may impact on Haslemere in combination with Waverley developments	0	Uncertain impact, risk of increasing car use in a congested area, on the other hand housing close to the centre could reduce car use to mitigate this
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	0	Uncertain - needs more information	+	May not be contaminated, but existing land will be re-used
3C	Does the option reduce levels of water pollution?	0	Main watercourses in the east of the settlement. Small risk of runoff to this if North of railway is developed	-	Topography risks contaminants draining down to the Wey	-	Risk of runoff to the canal SNCI
3D	Does the option require new waste water treatment capacity?	-	Would connect to Bosham - headroom 400 houses. Further impact to Chichester Harbour	+	Not constrained by WWTW capacity	+	Re-development would have to demonstrate no net increase in waste water flows compared to existing uses
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Opportunities for on-site low carbon technologies	0	Some opportunities but development not a scale to benefit from the full range of LZC technologies	0	No significant effect

Assessment Criteria		N4 Broadbridge		N5 Camelsdale and Hammer		N6 Chichester City (Southern Gateway area)	
4B	Does the option reduce the need to travel?	-	Bus and train service, however distance from city centre means that car travel is more likely	+	Good access to the facilities and employment opportunities of Haslemere	++	Location is very close to shops, jobs, schools and other facilities
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	+	Flood zones north east of Broadbridge along main river lines. These can be easily avoided	+	Provided that the river Wey corridor is avoided	-	Partially within flood zones 2 and 3
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	SUDS could be incorporated in to the design of development	+	SUDS should be deployable in this location	-	Maybe difficult to fit into an existing urban area where surface water sewers are available
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	Bus and train service. However, car travel is more likely owing from distance to the city	+	Good access to the train station at Haslemere - bus stops in Camelsdale, but hourly service only	++	Very close to train station, bus station and cycle routes
6B	Does the option improve networks for cyclists and pedestrians?	-	Limited opportunity for existing links to be extended or improved. Distance from amenities means that cycling walking is unlikely	-	Off road provision poor and unlikely to be improved by this scale of development	+	Networks already good in this area, but some improvement could be secured through re-development
6C	Does the option reduce congestion?	-	Increased congestion on the A259	0	Uncertain impact on Haslemere town centre	0	Overall neutral - this is a congested area so additional car use is a risk, but residents also have opportunities to walk, cycle and use public transport
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Development north of the railway would not fit with exiting settlement - might be isolated. South may impact on the AONB and development on the east of the settlement is likely to be the best location	-	Sensitive landscape , particular around Marley common and Hammer moor	++	Brownfield site within existing urban area
7B	Does the option ensure protection of traditional urban forms?	-	Location of new development may negatively impact on village for	-	The topography of the land means that potential development sites are difficult to relate to existing settlements	0	A sensitive site in terms of townscape, the impact will depend on the height, bulk and design of any re-development
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	No heritage assets although archaeology may be present	0	Uncertain - would depend on specific site	-	Uncertain impact - requires archaeological investigation. Few listed buildings, but some buildings worthy of retention

Assessment Criteria		N4 Broadbridge		N5 Camelsdale and Hammer		N6 Chichester City (Southern Gateway area)	
8A	Does the option meet local housing needs?	+	Land available to meet districts housing needs	+	Constraints means housing would not be on a scale to meet wider needs	+	Depends on the density of re-development, but will help meet housing needs of the city
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	0	Depends on size of the housing development	-	Pressure in this location for larger 'executive' homes for commuters	+	Likely to include flats as well as houses and a mix of tenure
9	Does the option provide access to services and facilities?	--	No amenities in the original settlement. Access to services and amenities would require travel	++	Camelsdale has both a primary and secondary school, settlements have halls and Haslemere provides most other facilities	++	Ideally located option
10A	Does the option ensure that economic opportunities are accessible to all?	+	Slightly further from the A27 and the city but still a positive contribution to the local economy	++	For the north of the district this location has best access both in Haslemere and also up to London	++	Close to economic opportunities of the city and also close to the A27
10B	Does the option ensure that value added is retained in the District?	0	No significant effect	--	Most likely location of these options to attract out-commuters	++	Supports the economy of the city, particularly if some mixed use is incorporated
11A	Does the option encourage innovation?	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	0	No significant effect	+	Supports the attracting of skilled workers into Chichester, by offering location close to facilities, shops schools etc.
11B	Does the option develop knowledge based economy locally?	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Attractive location, but the link would be with Haslemere's economy	+	Supports the economy of the city, particularly if some mixed use is incorporated
12A	Does the option ensure skills are enhanced to increase access to work?	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	0	No significant effect	+	Location close to the university and college
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Good location to attract skilled workers due to proximity to South Downs NP and also facilities and services	++	Supports the attracting of skilled workers into Chichester, by offering location close to facilities, shops schools etc.
13A	Does the option promote a prosperous and diverse rural economy?	+	Support business in rural locations	0	No significant effect	0	City development so no significant impact
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	--	Grade 1 and 2 agricultural land (Excellent to very good)	++	All potential sites are non-agricultural or Grade 4	++	Brownfield re-development so avoids losses of BMV land elsewhere

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N7 Chichester City (elsewhere)		N8 East of Chichester (S of Oving / Shopwyke area)		N9 SE of Chichester (A27 Bognor junction area)	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	0	Uncertain impact - depends on the nature of the sites found for re-development	-	Impact on Gravel pit to the SE is the main concern	-	Rare plant species recorded on SE of area. Bat and barn owl potential habitat
1B	Does the option allow for movement of habitats with climate change?	+	Within the existing city, so positive impact as no further disruption to existing links	0	Unlikely to be significant - few habitat connections across this location	0	Unlikely to be significant compared to other areas, existing disruption to habitat connectivity due to the A259
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	0	Use of many small sites limits opportunities for securing improvements	+	Large area so not all needed for housing. Some small scale opportunities for enhancements	+	Large area so not all needed for housing. Potential for some small scale enhancement opportunities on the eastern edge
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Site specific uncertainties, but even dispersed redevelopment is likely to increase pressure on the inner ring road	-	Added congestion on the A27 likely to have negative effect on air quality	-	Added congestion on the A27 likely to have negative effect on air quality
3B	Will the option assist the remediation of contaminated land?	+	May not be contaminated, but existing land will be re-used	+	Remediation of former landfill(s) may be needed before re-development, depending on exact development site	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	0	Uncertain impact - depends on the locations of the sites found for re-development	-	Medium risk of runoff to former gravel pit	0	No significant effect
3D	Does the option require new waste water treatment capacity?	+	Re-development would have to demonstrate no net increase in waste water flows compared to existing uses	+	Connects to Tangmere. Additional capacity would be required to support a non-strategic development, however there are no environmental restrictions	+	Connects to Tangmere. Additional capacity would be required to support a non-strategic development, however there are no environmental restrictions
4A	Does the option maximise the use of renewable and low carbon energy sources?	-	Use of many smaller sites will limit opportunities for larger scale LZC technologies, compared to more focussed options	+	Large area within the location so potential for district heating and LZC technologies for larger developments	+	Large site with potential for district heating and LZC technologies within the site

Non-Strategic Locations

Assessment Criteria		N7 Chichester City (elsewhere)		N8 East of Chichester (S of Oving / Shopwyke area)		N9 SE of Chichester (A27 Bognor junction area)	
4B	Does the option reduce the need to travel?	+	Within the existing city boundaries, locations are likely to be close to jobs and facilities	0	More remote from the centre than options 1 and 2 and the A27 itself forms a barrier	+	Located adjacent to foot bridge over A27. Less than 1 mile to city centre but bicycle or foot
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	-	Uncertain impact but use of this option risks pressure to allow development of sites within existing flood zones e.g. to the SE of the city	0	Overall neutral - some additional runoff but can be dealt with on-site and no downstream impacts	0	Overall neutral - some additional runoff but can be dealt with on-site and no downstream impacts
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	-	Use of smaller sites may limit opportunities	+	Land available for deploying full range of SUDS techniques	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	+	Opportunities for bus and train use within the city	0	Overall neutral but would increase viability of a bus route through Shopwhyke lakes site to the north	-	More remote from public transport than most other options
6B	Does the option improve networks for cyclists and pedestrians?	0	Several dispersed sites less likely to give significant enhancements, but some local links may be made	0	A good distance from the city centre compared to the other options but making good links may be difficult due to the A27. Link to the shops to the North West will be key	+	Current access to city centre via foot and cycle bridge over the A27
6C	Does the option reduce congestion?	-	Additional traffic pressure will be dispersed but impacts on the inner ring road	-	Will add to congestion on the A27	-	Will add to congestion on the A27
7A	Does the option encourage sustainable land management practices to conserve landscapes?	++	Brownfield sites within existing urban area	+	One of the less sensitive greenfield options in landscape terms	-	Potential negative impact to view of landscape from caravan park and Vinnetrov road
7B	Does the option ensure protection of traditional urban forms?	0	Uncertain effect - depends on choice of sites	-	Edge of centre suburban development. Does not relate to the existing settlement	-	Edge of centre suburban development. Does not relate to the existing settlement
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	Uncertain effect - depends on choice of sites	+	Few if any heritage assets in the area, but archaeology may be present	+	Few if any heritage assets in the area, but archaeology may be present

Non-Strategic Locations

Assessment Criteria		N7 Chichester City (elsewhere)		N8 East of Chichester (S of Oving / Shopwyke area)		N9 SE of Chichester (A27 Bognor junction area)	
8A	Does the option meet local housing needs?	+	Positive but uncertain - depends on the total size of sites available	++	Larger location with the potential to meet a greater part of the District's housing needs than some other options	+	Larger location with the potential to meet a greater part of the District's housing needs than some other options
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	0	Use of many smaller sites means fewer sites will provide affordable housing	+	A substantial development here should be able to deliver such a mix	+	A substantial development here should be able to deliver such a mix
9	Does the option provide access to services and facilities?	+	City location generally good for facilities and services	-	No existing facilities nearby this location would rely on good links to existing facilities in the City	-	No existing facilities nearby this location would rely on good links to existing facilities in the City
10A	Does the option ensure that economic opportunities are accessible to all?	++	Close to economic opportunities of the city and also close to the A27	+	Close to Chichester City and the A27	+	Close to city centre and the A27
10B	Does the option ensure that value added is retained in the District?	+	Supports the economy of the city, particularly if some mixed use can be incorporated	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	+	Supports the attracting of skilled workers into Chichester, by offering location close to facilities, shops schools etc.	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	+	Supports the economy of the city, particularly if some mixed use can be incorporated	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12A	Does the option ensure skills are enhanced to increase access to work?	+	Location close to the university and college	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	A variety of locations, so a positive but mixed impact	+	Will provide housing to support employers' needs over the south of the plan area	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	0	City development so no significant impact	0	No significant effect	-	Would develop on good quality agricultural land
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	++	Brownfield re-development so avoids losses of BMV land elsewhere	0	Mostly classified as non-agricultural	--	Grade 1 and 2 (Excellent to very good)

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N10 SW of Chichester (A27 Fishbourne junction area)		N11 East Wittering / Bracklesham		N12 Fishbourne	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Adverse impact on bat and barn owl habitats to the south of the A27 junction	-	Water vole and Barn owl records from the ditch networks to the north of the settlement. Area to the east very close to Medmerry and the fields to the west sustain wading birds	+	Some evidence of bat movement networks across the area but largely open farmland with few constraints. Could be avoided
1B	Does the option allow for movement of habitats with climate change?	-	North-south movement of wildlife already blocked by the A27. However east-west movement would be impacted	0	Overall neutral provided ditch and rife corridors are conserved	0	Existing railway line has severed the north - south movement of wildlife. A non-strategic development is unlikely to make the situation worse
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Some small scale opportunities for enhancements	+	Some potential for ditch and hedgerow enhancements with a larger non-strategic development	+	Some potential for ditch and rife corridor enhancements within larger site or sites
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Added congestion on the A27 likely to have negative effect on air quality	--	Additional pressure on the A27 and may compound existing problems where the A286 links in Stockbridge roundabout (Air Quality Management Area)	-	Additional pressure on A27 via the A259 Fishbourne Road (west) likely to have negative effect on air quality
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	0	N/A not PDL	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	-	Potential for runoff to go into Chichester Harbour SPA	-	Main rivers run though the settlement to the sea - these are the most likely route for runoff	-	Potential runoff to Dell Quay (Chichester Harbour)
3D	Does the option require new waste water treatment capacity?	--	Would have to connect to Apuldram, where there is limited headroom (272 households) and limited ability to expand capacity	+	Connects to Sidlesham WWTW. Head room here approx. 800 dwellings	-	Mostly likely sent to Apuldram or Bosham - limited capacity at 272 or 400 households, respectively
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Large site with potential for district heating and LZC technologies within the site	+	Opportunities for on-site low carbon technologies	+	Opportunities for on-site low carbon technologies

Assessment Criteria		N10 SW of Chichester (A27 Fishbourne junction area)		N11 East Wittering / Bracklesham		N12 Fishbourne	
4B	Does the option reduce the need to travel?	0	Overall neutral. Fairly close to Chichester but the A27 presents a barrier to movement	-	Inevitably development on the south of the Development south of the Manhood would add to increased commuter journeys and also need to travel for the facilities of Chichester City that are not available elsewhere	-	Train station within Fishbourne but access would need to be built. Good bus service. Distance from city means that car travel is still more likely
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	Flood zones constrain the developable area, but a reasonable area is outside these	-	Waterways and flood risk on both the Eastern and Western side (flood relief channel) of Oving but plenty of space for development on the Western side	0	Flood zones to the south of the A259. These could easily be avoided
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Land available for deploying full range of SUDS techniques	+	SUDS could be incorporated in to the design of development	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	0	Close to good bus route but an awkward distance from train stations	-	There is a good bus service but this is restricted by the access across the A27. No train service	-	Potential to extend bus service and build access to Fishbourne Train Station. This would be more feasible with a larger strategic development
6B	Does the option improve networks for cyclists and pedestrians?	-	Improvements would be needed to overcome the barrier of the A27 and mitigate this negative assessment	-	Limited opportunity for existing links to be extended or improved. Distance from amenities means that cycling walking is unlikely	+	Opportunity to improve cycle networks - best option is through Fishbourne (Roman Way - A259 - A27 underpass)
6C	Does the option reduce congestion?	-	Will add to congestion on the A27	-	Will add congestion to the A27 and potentially city centre via Stockbridge roundabout	-	Will add congestion to A27 via A259 Fishbourne Road (West)
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Potential to adversely affect views in and around the Harbour AONB	-	Local impact significant but unlikely to affect the AONB	-	Local impact is likely to be significant
7B	Does the option ensure protection of traditional urban forms?	-	Edge of centre suburban development. Does not relate to the existing settlement	0	Non-strategic development is unlikely to be significant	-	A large non-strategic development is likely to be significant, totally altering the existing settlement
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	+	Few if any heritage assets in the area, but archaeology may be present	0	Few if any heritage assets in the area, but archaeology may be present	0	Fishbourne is a historic site and had significant heritage assets. Archaeology may be present

Assessment Criteria		N10 SW of Chichester (A27 Fishbourne junction area)		N11 East Wittering / Bracklesham		N12 Fishbourne	
8A	Does the option meet local housing needs?	+	Larger location with the potential to meet a greater part of the District's housing needs than some other options	+	There is land available to meet district's needs but it would also be meeting the City's need in a more distant location from the City	+	Large sites with the potential to meet a large part of the District's increased housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	+	A substantial development here should be able to deliver such a mix	0	Depends on size of the housing development.	0	Depends on size of the housing development
9	Does the option provide access to services and facilities?	-	No existing facilities nearby this location would rely on good links to existing facilities in the City, which may be difficult to achieve	-	Some local shops but access to secondary school, hospital and further education worse than some other options	-	Some local shops and primary schools close. Access to secondary schools, hospital and further education would be in CC
10A	Does the option ensure that economic opportunities are accessible to all?	+	Close to city centre and the A27	+	Further from the A27 and the city but still a positive contribution to the local economy	+	Close to city centre and A27
10B	Does the option ensure that value added is retained in the District?	++	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12A	Does the option ensure skills are enhanced to increase access to work?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
13A	Does the option promote a prosperous and diverse rural economy?	0	City development, so no significant impact	0	No significant effect	+	Support business in rural locations
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	--	Grade 1 and 2 (Excellent to very good)	+	Compared to other options this is likely to be development on Grade 3 land but going too far north would encroach on Grade 2 land	--	Grade 1 and 2 (Excellent to very good)

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N13 Hambrook		N14 Hermitage		N15 Hunston	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Hedgerows in the area provide bat movement network but largely open farmland with few constraints	-	Negative impact on Chichester Harbour. Potential loss or impact on hedges/treelines used by protected species	-	Close to the Canal and Hunston Copse SNCIs. Potential impact on components of ecological networks
1B	Does the option allow for movement of habitats with climate change?	0	Overall neutral if the provided the hedgerow corridors are conserved	-	Potential loss of or impact on hedgerows/treelines/woodland used by protected species as movement networks	-	Potential impact on corridors/stepping stones used by protected species.
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Some small scale opportunities for enhancements	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	+	Some opportunities for enhancements through master planning, particularly for larger developments
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Additional pressure on the A259 Fishbourne Road (west) and back roads (Clay Lane - Fishbourne Road East) for the most direct routes to the city	-	Add to congestion on A259 and A27 Fishbourne roundabout likely to have negative effect on air quality	-	Impact on the A27 likely to have negative effect on air quality
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	+	Area around Emsworth Marina potentially contaminated, remediation would be advantageous	0	Overall neutral. Small area of potentially contaminated land on NE side of settlement
3C	Does the option reduce levels of water pollution?	0	No significant impact	-	Water pollution may be caused by run off into Slipper Mill Pond and the Harbour	-	Sites are outside the groundwater protection zones but potential for discharges into Chichester Canal and Bremer Rife. Potential in combination effect with North Mundham and Runcton on Pagham Harbour
3D	Does the option require new waste water treatment capacity?	-	Connects to Bosham - capacity of 400 households. Potential to further impact Chichester Harbour (SPA)	-	Negative impact until WWTW is upgraded or new capacity is found	-	Negative impact until WWTW is upgraded or new capacity is found
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Opportunities for on-site low carbon technologies	+	Development provides opportunities to maximise opportunities for onsite renewable energy and CHP	+	Opportunities for on-site low carbon technologies

Non-Strategic Locations

Assessment Criteria		N13 Hambrook		N14 Hermitage		N15 Hunston	
4B	Does the option reduce the need to travel?	-	No access to the A27. It is too far to cycle/walk to Chi CC. Development here would add to increased commuter journeys on A259 and also the need to travel for facilities in the CC	+	Development would add to existing facilities but there would still be a need to travel to Chichester for some facilities	+	New facilities could reduce need to travel in to Chichester
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	No flood zones or main river lines around Hambrook. No significant effect	+	Opportunities for incorporation of SUDS into new development	+	Large sites can accommodate SUDS
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Land available for deploying full range of SUDS techniques	+	Opportunities for incorporation of SUDS into new development	+	Large sites can accommodate SUDS
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	Bus service to CC and train station in Nutbourne. Distance to the CC means that car travel is more likely	+	Opportunities for improved bus services into Chichester, Havant and Emsworth	0	No train station but served by bus links which may improve with further development
6B	Does the option improve networks for cyclists and pedestrians?	-	Limited opportunity to create new cycle/walking links	+	Opportunities for improved connectivity by cycling and walking	+	May help bring forward WSCC proposed cycle route
6C	Does the option reduce congestion?	-	Will add congestion to the A259	-	Despite opportunities for modal shift, likely to still increase car journeys to Chichester and Havant	-	Likely to have negative effect on A27
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Local impact is likely to be significant	--	Large development likely to impact on the AONB	0	No significant effect
7B	Does the option ensure protection of traditional urban forms?	--	A small non-strategic development would significantly alter the existing settlement	-	Negative impact as will impact on village form, danger of losing distinction from Southbourne or Emsworth	-	Depending on size of development could create new edge to the village
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	No heritage assets in the area, but archaeology may be present	0	No significant effect	0	No effect provided development avoid Archaeological Priority Area

Assessment Criteria		N13 Hambrook		N14 Hermitage		N15 Hunston	
8A	Does the option meet local housing needs?	+	Plenty of land available to meet district's needs but it would also be meeting the City's need in a more distant location from the City	+	Development would help meet the local housing requirement	+	Has the potential to meet all the local housing needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	0	Depends on size of the housing development.	+	Opportunities for providing a mix of tenure	+	Opportunities for providing a mix of tenure
9	Does the option provide access to services and facilities?	-	Limited amenities - some local shops but access to schools, hospital and further education worse than some other options	+	Development would provide additional services locally but still a need to travel to Southbourne/Chichester/Havant for some facilities	0	Development likely to increase access to services locally
10A	Does the option ensure that economic opportunities are accessible to all?	+	Further from the A27 and the city but still a positive contribution to the local economy	+	Development here will enable relatively good access for residents to Chichester and Havant	+	Potential for increased opportunities locally but also reasonably easy access to City Centre
10B	Does the option ensure that value added is retained in the District?	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	-	Significant development here, more likely to bring economic benefits to Emsworth and Havant	+	Significant development here, relatively close to the City Centre, is likely to bring economic benefits to the District
11A	Does the option encourage innovation?	+	Slightly further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs.	0	Distance from Chichester means development here is unlikely to contribute to increased innovation	0	Increased development here unlikely to encourage new employers and encourage innovation
11B	Does the option develop knowledge based economy locally?	+	Slightly further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs.	0	Distance from Chichester means development here is unlikely to contribute to development of knowledge based economy	0	Increased development here unlikely to encourage new employers and help develop knowledge based economy
12A	Does the option ensure skills are enhanced to increase access to work?	+	Slightly further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs.	+	Opportunity for new residents to access enhanced skills in Chichester/Havant/along A27 corridor	0	No significant effect
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Slightly further from the A27 and the city but still is still likely to support local economic development and the creation and retention of skilled high-value jobs.	0	Neutral impact as will provide new housing but facilities not sufficient to entice significant new skilled workforce	+	Development will provide housing to support and encourage a skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	+	Provide housing to support the rural workforce	+	Support businesses along A259 and will provide housing for those working in rural economy	+	Provide housing to support the rural workforce
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	--	Grade 1 and 2 (Excellent to very good).	-	Potential loss of Grade 2 agricultural land	-	Potential loss of Grade 2 agricultural land, however some options for only developing Grade 3 land.

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N16 Ifold		N17 Kirdford		N18 Loxwood	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	--	Ancient woodland and dormice and bat habitats mean that development on most sides of the existing settlement would have a negative impact	--	Ancient woodland, important bat flight lines and bat habitat limit options but a limited amount of development possible without negative impact - site selection will be crucial	+	Relatively unconstrained compared to other options, except at NW corner of the settlement
1B	Does the option allow for movement of habitats with climate change?	-	Extensive ecological corridors around the settlement mean development would impinge on habitat migration	-	Extensive ecological corridors around the settlement mean development would impinge on habitat migration	0	Overall neutral provided development avoids impacts on the canal corridor to the south
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	0	Smaller sites unlikely to do more than mitigate for direct losses due to development	0	Smaller sites unlikely to do more than mitigate for direct losses due to development	0	Smaller sites unlikely to do more than mitigate for direct losses due to development
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	0	No significant effect	0	No significant effect	0	No significant effect
3B	Will the option assist the remediation of contaminated land?	0	Uncertain - needs more information	0	Uncertain - needs more information	0	Uncertain - needs more information
3C	Does the option reduce levels of water pollution?	-	Expansion to the north or east risks runoff towards the Arun catchment	-	Expansion to the south risks runoff into the River Kird	-	Risk of runoff into the River Lox
3D	Does the option require new waste water treatment capacity?	-	Limited headroom at the Loxwood works - development would probably require new capacity to be added, particularly in combination with Options 4 and/or 5	0	Overall neutral - headroom for 60 houses (2015) so some capacity but not much. A larger scale development would be scored negatively here	-	Limited headroom at the Loxwood works - development would probably require new capacity to be added, particularly in combination with Options 2 and/or 5
4A	Does the option maximise the use of renewable and low carbon energy sources?	0	Some opportunities but development not a scale to benefit from the full range of LZC technologies	0	Some opportunities but development not a scale to benefit from the full range of LZC technologies	0	Some opportunities but development not a scale to benefit from the full range of LZC technologies

Non-Strategic Locations

Assessment Criteria		N16 Ifold		N17 Kirdford		N18 Loxwood	
4B	Does the option reduce the need to travel?	-	Remote settlement travel to Horsham or Billingshurst required for most facilities or services	-	Remote settlement travel to Petworth or Billingshurst required for most facilities or services	-	Remote settlement - travel to Guildford or Horsham required for larger facilities
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	-	Development would exacerbate local surface water management problems	+	Flood zones are some distance from the settlement	0	Flood zones to the south and SE but other opportunities for development exist
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?		SUDS do not function well in this area	+	SUDS should be deployable in this location	0	Uncertain effect - needs more information
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	Rural location - very infrequent bus connections and a 6 mile drive to Billingshurst railway station	-	Rural location - very infrequent bus connections or a long drive to Billingshurst railway station	-	Bus appear to be only two days a week. Substantial drive to Guildford or Horsham railway stations
6B	Does the option improve networks for cyclists and pedestrians?	-	Off road provision poor and unlikely to be improved by this scale of development	-	Off road provision poor and unlikely to be improved by this scale of development	-	Off road provision poor and unlikely to be improved by this scale of development
6C	Does the option reduce congestion?	0	No significant effect	0	No significant effect	0	No significant effect
7A	Does the option encourage sustainable land management practices to conserve landscapes?	0	Minor impacts locally	0	Overall neutral - close to the South Downs but development may be possible without severe impacts	0	Minor impacts locally
7B	Does the option ensure protection of traditional urban forms?	+	Of the northern options, Ifold has the least historic or traditional form	-	Impacts on the historic core and the extensive conservation area	0	Neutral - any expansion is likely to be away from the historic core of the settlement
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	No significant effect	-	Potential to impact on the setting of listed buildings and other assets	0	Uncertain - maybe some site specific impacts - needs further information

Assessment Criteria		N16 Ifold		N17 Kirdford		N18 Loxwood	
8A	Does the option meet local housing needs?	++	Potential to meet wider needs of the North of the plan area	+	Constraints means housing would not be on a scale to meet wider needs	++	Potential to meet wider needs of the North of the plan area
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	0	Small amounts of affordable accommodation likely to be realised	0	Small amounts of affordable accommodation likely to be realised	0	Small amounts of affordable accommodation likely to be realised
9	Does the option provide access to services and facilities?	-	Primary schools and post offices are in adjacent settlements	+	Village has shop, hall pubs, but nearest school is Plaistow	+	Village has shops, school, and a doctors' surgery
10A	Does the option ensure that economic opportunities are accessible to all?	+	Access to opportunities, but some distance away - Guildford and Horsham	+	Access to opportunities, but some distance away - Guildford and Horsham	+	Access to opportunities, but some distance away - Guildford and Horsham
10B	Does the option ensure that value added is retained in the District?	-	The North of the plan area tends to relate to the economies of towns outside the District: Horsham, Billingshurst, Godalming, Guildford etc.	-	The North of the plan area tends to relate to the economies of towns outside the District: Horsham, Billingshurst, Godalming, Guildford etc.	-	The North of the plan area tends to relate to the economies of towns outside the District: Horsham, Billingshurst, Godalming, Guildford etc.
11A	Does the option encourage innovation?	0	No significant effect	0	No significant effect	0	No significant effect
11B	Does the option develop knowledge based economy locally?	+	Attractive location to live but the jobs themselves may be based elsewhere	+	Attractive location to live but the jobs themselves may be based elsewhere	+	Attractive location to live but the jobs themselves may be based elsewhere
12A	Does the option ensure skills are enhanced to increase access to work?	0	No significant effect	0	No significant effect	0	No significant effect
12B	Does the option ensure a skilled workforce is available locally to allow business development?	0	Overall neutral - attractive location to live but lack of facilities counterbalances	0	Overall neutral - attractive location to live but lack of facilities counterbalances	0	Overall neutral - attractive location to live but lack of facilities counterbalances
13A	Does the option promote a prosperous and diverse rural economy?	+	Housing should support local economy	+	Housing should support local economy	+	Housing should support local economy
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	+	Mainly grade 3 land	+	Mainly grade 3 land	+	Mainly Grade 3 with some Grade 4

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N19 North Mundham		N20 Nutbourne		N21 Oving (village)	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	0	Some protected species habitat potential but these could be avoided through careful site selection	0	Development in some areas could impact on components of ecological movement networks. Fewer constraints to the East of Nutbourne.	-	Avoids high quality habitat and designated sites, however will need careful site selection to avoid impact on components of ecological networks
1B	Does the option allow for movement of habitats with climate change?	-	Potential impact to habitat connectivity - species using hedges and treelines connecting with the lakes to the North.	-	Could impact on corridors/stepping stones used by protected species such as bats, water voles and reptiles	-	May impact on wildlife corridors and protected species networks particularly to the East of Oving
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development
2A	Does the option protect water resources?	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Added congestion on the A27 likely to have negative effect on air quality	-	Added congestion on the A27 likely to have negative impact on air quality	-	Added congestion on the A27 likely to have negative impact on air quality
3B	Will the option assist the remediation of contaminated land?	0	No areas of potential contaminated land adjacent to settlement area	+	Small potential areas to NE and E of easterly area would benefit from remediation, area to north of westerly site in use as scrap yard would benefit from remediation	0	Overall neutral. Small area to SE of village potential landfill
3C	Does the option reduce levels of water pollution?	-	Sites are outside the groundwater protection zone but potential for discharges into Chichester Canal. Potential in combination effect with Hunston and Runcton on Pagham Harbour	0	Sites are outside the groundwater protection zones and there are no watercourses	0	Sites are outside the groundwater protection zones
3D	Does the option require new waste water treatment capacity?	-	Negative impact until WWTW is upgraded or new capacity is found	-	Negative impact until WWTW is upgraded or new capacity is found	+	Connects to Tangmere. Additional capacity would be required to support a non-strategic development, however there are no environmental restrictions
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Opportunities for on-site low carbon technologies	+	Opportunities for on-site low carbon technologies	+	Opportunities for on-site low carbon technologies

Assessment Criteria		N19 North Mundham		N20 Nutbourne		N21 Oving (village)	
4B	Does the option reduce the need to travel?	+	New facilities could reduce need to travel in to Chichester	0	Overall neutral effect as large scale development will add to facilities locally but there will still be a need to travel to Chichester/Havant	0	Overall neutral effect as large scale development will add to facilities locally but there will still be a need to travel to Chichester
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	No significant effect, however some potential sites are close to the flood zones	0	Some areas are within flood zones 1 and 2 but possible to avoid these	-	Some sites around Oving are within the zone 2 and zone 3 of the flood zones but possible to avoid these if develop to the South
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	Large sites can accommodate SUDS	+	Large sites can accommodate SUDS	+	Large site can accommodate SUDS
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	0	No train station but served by bus links which may improve with further development	0	Opportunities for improved bus services into the Chichester/ Southbourne, however still likely to be large amount of commuting by car	0	Opportunities for improved bus services but overall neutral impact
6B	Does the option improve networks for cyclists and pedestrians?	+	May help bring forward WSCC proposed cycle route	0	Neutral impact as although opportunities for improved networks locally, distances mean unlikely to be significant commuting by bicycle	+	Increases likelihood of WSCC proposed cycle route from Tangmere and potential to extend to Oving
6C	Does the option reduce congestion?	-	Likely to increase congestion on the A27	-	Likely to add to congestion on A259 and A27	-	Likely to increase congestion on the A27
7A	Does the option encourage sustainable land management practices to conserve landscapes?	0	No significant effect	-	Larger developments likely to impact on the AONB	0	No significant effect
7B	Does the option ensure protection of traditional urban forms?	-	Negative impact on village form. Potential for loss of distinction between North Mundham and Runcton	-	Negative impact on village form	-	Negative impact on village form
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	-	Potential negative impact on the Archaeological Priority Area	0	No significant effect	-	Potential impact on the setting of listed buildings and Archaeological Priority Area

Assessment Criteria		N19 North Mundham		N20 Nutbourne		N21 Oving (village)	
8A	Does the option meet local housing needs?	+	Has the potential to meet all the local housing needs	+	Helps meet the local housing need	+	Helps meet the local housing need
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	+	Opportunities for providing a mix of tenure	+	Opportunity to provide a mix of tenure	+	Opportunities for providing a mix of tenure
9	Does the option provide access to services and facilities?	+	Development likely to increase access to services locally	+	Development will increase services locally but still likely to be a need to travel to access services in Southbourne and Chichester	+	Development likely to increase access to services locally but will still need to access some services in Chichester or Tangmere
10A	Does the option ensure that economic opportunities are accessible to all?	+	Potential for increased opportunities locally but also reasonably easy access to City Centre	+	Access to Chichester/Havant along A27 and southern rail route	+	Access to opportunities in Chichester
10B	Does the option ensure that value added is retained in the District?	+	Significant development here, relatively close to the City Centre, is likely to bring economic benefits to the District	0	Overall neutral effect, as economic benefit may be split between Havant, Chichester and Emsworth	+	Significant development here, relatively close to the City Centre, is likely to bring economic benefits to the District
11A	Does the option encourage innovation?	0	Increased development here unlikely to encourage new employers and encourage innovation	0	Increased development here unlikely to encourage new employers and encourage innovation	+	In combination with development at Tangmere, may encourage new employers into the area
11B	Does the option develop knowledge based economy locally?	0	Increased development here unlikely to encourage new employers and help develop knowledge based economy	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	+	In combination with development at Tangmere, may encourage new employers into the area
12A	Does the option ensure skills are enhanced to increase access to work?	0	No significant effect	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Development will provide housing to support and encourage a skilled workforce	0	Neutral impact as will provide new housing but facilities not sufficient to entice significant new skilled workforce	0	Neutral impact as will provide new housing but facilities not sufficient to entice significant new skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	+	Provide housing to support the rural workforce	+	Support businesses in the rural areas	++	Potential to support Horticultural Development Area, south of Tangmere
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	-	Potential loss of Grade 2 agricultural land	-	Potential loss of Grade 1 and 2 agricultural land	--	Potential loss of Grade 1 agricultural land

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N22 Plaistow		N23 Runcton		N24 Selsey	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	+	Relatively unconstrained compared to other options in the north, small area of ancient woodland to the SW	-	Potential impact on habitats/corridors used by protected species such as bats and reptiles	-	Potential impact on habitats/corridors used by protected species such as bats and water voles
1B	Does the option allow for movement of habitats with climate change?	-	Bat networks on most sides, development an any scale would interrupt these to some extent	-	Could impact on woodland and corridors used by protected species	-	Could cause habitat fragmentation by developing adjoining habitat to Pagham Harbour and impacting on corridors/stepping stones used by protected species
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	0	Smaller sites unlikely to do more then mitigate for direct losses due to development	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	+	Depending on scale of development, there is the potential to extend Pagham Harbour
2A	Does the option protect water resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	0	No significant effect	-	Added congestion on the A27 likely to have negative effect on air quality	-	Likely to increase pressure on the B2145 and ultimately the A27, however Selsey has its own shops and facilities for everyday use
3B	Will the option assist the remediation of contaminated land?	0	Uncertain - needs more information	0	N/A not PDL	0	In the areas to north and north west there no known areas of potentially contaminated land
3C	Does the option reduce levels of water pollution?	+	No significant watercourses nearby	-	Potential for discharges into Pagham Rife. Potential in combination effect with Hunston and North Mundham on Pagham Harbour	0	Sites are outside the groundwater protection zones and there are no watercourses
3D	Does the option require new waste water treatment capacity?	-	Limited headroom at the Loxwood works - development would probably require new capacity to be added, particularly in combination with Options 2 and/or 4	-	Negative impact until WWTW is upgraded or new capacity is found	-	Negative impact until WWTW is upgraded or new capacity is found
4A	Does the option maximise the use of renewable and low carbon energy sources?	0	Some opportunities but development not a scale to benefit from the full range of LZC technologies	+	Opportunities for on-site low carbon technologies	+	Potential for on-site low carbon technologies

Assessment Criteria		N22 Plaistow		N23 Runcton		N24 Selsey	
4B	Does the option reduce the need to travel?	-	Remote settlement - travel to Guildford or Horsham required for larger facilities	+	New facilities could reduce need to travel in to Chichester	+	Further development would add to the existing facilities within the settlement. However still some requirement to travel to City Centre
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	+	No flood zones nearby	-	Some sites at Runcton are within zone 1 and zone 2 flood zones	--	Negative impact as increased risk of coastal flooding over time
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	+	SUDS should be deployable in this location	+	Large site can accommodate SUDS	+	New development has the potential to provide SUDS
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	Rural location - very infrequent bus connections and a long drive to Billingshurst railway station	0	No train station but served by bus links which may improve with further development	0	Potential for improved bus services, walking/cycling routes, however still commuting to the City
6B	Does the option improve networks for cyclists and pedestrians?	-	Off road provision poor and unlikely to be improved by this scale of development	+	May help bring forward WSCC proposed cycle route	+	For larger developments, could increase likelihood of Chichester to Selsey Cycle Route
6C	Does the option reduce congestion?	0	No significant effect	-	Likely to increase congestion on the A27	-	Larger development at Selsey still likely to increase pressure on B2145
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Small village so any extension will have a proportionally large impact	0	No Significant effect	--	Larger development likely to impact on Pagham Harbour and Church Norton
7B	Does the option ensure protection of traditional urban forms?	--	Traditional rural village so difficult to add any major development without impacting on character	-	Negative impact on village form. Potential for loss of distinction between Runcton and North Mundham	-	Negative impact as would expand an already overdeveloped village form
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	-	Impact on the conservation area	0	No Significant effect provided avoids the Archaeological Priority Area	0	Unlikely to impact on heritage assets

Non-Strategic Locations

Assessment Criteria		N22 Plaistow		N23 Runcton		N24 Selsey	
8A	Does the option meet local housing needs?	+	Constraints means housing would not be on a scale to meet wider needs	+	Helps meet the local housing need	+	Helps meet the local housing need in Selsey
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	-	Pressure in this location for larger 'executive' homes for commuters	+	Opportunities for providing a mix of tenure	+	Opportunities for providing a mixture of tenure
9	Does the option provide access to services and facilities?	+	The village has a school, hall, post office and pub	+	Development likely to increase access to services locally	+	Good access to existing local facilities but still a need to access Chichester for major facilities
10A	Does the option ensure that economic opportunities are accessible to all?	+	Access to opportunities, but some distance away - Guildford and Horsham	+	Potential for increased opportunities locally but also reasonably easy access to City Centre	+	Increase in some opportunities locally but also problems accessing Chichester for greater opportunities
10B	Does the option ensure that value added is retained in the District?	-	The North of the plan area tends to relate to the economies of towns outside the District: Horsham, Billingshurst, Godalming, Guildford etc.	+	Significant development here, relatively close to the City Centre, is likely to bring economic benefits to the District	0	Overall neutral effect as will meet some local workforce housing needs and some employment but due to access, unlikely to encourage commuters into Selsey
11A	Does the option encourage innovation?	0	No significant effect	0	Increased development here unlikely to encourage new employers and encourage innovation	0	Development here unlikely to increase innovation in the District
11B	Does the option develop knowledge based economy locally?	+	Attractive location to live but the jobs themselves may be based elsewhere	0	Increased development here unlikely to encourage new employers and help develop knowledge based economy	0	Development here unlikely to assist the development of a knowledge based economy
12A	Does the option ensure skills are enhanced to increase access to work?	0	No significant effect	0	No significant effect	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27
12B	Does the option ensure a skilled workforce is available locally to allow business development?	0	Overall neutral - attractive location to live but lack of facilities counterbalances	+	Development will provide housing to support and encourage a skilled workforce	-	Problems with access limits attractiveness to skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	+	Housing should support local economy, but not rural diversification	++	Supports businesses in the rural area and Horticultural Development Areas	++	Close to the Horticultural Development Areas in Sidlesham could support businesses there
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	+	All grade 3 land	0	Potential loss of Grade 1 and 2 agricultural land but can be avoided, if development is not too large	--	Potential loss of Grade 1 and Grade 2 agricultural land

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N25 Sidlesham		N26 Southbourne village		N27 Stockbridge	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	-	Potential impact on habitats/corridors used by protected species such as bats and water voles	+	Relatively unconstrained for a non-strategic development. Bird species of note recorded on site. A smaller development would reduce habitat loss	+	Relatively unconstrained for a non-strategic development. Some water vole and barn owl habitats in the area. A smaller development would reduce habitat loss
1B	Does the option allow for movement of habitats with climate change?	-	Could cause habitat fragmentation by developing adjoining habitat to Pagham Harbour and impacting on corridors/stepping stones used by protected species (applies more to Highleigh area than Street End or the Common)	0	North-south movement already blocked by the A27, A259 and railway. A smaller development is unlikely to have a significant impact	-	North-south movement of wildlife already blocked by the A27. However east-west movement would be impacted
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development
2A	Does the option protect water resources?	0	Not location specific - depends on the design and specification of the development	0	No location specific impacts - will depend on housing numbers.	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Likely to increase pressure on the B2145 and ultimately the A27, to the detriment of air quality	-	Additional pressure on A27 and backroads. Impact to air quality will increase with house numbers	--	Additional pressure on A27 and may compound existing problems at Stockbridge roundabout (Air Quality Management Area)
3B	Will the option assist the remediation of contaminated land?	0	Uncertain effect - so many different areas could come within the location that further site-specific investigation will be needed	0	N/A not PDL	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	-	Potential for discharges finding their way into the rifes and thence into Pagham Harbour	0	No significant effect for small number of houses (ditch system west of site feeds in to Southbourne Channel)	-	Risk of runoff going onto the Chichester Canal SNCI
3D	Does the option require new waste water treatment capacity?	-	Negative impact until WWTW is upgraded or new capacity is found	++	Connects to Thornham WWTW (capacity of 1615)	--	Would have to connect to Apuldram, where there is limited headroom and limited ability to expand capacity
4A	Does the option maximise the use of renewable and low carbon energy sources?	+	Potential for on-site low carbon technologies	0	Feasibility would depend on housing development size.	+	Large site with potential for district heating and LZC technologies within the site

Non-Strategic Locations

Assessment Criteria		N25 Sidlesham		N26 Southbourne village		N27 Stockbridge	
4B	Does the option reduce the need to travel?	-	Existing facilities are dispersed - no one site within the location could access them all easily without car travel	-	Access could be gained to Southbourne train station. Havant and Chichester approximately 6 miles away so car travel more likely	0	Overall neutral. Fairly close to Chichester but the A27 presents a barrier to movement
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	Overall neutral - area around Mill Lane and Highleigh Road would be ruled out but there are many other potential sites within the location	0	No significant impact for smaller development.	0	Flood zones to the North east constrain the developable area, but a reasonable area is outside these.
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	0	Neutral - SUDS could be used to contain and slowly release water but not for infiltration in this location	0	Feasibility of incorporation of SUDS tech will increase with housing numbers	+	Land available for deploying full range of SUDS techniques
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	0	Overall neutral - would connect to existing bus route but no train links.	+	Use of train station to Chichester city	-	The A27 and the canal present a barrier to accessing public transport. Could be mitigated by a foot/cycle bridge over the canal. Development to the south would score more highly on this criteria
6B	Does the option improve networks for cyclists and pedestrians?	+	For larger developments, could increase likelihood of Chichester to Selsey Cycle Route	-	. Increasing use of existing routes. Could increase recreational disturbance of Chichester Harbour SPA	0	Overall neutral. The canal footpath is the main link for cyclist and walkers, for a site or sites to the east access over the canal would be needed
6C	Does the option reduce congestion?	-	Larger development here likely to increase pressure on B2145 and congestion at the A27 junction	-	Increase congestion to the A259. Congestion will worsen with increased housing numbers	-	Will add to congestion on the A27
7A	Does the option encourage sustainable land management practices to conserve landscapes?	+	The dispersed nature of the existing settlement(s) mean that smaller scale of development could be accommodated	+	Impact to Southbourne is less likely to be significant with a smaller development	0	Local impacts, but one of the less sensitive of the near city options
7B	Does the option ensure protection of traditional urban forms?	0	Uncertain effect - would be very dependant on the choice of site within the location	+	A smaller development would link in with Southbourne village	-	Edge of centre suburban development. Does not relate to the existing settlement
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	Overall neutral - 2 conservation areas, but the Quay CA is mainly in the flood zone. Development around the Church CA would have negative impact - other sites may avoid impacts	0	No significant impact	+	Few if any heritage assets in the area, but archaeology may be present

Assessment Criteria		N25 Sidlesham		N26 Southbourne village		N27 Stockbridge	
8A	Does the option meet local housing needs?	+	Would meet local needs on the Manhood, a larger site or sites would help address the Districts needs	+	Opportunity to create affordable houses for those wanting to remain in the area	+	Larger location with the potential to meet a greater part of the District's housing needs than some other options
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	0	Depends on size of the housing development	+	Potential to set mix of criteria at application stage	+	A substantial development here should be able to deliver such a mix
9	Does the option provide access to services and facilities?	-	Some local shops and a primary school but access to secondary school, hospital and further education worse than some other options	+	Both Primary and Secondary schools but other amenities are limited. Would need to travel for HE, hospital and larger amenities	0	Local shops in Stockbridge, but other facilities are in the City
10A	Does the option ensure that economic opportunities are accessible to all?	+	Increase in some opportunities locally but also problems accessing Chichester for greater opportunities	+	Economic opportunities in Havant Chichester CC.	+	Close to city centre and the A27
10B	Does the option ensure that value added is retained in the District?	0	No significant effect	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs.	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11A	Does the option encourage innovation?	0	Development here unlikely to increase innovation in the District	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	0	Development here unlikely to assist the development of a knowledge based economy	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12A	Does the option ensure skills are enhanced to increase access to work?	0	Neutral impact as some opportunities locally but still a need to commute to Chichester and along A27	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester city is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	0	Neutral impact as will provide new housing but facilities not sufficient to entice significant new skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	++	Close to the Horticultural Development Areas in Sidlesham could support businesses within them, provided they are not the development site	+	Housing here may support businesses in rural areas	+	Housing here may support businesses in rural areas
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	--	Potential loss of Grade 1 and Grade 2 agricultural land	--	BMV Grade 1 and 2	--	Grade 1 and 2 (Excellent to very good)

Key for Assessment criteria
Natural and Historic Environment

Assessment Criteria		N28 Tangmere (within existing SDL)		N29 Tangmere (elsewhere)		N30 West Wittering (village)	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	0	Overall neutral as space already allocated for development	-	Bird species of note recorded in the area. Protected species movement networks within the hedgerows	--	High density of waders, geese and notable birds - proximity to Chichester Harbour. Bat and water vole movement network along ditches and hedgerows
1B	Does the option allow for movement of habitats with climate change?	0	Unlikely to be significant	0	Unlikely to be significant provided the hedgerows and tree lines along the roads are protected/conserved	-	Better to avoid sites immediately adjacent to the harbour. This will allow for future habitat migration
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	+	Opportunity to further enhance green infrastructure within the SDL	+	Some opportunities to improve green infrastructure linkages with new development (bat movement network)	0	Smaller sites unlikely to do more than mitigate for direct losses due to development
2A	Does the option protect water resources?	0	No significant impact if development occurs within the existing SDL	0	No location specific impacts - will depend on housing numbers	0	No significant impact - will depend on housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	Additional pressure on A27. Impact to air quality will increase with housing numbers	-	Additional pressure on A27. Impact to air quality will increase with housing numbers	--	Air Quality management area on Stockbridge roundabout, where the A286 joins. May compound existing problems here
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	0	Overall neutral. Land within ex-military site would require further investigation. Other land not PDL	0	N/A not PDL
3C	Does the option reduce levels of water pollution?	0	No significant effect	0	No significant effect	0	No significant affect
3D	Does the option require new waste water treatment capacity?	+	Connects to Tangmere. Additional capacity would be required to support a non-strategic development, however there are no environmental restrictions	+	Connects to Tangmere. Improvements to WWT will increase headroom. No capacity issues for a development of this size	+	Connects to Sidlesham WWTW. Head room here approx. 800 dwellings
4A	Does the option maximise the use of renewable and low carbon energy sources?	0	Feasibility would depend on housing development size	0	Feasibility would depend on housing development size	0	Feasibility would depend on housing development size

Assessment Criteria		N28 Tangmere (within existing SDL)		N29 Tangmere (elsewhere)		N30 West Wittering (village)	
4B	Does the option reduce the need to travel?	-	Car travel is more likely to the city. A smaller additional development is unlikely to provide further budget to develop a foot/cycle route	-	Car travel is more likely to Chi CC. A smaller development is unlikely to have the budget to develop a foot/cycle route	-	Inevitably development on the south of the Manhood would add to increased commuter journeys and also need to travel for the facilities of Chichester City that are not available elsewhere
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	+	No significant impact for smaller development with existing SDL	+	No significant impact for smaller development	0	Large flood zone south west of West Wittering. A non-strategic development can avoid this
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	0	Overall neutral. If site is allocated for an additional non-strategic development the impact to drainage would need further assessment	0	Feasibility of incorporation of SUDS technology will increase with housing numbers	0	Feasibility of incorporation of SUDS technology will increase with housing numbers
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	+	Use of existing bus links	+	Depends on location of development. Could utilise existing bus links	-	There is a good bus service but this is restricted by the access across the A27. No train service
6B	Does the option improve networks for cyclists and pedestrians?	-	A smaller development is less likely to see the development of new foot/cycle paths	-	A smaller development is less likely to see the development of new foot/cycle paths	-	A smaller development is less likely to see the development of new foot/cycle paths
6C	Does the option reduce congestion?	--	Access to A27 from Tangmere/Shopwyke Rd or through Tangmere on Meadow Way. Congestion from allocated large strategic development is likely to be compounded by further development	--	Access to A27 from Tangmere/Shopwyke Rd or through Tangmere on Meadow Way. Congestion from allocated large strategic development is likely to be compounded by further development	-	Access to A27 via the Stockbridge roundabout is likely to increase congestion
7A	Does the option encourage sustainable land management practices to conserve landscapes?	0	No significant impact	0	No significant impact for smaller development	-	Locally significant but a small development should not impact on the AONB
7B	Does the option ensure protection of traditional urban forms?	-	Edge of Suburban development. Location doesn't quite fit with Tangmere, especially for a smaller development within existing SDL	0	Depends on location	0	A smaller development should not significantly alter the existing development
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	-	Archaeological Priority Area covers large areas of Tangmere. Archaeology may be present. Tangmere Conservation Area may be impacted	-	Archaeological Priority Area covers large areas of Tangmere. Archaeology may be present. Tangmere Conservation Area may be impacted	0	Few if any heritage assets in the area, but archaeology may be present

Assessment Criteria		N28 Tangmere (within existing SDL)		N29 Tangmere (elsewhere)		N30 West Wittering (village)	
8A	Does the option meet local housing needs?	+	Scope to increase housing density within existing SDL	+	Would fit both large strategic and smaller non strategic development	+	Plenty of land available to meet district's needs but it would also be meeting the City's need in a more distant location from the City
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	+	Potential to set mix of criteria at application stage	+	Potential to set mix of criteria at application stage	+	Potential to set mix of criteria at application stage
9	Does the option provide access to services and facilities?	+	Some amenities within Tangmere including primary school. Larger amenities found within Chichester CC. Already all located development will bring further amenities	+	Some amenities within Tangmere including primary school. Larger amenities found within Chichester CC. Already allocated development will bring some amenities	-	Primary school within West Wittering and some local shops but access to secondary school, hospital and further education worse than some other options
10A	Does the option ensure that economic opportunities are accessible to all?	+	Economic opportunities within Tangmere and the city	+	Economic opportunities within Tangmere and the city	+	Further from the A27 and the city but still a positive contribution to the local economy
10B	Does the option ensure that value added is retained in the District?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Further from the A27. A small number of houses might further support the local economic base
11A	Does the option encourage innovation?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs.	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	A small development is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
11B	Does the option develop knowledge based economy locally?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	A small development is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12A	Does the option ensure skills are enhanced to increase access to work?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	A small development is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce
13A	Does the option promote a prosperous and diverse rural economy?	0	Overall neutral as space already allocated for development	0	Propose not to develop on HDA area	0	A small number of houses would not have a significant impact
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	0	Overall neutral as space already allocated for development	-	Strips of Grade 1 - 3 land	+	Grade 3 land (good)

Key for Assessment criteria

Natural and Historic Environment

Assessment Criteria		N31 Westbourne		N32 Westhampnett		N33 Wisborough Green	
1A	Does the option prevent biodiversity loss and habitat fragmentation?	--	SNCI, ancient woodland to the N and NE. Bats, water vole and barn owl movement network immediate to the east.	+	Bat movement network with the hedgerows, otherwise agricultural land with limited constraints	-	Sites to the south of the A272 or to the NE of the village would have a major negative impact on biodiversity
1B	Does the option allow for movement of habitats with climate change?	-	A housing development here could impact on existing corridors and potential future migration	0	Unlikely to be significant	-	Extensive ecological corridors around the settlement mean development would impinge on habitat migration
1C	Does the option enhance and/or restore biodiversity opportunities and create new habitat?	0	Smaller sites unlikely to do more than mitigate for direct losses due to development	+	Some opportunities for creation of new habitat or green infrastructure linkages with new development	0	Smaller sites unlikely to do more than mitigate for direct losses due to development
2A	Does the option protect water resources?	0	No significant impact. Will depend on housing numbers.	0	Not location specific depends on overall housing numbers	0	Not location specific depends on overall housing numbers
2B	Does the option maximise use of waste resources?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
2C	Does the option make efficient use of energy?	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development	0	Not location specific - depends on the design and specification of the development
3A	Does the option reduce air pollution from industrial processes and transport?	-	No direct access to A27, possibility to increase congestion and air pollution on B roads and A259	-	Added congestion on the A27 likely to have negative effect on air quality	0	No significant effect
3B	Will the option assist the remediation of contaminated land?	0	N/A not PDL	0	N/A not PDL	0	Uncertain - needs more information
3C	Does the option reduce levels of water pollution?	0	A small number of houses should not impact on the ditches and watercourses here	0	A small number of houses should not impact on the ditches and watercourses here	-	Risk of runoff and pollution entering the river Kird
3D	Does the option require new waste water treatment capacity?	++	Connects to Thornham - approx.. Headroom of approx. 1615	+	Connects to Tangmere. Additional capacity would be required to support a non-strategic development, however there are no environmental restrictions	+	WWTW have capacity of 165 (2015), which should be sufficient for scale of development needed
4A	Does the option maximise the use of renewable and low carbon energy sources?	0	Feasibility would depend on development size	0	Feasibility would depend on development size	0	Some opportunities but development not a scale to benefit from the full range of LZC technologies

Non-Strategic Locations

Assessment Criteria		N31 Westbourne		N32 Westhampnett		N33 Wisborough Green	
4B	Does the option reduce the need to travel?	-	Inevitably a development on the edge of the district would add to increased commuter journeys and the need to travel for facilities in Chichester and Havant	-	A development here could link in bus links to new strategic development. However, car travel would still be required	0	Overall neutral - it is a rural village but with good access to the wider facilities of Billingshurst
5A	Does the option reduce the risks of coastal, fluvial surface water and groundwater flooding?	0	Flood zones along to main river but these are easily avoidable and should not have an impact	0	Some areas of flooding risk but can be avoided	+	Provided that the River Kird flood zones are avoided
5B	Does the option increase the use of SUDS and provide opportunities for restoring natural function to rivers and coastal systems?	0	Feasibility of incorporation of SUDS technology will increase with housing numbers	0	Feasibility of incorporation of SUDS tech will increase with housing numbers	+	SUDS should be deployable in this location
6A	Does the option achieve modal shift to more sustainable forms of transport, integrating bus and train networks?	-	There is no train station and bus service does not have access to the A27. Residents are more likely to commute	-	A development here could link in bus links to new strategic development. However, car travel would still be required	-	Very limited bus services, 3 mile drive to Billingshurst train station
6B	Does the option improve networks for cyclists and pedestrians?	+	Suggest foot and cycle path to school.	+	A development here could link in with foot and cycle paths planned in new strategic development	-	Off road provision poor and unlikely to be improved by this scale of development
6C	Does the option reduce congestion?	-	Would add to congestion on surrounding roads	--	Congestion from the new large strategic development is likely to be compounded by further development here	0	No significant effect
7A	Does the option encourage sustainable land management practices to conserve landscapes?	-	Impact locally significant	0	A larger strategic development here will have altered the landscape considerably - a smaller development here will not be significant by comparison	0	Minor impacts locally, increasing to negative impacts for later development
7B	Does the option ensure protection of traditional urban forms?	0	A smaller development should not significantly alter the existing development	0	A larger strategic development here will have altered the landscape considerably - a smaller development here will not be significant by comparison	-	Traditional village form - a major extension would have negative impacts
7C	Does the option ensure conservation and enhancement of the historic environment, heritage assets and their settings?	0	Some heritage assets in the area - development on the eastern edge of existing settlement would avoid these although some archaeology may still be present	0	Some heritage assets in the area, archaeology may be present	-	Large conservation area means development without an impact on this would be difficult

Assessment Criteria		N31 Westbourne		N32 Westhampnett		N33 Wisborough Green	
8A	Does the option meet local housing needs?	-	Edge of district location with no economic base. A small number of houses for commuters would suit location	+	Further support to district housing needs	+	Constraints mean development not likely to be on a larger scale to meet wider needs
8B	Does the option provide the right housing mix of size and tenure and the continuation of a sustainable mix of people within communities?	+	Potential to set mix of criteria at application stage	+	Potential to set mix of criteria at application stage	-	Pressure in this location for larger 'executive' homes for commuters
9	Does the option provide access to services and facilities?	-	Primary and secondary School. Would need to travel for hospital and other amenities	++	Access to A27, hospital, education and amenities in Westhampnett	+	The village has a school, hall, post office, sports ground and pubs, plus further facilities in Billingshurst
10A	Does the option ensure that economic opportunities are accessible to all?	-	Difficult to access the A27	++	In close proximity to the city centre and A27	+	Good access to Billingshurst, and thence rail connection to Horsham, Crawley Gatwick and London
10B	Does the option ensure that value added is retained in the District?	0	No access to the A27. A small number of houses might further support the local economic base	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	-	Housing here likely to be supporting the economy of Horsham District or further afield
11A	Does the option encourage innovation?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs.	0	No significant effect
11B	Does the option develop knowledge based economy locally?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	A small development is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	Attractive location, but the link would be with the economies of Billingshurst and Horsham
12A	Does the option ensure skills are enhanced to increase access to work?	+	Housing around Chichester District is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	+	A small development is likely to support local economic development aims for the creation and retention of highly skilled high-value jobs	0	No significant effect
12B	Does the option ensure a skilled workforce is available locally to allow business development?	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Will provide housing to support employers' needs over a wide area of West Sussex and so help provide and retain a skilled workforce	+	Good location to attract skilled workers due to proximity to South Downs NP and also the train line, facilities and services
13A	Does the option promote a prosperous and diverse rural economy?	0	No significant effect	0	A small number of houses would not have a significant impact	+	Housing should support local economy, but not rural diversification
13B	Does the option avoid the loss of the Best and Most Versatile agricultural land?	+	Grade 3 and 4 agricultural land	+	Grade 3 land	+	All grade 3 land