

Plumpton Parish Neighbourhood Plan

Sustainability Appraisal (incorporating Strategic Environment Assessment)



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Plumpton Neighbourhood Plan

2017–2030

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1. Introduction

Plumpton Parish Council is developing a Neighbourhood Plan (the PNP) in order to guide development in the parish until 2030. As sustainability is an important consideration in land-use planning, a Sustainability Appraisal has been undertaken on the contents of the plan.

The National Planning Policy Framework (NPPF) states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, which require that neighbourhood development plans contribute to the achievement of sustainable development. Although not a statutory requirement, a sustainability appraisal of a neighbourhood development plan is a positive step to meet this basic condition.¹ Advice and guidance from the Department for Communities and Local Government (DCLG) has been updated and it is considered that assessing the social, economic and environmental effects of a neighbourhood plan is good practice, can help improve its overall sustainability and ensures that a greater breadth of sustainability consideration informs its development.

Neighbourhood plans are also required to demonstrate that they are legally compliant and are compatible with EU obligations (as incorporated into UK law). An important component of this is compliance with the Strategic Environmental Assessment Directive (transposed into English law through the Strategic Environmental Assessment [SEA] Regulations²) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan.

The first stage of meeting this requirement, as required through the SEA Regulations, is a screening opinion. A screening opinion was produced by Lewes District Council (LDC) (see Appendix 2), which considered the need for a full strategic environmental assessment (SEA). Following consultation with the statutory environmental bodies (English Heritage, Natural England and the Environment Agency), it was concluded that the Plumpton Neighbourhood Plan could potentially have significant environmental effects and that a full SEA should be prepared to meet the requirements of the SEA Directive.

The first stage in the SEA process is the Scoping Report, which identified and gathered relevant baseline information and identified a number of parish issues. This report was consulted on for six weeks in June/July 2015. This included consulting the key statutory environmental bodies: Historic England, the Environment Agency and Natural England.

The Plumpton Neighbourhood Plan must conform with higher level planning policy – primarily the Lewes District Local Plan, but it is also important to ensure conformity with the Lewes District Joint Core Strategy (JCS), prepared by LDC and the South Downs National Park Authority (SDNPA). The JCS has been subject to its own sustainability appraisal (incorporating a strategic environmental assessment), and this report has been informed by information contained within that assessment. However, to date, neither LDC nor SDNPA has prepared a sustainability appraisal (incorporating a strategic environmental assessment) on the site allocations part of their Local Plan.

¹ Neighbourhood plans are required to meet a number of basic conditions:
<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² Environmental Assessment of Plans and Programmes Regulations 2004

This report appraises the options (or reasonable alternatives) considered through the preparation of the Plumpton Neighbourhood Plan, and subsequently the policies contained in the draft Neighbourhood Plan, against the sustainability framework developed through the Scoping Report. This will help to gauge the extent to which the Neighbourhood Plan contributes towards sustainable development.

As required by both European and National Law, consideration is given in this report to the requirements of the Strategic Environmental Assessment Directive. Where requirements have been met, this is signposted, as below:

Compliance with the SEA Directive's requirements

This box will indicate which requirements of the SEA Directive's regulations are being met.

A Habitat Regulations Assessment (HRA) Screening Opinion was also undertaken by LDC officers to determine whether the Plumpton Neighbourhood Plan was likely to impact on the integrity of European protected sites within and surrounding the district. This concluded that it was unlikely that this would be the case.

Copies of the SEA and HRA Screening Opinion are shown in Appendix 2 and 3.

- 1.13 The necessary background information on the PPNP can be found on the Plumpton Parish Council website at www.plumptonpc.co.uk/neighbourhood-plan

2 Non-technical summary

Methodology

The Sustainability Appraisal sought to test the contribution that the Plumpton Neighbourhood Plan will make towards achieving sustainable development. The first part of this process was identification of a number of objectives and indicators, set out in a Sustainability Framework.

These objectives and questions were used to inform the Neighbourhood Plan by assessing the sustainability impacts of the options considered and policies taken forward in the plan. The objectives were based on the three strands of sustainability: environmental, social and economic. The questions were chosen to quantify and measure the degree to which each objective had been or would be achieved.

The objectives, as set out in the Plumpton Parish Neighbourhood Plan, are as follows:

- to protect the character of the parish and future growth;
- to retain and enhance existing community services and amenities;
- to identify sites for development that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting;
- to plan for some housing to meet local needs, in particular for young families and local people wishing to downsize;
- to secure the future of the existing employment uses within the parish and plan for their growth to serve parish needs;
- to plan for increased public access to, and enjoyment of, local green spaces and the SDNP as a recreation, education and leisure amenity.

As required by both European and National Law, consideration was also given to the requirements of the Strategic Environmental Assessment Directive.

Conclusions

Overall, the policies in the draft Plumpton Neighbourhood Plan appraised well against the sustainability framework, indicating that implementation of the plan policies will not have a negative impact on the sustainability objectives of the parish and will contribute to the objectives of sustainable development within the parish.

A Habitat Regulations Assessment Screening Opinion was also undertaken by LDC officers to determine whether the Plumpton Neighbourhood Plan was likely to impact on the integrity of European protected sites within and surrounding the district. This concluded that it was unlikely that this would be the case.

3 Parish portrait

Compliance with the SEA Directive's requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'the relevant aspects of the current state of the environmental and the likely evolution thereof without implementation of the plan or the programme.'

General

The parish of Plumpton is located in the western half of Lewes District, in the county of East Sussex. It is approximately five miles north-west of the county town of Lewes.

The parish is rural and characterised by its proximity to the South Downs. The South Downs National Park covers the southern half of the parish along a line just south of Plumpton Racecourse. Geographically, approximately 50% of the parish lies within the South Downs National Park. Much of the parish is made up of agricultural land, with a mixture of both arable land and livestock grazing. It is not heavily wooded.

Historically, development is concentrated primarily in a ribbon distribution along the main road, with Plumpton Green, north of the racecourse, more recently constituting the only major deviation, as this has been the area of main development in the parish. Outside of this, farms or small clusters of housing exist throughout the parish area.

Social

The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

Demographics

The usual resident population of the Parish is 1,644 people³ (819 male, 825 female).

Table 1 - Age distribution within parish

	Number	% across parish	% across district	% across England
People aged 15 and under	267	16.2%	17.4%	19%
People aged 16 to 64	1,111	67.6%	59.9%	65%
People aged 65 and over	266	16.2%	22.7%	16%

³

[ONS](#)

Table 2 - Age structure of parish

Age band	Parish figure 2011 (number and %)	District figure 2011 (number and %)
0 to 4	64 (3.9%)	5,052 (5.2%)
5 to 7	51 (3.1%)	3,158 (3.2%)
8 to 9	30 (1.8%)	2,071 (2.1%)
10 to 14	100 (6.1%)	5,551 (5.7%)
15	22 (1.3%)	1,136 (1.2%)
16 to 17	79 (4.8%)	2,336 (2.4%)
18 to 19	75 (4.6%)	2,077 (2.1%)
20 to 24	95 (5.8%)	4,679 (4.8%)
25 to 29	63 (3.8%)	4,596 (4.7%)
30 to 44	254 (15.5%)	16,907 (17.3%)
45 to 59	425 (25.9%)	20,541 (21.1%)
60 to 64	120 (7.3%)	7,214 (7.4%)
65 to 74	150 (9.1%)	10,889 (11.2%)
75 to 84	82 (5.0%)	7,731 (7.9%)
85 to 89	23 (1.4%)	2,232 (2.3%)
90 and over	11 (0.7%)	1,302 (1.3%)
All Usual Residents	1,644	97,502

From the 2010 IMD map⁴ and classification, it is possible to say that Plumpton is not considered a deprived parish. The Lower Super Output Area (LSOA) encompassing the settlement of Plumpton Green is classified by the 2010 Indices of Deprivation as falling within the least deprived 10% of Lower Super Output Areas nationally. The Lower Super Output Area covering the remainder of Plumpton Parish (the area outside of Plumpton Green) highlights that this area is more deprived than that covering Plumpton Green, falling into the 40-50%/50-60% deprivation decile for LSOAs nationally.

Note: The Indices of Multiple Deprivation (IMD) cover a broad range of issues and refer to unmet needs caused by a lack of resources of all kinds, not just financial. There are seven key domains used to measure deprivation; each domain represents a specific form of deprivation experienced by people, and each can be measured individually using a number of indicators. The seven distinct domains identified in the English Indices of Deprivation are: Income Deprivation, Employment Deprivation, Health Deprivation and Disability, Education Skills and Training Deprivation, Barriers to Housing and Services, Living Environment Deprivation, and Crime.

4

www.eastsussexinfofigures.org.uk/webview/index.jsp?catalog=http%3A%2F%2F10.128.25.249%3A80%2Fobj%2FCatalog%2FCatalog208&submode=catalog&mode=documentation&top=yes

Note: Lower Super Output Areas are the second smallest geographical scale on the Office for National Statistics hierarchy for standardised data. Each of them contains approximately 1,500 people.

Health

The table below shows the health status of the 1,644 usual residents and how they compare with the average district percentages.⁵

Table 3 – Health status of residents

Health status	Number	% across parish	% across district
Very good health	873	53.1%	44.8%
Good health	573	34.9%	35.5%
Fair health	151	9.2%	14.3%
Bad health	39	2.4%	4.2%
Very bad health	8	0.5%	1.2%

Housing

There are 622 households* in the parish. The table below shows the distribution of these households and how they compare with the average district percentages.⁶

Table 4 – Household distribution

Type	Number	% across parish	% across district
Owner-occupier households, owned outright	265	42.6%	39.8%
Owner-occupier households, owned with mortgage or loan	221	35.5%	32.8%
Shared ownership	2	0.3%	0.7%
Social rented from council	43	6.9%	7.6%
Social rented other	5	0.8%	3.3%
Privately rented	65	10.5%	14.5%
Living rent free	21	3.4%	1.3%

*A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address, who share cooking facilities and a living room, sitting room or dining area (as defined by Office for National Statistics [ONS, 2014]).

There are 639 dwellings* in the parish.

The table below shows the distribution of these households and how they compare with the average district percentages.

⁵ [ONS](#)

⁶ [ONS](#)

Table 5 – Dwellings

Type	Number	% across parish	% across district
Detached houses/bungalows	321	50.3%	35.1%
Semi-detached houses/bungalows	217	34.0%	26.5%
Terraced properties	56	8.8%	19.1%
Flats, maisonettes or apartments	44	6.9%	18.9%
Caravans or other mobile or temporary structures	1	0.2%	0.5%

*A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use (as defined by ONS, 2014).

Lewes is one of the local authorities in Sussex with relatively high house prices, mostly driven by commuters and people retiring from the big cities and seeking a quieter life in the countryside. Although market conditions have favoured house prices in recent years, there is still pressure on affordability and supply. As of March 2014, 1,955 households were on the LDC Housing Register, of which 15 were from Plumpton. A need for affordable housing for downsizers and for first-time buyers was identified during the Plumpton Neighbourhood Plan research process. An analysis of the prices of sold houses using the Zoopla website shows a marked difference between Plumpton (south of the racecourse) and Plumpton Green (north of the racecourse). The average price of sold properties for Plumpton Green was £428,169 (based on the analysis of 69 sales), whereas the average price of sold properties for Plumpton was £752,250 (based on eight completed sales). The Neighbourhood Plan will seek to determine how best to address the identified local need.

Table 6 – Residents on LDC housing register

Lewes DC Housing Register at 31 March 2016				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Plumpton	10	2	0	0
Total	12			

Education

Plumpton Green has a community-run pre-school, catering for children aged two to five. Ten of the children attending this facility live in the parish.

Sixty-two parish children (estimated as approximately half the parish's children of primary-school age) currently attend Plumpton Primary School, in the centre of Plumpton Green. The school roll is approximately 100. Children travel to and from this school by car, bicycle and on foot. The remainder of children in this age band mostly travel outside the parish for primary schooling, in both the state and private sectors.

Forty parish children of secondary school age currently attend Chailey Secondary School (estimated as approximately 33% of the parish's children in this age band). A school bus is

currently provided by East Sussex County Council. Other secondary school-age children travel for schooling to Lewes, Brighton and other local areas by train, car or private school bus.

Public transport

There is a railway station, Plumpton, at Plumpton Green in the centre of the parish. This provides direct rail connections northwards to London Victoria and London Bridge (via Gatwick) and southwards to Lewes, Eastbourne and Hastings, and connections to Brighton.

There is currently an hourly train service seven days per week that connects Plumpton with London to the north and Lewes/Eastbourne/Hastings to the south east (although this may change to two-hourly outside peak hours). Plumpton Station is situated at the southern end of Plumpton Green and there is no bus service that reliably allows residents with mobility problems to access it using public transport.

Bus services are limited. Route 166 service connects Lewes, Plumpton parish and Haywards Heath, and runs approximately every two hours, weekdays only, providing a transport link for employment, school, shopping and social purposes.

There are also three bus services that connect Plumpton with Burgess Hill, the other main shopping centre. However, together, they offer only one adequate return service five days a week.

There are no bus services on Saturdays or Sundays.

Public transport connections to the GP surgeries in Ditchling are poor, and there are none to the Chailey and Newick GP surgeries.

The 166 service connects with bus services to Crawley and Brighton, but they are not co-ordinated and involve long waiting times.

Private transport

As previously stated, the parish comprises two main settlements. Plumpton is located in the south, along the southernmost stretch of Plumpton Lane and the B2116, which runs east to west from Ditchling through Cooksbridge and on to Lewes. Plumpton Green is located approximately towards the upper end of the parish, with housing clustered primarily north of the railway station. Plumpton and Plumpton Green are connected via Plumpton Lane, which runs directly north from the B2116 and becomes Station Road north of the railway line.

Table 7 shows vehicle ownership in Plumpton parish.⁷

Table 7 – Vehicle ownership in Plumpton parish

	Number	% across parish	% across district	% across England
Households with no car or van	56	9.0%	20.1%	25.8%
Households with 1 car or van	218	35.0%	45.6%	42.2%
Households with 2 cars or vans	231	37.1%	26.0%	24.7%
Households with 3 cars or vans	88	14.1%	6.1%	5.5%
Households with 4 or more cars or vans	29	4.7%	2.1%	1.9%

Economic

There are approximately 100 businesses and employers in the parish. The two largest employers are Plumpton College (330 employees) and Plumpton Racecourse (16 employees). In addition, there are three public houses, a general store with post office, a shop selling woodburning stoves, and three vehicle servicing garages. Most of the other businesses are sole traders operating from their own homes. There are two industrial estates offering premises for businesses requiring workshop space.

Plumpton Racecourse, which operates as a National Hunt course from September to April, has had steady investment since the present owners acquired it in 1998, and the facilities have significantly improved as a result. There are 16 meetings a year. In 2016, the course was visited by 24,220 racegoers. These meetings provide a source of income for the local public houses and the village store/post office. The racecourse also hosts occasional other events, such as weddings, trade fairs, social events and gymkhanas.

The establishment of the South Downs National Park provides an opportunity for the development of other, tourist-related businesses, but there is no evidence of any being established at this stage. At present, there is one small bed-and-breakfast facility in the centre of Plumpton Green, and a holiday let facility of three houses at the northern end of the parish.

Economic status of residents

Of the 1,644 usual residents of the Parish, 1,261 are aged between 16 and 74. Of these, 946 (75.0%) are economically active* and 315 (25.0%) are economically inactive.**

⁷ [ONS](#)

The tables below show the distribution of economically-active and economically-inactive residents and how these compare with the average district percentages.⁸

Table 8 – Economically active

Status	Number	% across parish	% across district
Employed full-time	469	37.2%	34.3%
Employed part-time	177	14.0%	15.3%
Self-employed	201	15.9%	13.9%
Unemployed	23	1.8%	3.3%
Full-time students	76	6.0%	2.7%

Table 9 – Economically inactive

Status	Number	% across parish	% across district
Retired	143	11.3%	17.6%
Students	100	7.9%	3.7%
Looking after home or family	46	3.7%	3.9%
Long-term sick or disabled	16	1.3%	3.5%
Other	10	0.8%	1.8%

* Economically active is defined as all people usually resident in the area at the time of the 2011 Census aged 16 to 74 who were either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained (as defined by ONS, 2014).

** Economically inactive is defined as all people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were not in employment and did not meet the criteria to be classified as unemployed (as defined by ONS, 2014).

Occupations

The table below show the employment classifications of the 916 residents in the parish in employment and aged between 16 and 74 and how they compare with the average district percentages (district percentages not related to parish figures).

⁸ [ONS](#)

Table 10 – Employment classifications⁹

Group	Number	% across parish	% across district
Managers, directors and senior officials	134	14.6%	11.6%
Professional occupations	187	20.4%	18.0%
Associate professional and technical occupations	128	14.0%	13.5%
Administrative and secretarial occupations	94	10.3%	10.6%
Skilled trades occupations	103	11.2%	12.9%
Caring, leisure and other service occupations	76	8.3%	10.9%
Sales and customer service occupations	59	6.4%	7.6%
Process, plant and machine operatives	46	5.0%	5.8%
Elementary occupations	89	9.7%	9.0%

Qualifications and skills

The table below show qualifications possessed by the 1,377 usual residents in the parish aged 16 and over, and how they compare with the average district percentages.¹⁰

Table 11 – Qualifications possessed

Qualifications possessed	Number	% across parish	% across district
No qualifications	142	10.3%	21.5%
Level 1 qualifications	201	14.6%	13.8%
Level 2 qualifications	234	17.0%	15.7%
Apprenticeship qualifications	32	2.3%	3.4%
Level 3 qualifications	190	13.8%	11.8%
Level 4 and above qualifications	521	37.8%	29.4%
Other qualifications	57	4.1%	4.4%

⁹ [ONS](#)

¹⁰ [ONS](#)

Industry of employment

The 916 usual residents aged between 16 and 74 in employment are employed in the following industries:

Table 12 - Industry of employment¹¹

Industry	Parish figure 2011 (number and %)	District figure 2011 (number and %)
Agriculture, forestry and fishing	37 (4.0%)	386 (0.8%)
Mining and quarrying	2 (0.2%)	20 (0.0%)
Manufacturing	46 (5.0%)	2,771 (6.1%)
Electricity, gas, steam and air conditioning supply	0 (0.0%)	151 (0.3%)
Water supply	4 (0.4%)	444 (1.0%)
Construction	60 (6.6%)	3,947 (8.7%)
Wholesale and retail trade	103 (11.2%)	6,657 (14.6%)
Transport and storage	36 (3.9%)	2,203 (4.8%)
Accommodation and food service activities	50 (5.5%)	2,267 (5.0%)
Information and communication	43 (4.7%)	1,577 (3.5%)
Financial and insurance activities	60 (6.6%)	2,111 (4.6%)
Real estate activities	20 (2.2%)	748 (1.6%)
Professional, scientific and technical activities	68 (7.4%)	2,957 (6.5%)
Administrative and support service activities	44 (4.8%)	2,048 (4.5%)
Public administration and defence	47 (5.1%)	2,799 (6.1%)
Education	144 (15.7%)	5,359 (11.8%)
Human health and social activities work	98 (10.7%)	6,267 (13.8%)
Arts, entertainment and recreation	49 (5.3%)	2,712 (6.0%)
Activities of householders as employers	5 (0.6%)	92 (0.2%)
Activities of extraterritorial organisations and bodies	0 (0.0%)	16 (0.03%)

¹¹ [ONS](#)

Average house prices

A property search on www.rightmove.co.uk was also carried out to provide an indication of current prices of properties available in Plumpton parish.

Table 13 shows the lowest prices for open market properties on sale in Plumpton and the surrounding area in April 2017. Table 14 shows the lowest prices for properties available to rent in the extended area surrounding Plumpton in April 2017. The open market housing is based on a 3.5 x income multiplier mortgage with a 10% deposit. The rental values for income required are based on monthly rents not exceeding 25% of an individual's or household's gross income.

The household income required to purchase the cheapest home in the parish on the market in April 2017 was £87,416 for a three-bedroom, mid-terrace property in Plumpton Green.

Table 13 - Lowest current property prices

Property type	Location	Lowest price	Gross annual income required
1-bed top floor flat	Burgess Hill	£150,000	£38,572
2-bed ground-floor flat	Hassocks	£219,950	£55,559
3-bed mid terrace	Plumpton Green	£339,950	£87,416
3-bed semi-detached house	Plumpton Green	£379,500	£97,586
3-bed detached bungalow	Plumpton Green	£390,000	£100,286
4-bed detached house	Plumpton Green	£396,500	£101,958
5 bed detached house	Plumpton Green	£650,000	£167,143

The gross annual household income required to rent an entry-level home in April 2017 was £48,000 for a two-bed flat in Offham (due to a lack of rental properties in the parish, the search area was extended to three miles from the centre of Plumpton Green).

Table 14 - Lowest current property rental prices

Property Type	Location	Lowest price	Gross annual income required (where rent per month is a maximum of 25% of gross income)
1-bed flat	Burgess Hill	£665	£31,920
2-bed flat	Burgess Hill	£795	£38,160
2-bed terraced house	Offham	£1,000	£48,000
3-bed semi-detached house	Newick	£975	£46,800
3-bed detached house	Burgess Hill	£1,295	£62,160
4-bed detached house	Burgess Hill	£1,475	£70,800

Environmental

Compliance with the SEA Directive's requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'the relevant aspect of the current state of the environment and the environmental characteristics of areas likely to be significantly affected.'

South Downs National Park

The parish is predominantly rural and is characterised by its association with the South Downs. The South Downs National Park (SDNP) covers the southern half of the parish from a line just south of Plumpton Racecourse. Approximately 50% of the parish lies within the South Downs National Park. This area also has international recognition as part of the UNESCO Brighton and Lewes Downs Biosphere Reserve. Much of this area was formerly part of the South Downs Area of Outstanding Natural Beauty (AONB).

Environmental designation and characteristics

Plumpton parish falls within three landscape character areas (Major Scarps, Scarp Footslopes and Open Downland) identified through the 2011 SDNP Integrated Landscape Character Assessment.

The parish is also identified as 'Western Low Weald' in the East Sussex Landscape Character Assessment, which is characterised by the abundance of trees and small, attractive villages, as well as the contrast between flat, open countryside and the bold scarp of the Downs to the south.

Compliance with the SEA Directive's requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).'

European Protected Sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA))

The parish lies approximately 4km from the Castle Hill SAC and 6km from the Lewes Downs SAC. A Habitats Regulations Assessment (HRA) screening has been undertaken by Lewes District Council for these two protected sites, which concluded that the Plumpton Neighbourhood Plan would not have a likely significant effect on either site. This screening opinion was approved by Natural England.¹²

¹² www.lewes.gov.uk/Files/plan_Plumpton_HRA_Screening_Assessment.pdf

Sites of Special Scientific Interest (SSSI), Nature Reserves or Sites of Nature Conservation Importance (SNCI)

There is one Site of Special Scientific Interest in the parish:

- The Clayton to Offham Escarpment SSSI – which runs the full width of the parish along a line just south of the B2116 road.

There are no local nature reserves in the parish.

There are four Sites of Nature Conservation Importance (SNCI) in the parish:

- Plumpton Wood (North) (to the north of Plumpton Green);
- Ashurst Farm Meadow (to the south of the racecourse);
- a significant section of the Longridge Wood and Sedgebrook Marsh SNCI (shared with the neighbouring Chailey and Wivelsfield parishes);
- a minor section of Great Home Wood and Hattons Wood SNCI (mainly in Chailey and East Chiltington).

There are no Areas of Outstanding Natural Beauty in the parish (a former AONB was incorporated into the SDNP).

Priority habitats

The parish contains areas identified by Natural England as Priority Habitats, which are subject to Habitat Action Plans:

- Undetermined Grassland Priority Habitat – a single zone covering the total land area of the Clayton to Offham Escarpment SSSI;
- Good Quality Semi-Improved Priority Habitat – a single zone located in the Clayton to Offham Escarpment SSSI, directly west of Plumpton Bostal;
- Lowland Calcareous Grassland Habitat – three zones located in the Clayton to Offham Escarpment SSSI: one to the east of The Coombe and two to the east of Ditchling Cross (one of which straddles the border with East Chiltington Parish);
- Chalk Stream Priority Habitat – one section from Plumpton Place and Plumpton College to Old Mill, Plumpton;
- Deciduous Woodland Priority Habitat – approximately 40 patches, including Sedgebrook Marsh in the north of the parish; to the east, west and north of Beresford Lane; south of Bluebell Cottage; Riddens Wood; north of Riddens Lane; north of East View Fields; High Burrows; Reed Pond; Plumpton Wood; surrounding Plumpton Place; at The Coombe; around Ditchling Cross and at Streathill Farm Enclosure.

Species

A range of European Protected Species (EPS), other Protected, Priority, and/or Red List species are distributed through the parish.

Environmental Stewardship Agreement

The following areas are subject to an Environmental Stewardship Agreement:

- Organic Entry Level Stewardship Scheme – one zone located directly to the south of the Roman Road to the south west of Plumpton Racecourse;
- Organic Entry Level plus Higher Level Stewardship – one zone located in the south west corner of the Parish, to the south of The Coombe and to the west of Plumpton Plain;
- Entry Level Stewardship Scheme – none;
- Entry Level plus Higher Level Stewardship Scheme: two primary zones – one being all land south of the B2116 road not in the Organic and Higher Level Stewardship area, and one being the land surrounding Plumpton College, extending northwards to the zone of Organic Entry Level Stewardship Scheme adjacent to the racecourse.

Woodland Grant Scheme

There are no areas of the parish in the Woodland Grant Scheme at levels 1, 2 or 3.

Agricultural land

Most of the agricultural land in the parish is classified as Grade 3.

Tree Preservation Orders

There are a number of designated Tree Preservation Orders (TPOs), which are primarily located in Plumpton Green and southwards, along Plumpton Lane.

Ancient woodland

There are a number of patches of ancient woodland within the parish that together comprise approximately 25 hectares. These are located north (5) and south (3) of the Plumpton Green settlement, with further patches to the west and north-west.

Flood risk

Areas of the parish lie within Flood Zone 2 and 3, including an area that stretches between Riddens Lane and East View Fields in Plumpton Green. Plumpton Green also has areas that are subject to surface water flood risk, in particular land along the stream arising in Little Inholmes Farm and running around the north side and east end of Wells Close, past North Barnes Farm to join the Bevern Stream. These areas have a one-in-30 and one-in-100-year risk of surface water flooding (see Appendix 1).

The parish falls within the Ouse catchment area of the Environment Agency's 2009 River Ouse Catchment Flood Management Plan. This area is identified as a low-to-moderate-risk area, where existing flood risk can be reduced by management actions.

Conservation areas

There are no conservation areas in the parish.

Heritage

The English Heritage classification of Listed Buildings shows that the Parish of Plumpton contains the following listed buildings and structures.¹³

Grade I Listed

- The Parish Church of St Michael and All Angels, Plumpton, Lewes, East Sussex

Grade II Listed*

- Plumpton Place, Plumpton Place, Plumpton, Lewes, East Sussex
- Upper Mill, Plumpton Lane, Plumpton, Lewes, East Sussex

Grade II Listed

- The cottages and gateway at Plumpton Place to the west of the house, Plumpton Place, Plumpton, Lewes, East Sussex
- The Mill House, Plumpton Place, Plumpton, Lewes, East Sussex
- Moat Barn, Plumpton Agricultural College, Plumpton, Lewes, East Sussex
- The Laines, Plumpton Lane, Plumpton, Lewes, East Sussex
- The Eugh, Plumpton Lane, Plumpton, Lewes, East Sussex
- The Former Schoolroom, Plumpton Lane, Plumpton, Lewes, East Sussex
- 106 and 107, Plumpton Lane, Plumpton, Lewes, East Sussex
- Mill Cottage, Upper Mill, Plumpton Lane, Plumpton, Lewes, East Sussex
- The Cottage, Ditchling Road, Plumpton, Lewes, East Sussex
- Old Mill House, Plumpton Lane, Plumpton, Lewes, East Sussex
- Rylands, Plumpton Lane, Plumpton, Lewes, East Sussex
- Main station building on north side of the line; subsidiary station building on south side of line and connecting footbridge at Plumpton Station, Plumpton, Lewes, East Sussex
- The signal box at Plumpton Railway Station, Plumpton, Lewes, East Sussex
- Drews Farmhouse, Plumpton Lane, Plumpton, Lewes, East Sussex
- Whitehouse Farmhouse, Plumpton Green, Lewes, East Sussex
- The Half Moon Inn, Plumpton Lane, Plumpton, Lewes, East Sussex
- Hackmans, Plumpton Lane, Plumpton, Lewes, East Sussex
- The Well House, Plumpton Green, Lewes, East Sussex
- Rylands Cottage, Riddens Lane, Plumpton Green, Lewes, East Sussex

Scheduled monuments

There are a number of scheduled ancient monuments to the south of the parish, on the ridge at the top of the South Downs.

¹³ www.britishlistedbuildings.co.uk/england/plumpton-lewes-east-sussex#.WP-tZFPyt-U

Archaeological notification areas

There are a number of archaeological notification areas in the parish, primarily located in the southern part, within the National Park.

Historic parks and gardens

There is a designated Historic Garden at Plumpton Place, in the south of the parish. The ornamental gardens around the Manor House, Mill House and the lakes extend to approximately 4 hectares. The site slopes gently down from north to south. To the west and north the site is bounded by close-board fencing and the access road, buildings and playing field of Plumpton College. To the north-east and east, the gardens open onto pasture land and housing in Plumpton village. To the south, the gardens are sheltered by a belt of mature, 19th-century holm oak around the moat bank and, across a field and the B2116, the South Downs rise sharply to 200m. (For more information visit <http://list.historicengland.org.uk/resultsingle.aspx?uid=1000234>)

Predicted future without the Plumpton Parish Neighbourhood Plan

The Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Joint Core Strategy set out the predicted future in Lewes District without the Joint Core Strategy. This uses projections, estimates and trend-based information to set out the expected state of the district without an adopted Local Plan. As the purpose of the Neighbourhood Plan is to develop a shared vision for the neighbourhood area and shape its development and growth to support the implementation of the Joint Core Strategy and achieve its spatial vision within the plan area, it is considered that the predicted future in Plumpton Parish without the Plumpton Parish Neighbourhood Plan would reflect at a smaller scale the predicted future without the Joint Core Strategy outlined in the Joint Core Strategy Sustainability Appraisal. This can be found in paragraph 5.38 of the Joint Core Strategy Sustainability Appraisal.¹⁴

¹⁴ http://www.lewes.gov.uk/Files/plan_SA_Submission.pdf

4 Planning context

Compliance with the SEA Directive's Requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'an outline of the content, main objectives of the plan or programme, and the relationship with other relevant plans and programmes.'

Neighbourhood plans form the bottom tier of the planning system and so are influenced by various higher-level plans, policies and guidance. The following publications have informed the Scoping Report and, subsequently, the SEA Report.

- The National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- South Downs National Park (SDNP) Local Plan (emerging)
- SDNPA (2013) National Park Partnership Management Plan 2014-2019
- SDNPA (2013) Access Network and Accessible Natural Greenspace Study
- SDNPA (2012) Low Carbon and Renewable Energy Study
- SDNPA (2013) Transport Study – Phase 1 Report
- SDNPA (2015) Water Cycle Study and Strategic Flood Risk Assessment
- SDNPA (2011) South Downs Integrated Landscape Character Assessment
- Sussex Biodiversity Partnership: Sussex Biodiversity Action Plan
- Brighton & Hove and Lewes Downs Biosphere Partnership (2014) Biosphere Management Strategy
- Environment Agency (2009) River Ouse: Catchment Flood Management Plan
- Environment Agency (2013) Adur & Ouse Abstraction Licensing Strategy
- Lewes District Local Plan (2003)
- Lewes District Joint Core Strategy (2016)
- Lewes District Joint Core Strategy Sustainability Appraisal (2016)
- Lewes District Draft Infrastructure Delivery Plan (2015)

- Lewes District Strategic Flood Risk Assessment (2009)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2016)
- East Sussex Transport Plan 3 2011-2026 (2011)
- East Sussex Landscape Character Assessment (2004)
- Sussex Historic Landscape Characterisation
- Environment Strategy for East Sussex (2011)

5 Sustainability issues

The Parish Portrait identified sustainability issues that are common to rural communities. These are listed below. Various consultation exercises, as well as the Vision Report, have also highlighted these issues.

- Retaining dark skies, which would be negatively impacted by the introduction of street lights.
- Housing affordability and availability of affordable/smaller homes for younger/lower income people trying to access housing market and older people seeking to downsize within the village.
- Maximising the potential of rural tourism in the parish.
- Maintaining the natural and historic character of the parish in the context of the South Downs National Park.
- Maintaining the parish's natural landscape
- Surface water and fluvial flood risk.
- Parking and traffic volumes, especially around key village facilities such as the station, playing field and village shop/post office.

6 Sustainability framework

This Sustainability Appraisal seeks to test the contribution that the Plumpton Neighbourhood Plan will make towards achieving sustainable development. The first part of this process is identification of a number of objectives and indicators, presented below in the Sustainability Framework. These objectives and questions will be used to inform the Neighbourhood Plan by assessing the sustainability impacts of the options considered and policies taken forward in the plan.

The objectives are based on the three strands of sustainability: environmental, social and economic. The questions have been chosen to quantify and measure the degree to which each objective has been achieved or will be achieved, although additional considerations and further details have been taken into account where necessary. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the parish.

Appraisal key

Symbol	Meaning
+	Likely positive effect
0	No effect likely/neutral effect
-	Likely negative effect

The sustainability objectives are set out below and each is followed by its corresponding questions that will be considered. Many current issues have been identified during the early development of the Neighbourhood Plan and through local knowledge and consultation with local people and stakeholders. In addition, many of the sustainability and environmental issues identified in the Lewes District Sustainability Appraisal are also relevant to Plumpton. Where this is the case, they have been included here.

Note: a thorough appraisal of all of the options and policies has been undertaken. However, where the questions listed below are not relevant to the option/policy being appraised, they have not been considered through the appraisal process. Also, in the interest of a full and comprehensive appraisal process, some issues have been considered through the appraisal process that are not listed in the table below but that are relevant to the objective and of local importance.

The main intention of the Sustainability Appraisal is to identify the likely impacts (both positive and negative) of approaches being considered through the Neighbourhood Plan and, subsequently, the policies contained within it. It is not intended as a scoring system to justify particular options but does form part of the evidence base that informs the policies contained within the Neighbourhood Plan itself.

SA/SEA Objective	Questions considered
Social	
Soc/1. To ensure the delivery of affordable* and sustainable homes	<ul style="list-style-type: none"> • Will the PPNP improve the availability of local affordable housing to meet local needs including starter and downsizing homes? • Will the PPNP ensure the needs of older residents are met (such as the provision of Lifetime Homes)? • Does the PPNP protect and enhance the parish's existing built environment and demonstrate a high quality and sustainable design? • Will the PPNP encourage the use of brownfield land? • Will the PPNP make best use of vacant land?
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community	<ul style="list-style-type: none"> • Will the PPNP retain and enhance the provision of community services and facilities? • Will accessibility to new and/or existing facilities be improved?
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	<ul style="list-style-type: none"> ▪ Will the PPNP promote sustainable forms of transport and encourage walking and cycling to shops, facilities and services? ▪ Does the PPNP encourage the linking to/extension of existing access networks? ▪ Will the PPNP benefit the health of the community?
Economic	
Eco/1. Support the growth of local businesses to meet the needs of the parish.	<ul style="list-style-type: none"> • Will the PPNP support existing shops and businesses? • Will the PPNP align with the long-term plans of key businesses in the parish such as Plumpton College and Plumpton Racecourse? • Will the PPNP provide potential for new businesses within the parish?

Environmental	
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	<ul style="list-style-type: none"> • Will the PPNP safeguard and, where possible, enhance the wildlife and biodiversity of the parish? • Will the PPNP safeguard and ensure there are no adverse impacts on the parish's locally and nationally important biodiversity designations (SSSIs, SNCLs, EPSs etc)? • Will the PPNP safeguard and ensure there are no adverse impacts on the parish's ancient woodland?
Env/2. Protect the character, qualities and identity of the parish's natural landscape	<ul style="list-style-type: none"> • Does the PPNP promote the purposes and enjoyment of the SDNP? • Are there likely to be any harmful impacts to the character and/or valued natural landscape of the parish? • Will the PPNP ensure that any landscape impact is minimised and that landscaping mitigation is sympathetic to the existing character of the parish?
Env/3. Protect the character, qualities and identity of the parish's heritage assets	<ul style="list-style-type: none"> • Does the PPNP ensure that development respects the historic character of the parish and minimises any detrimental impacts? • Will development impact on listed buildings? • Will development impact on other heritage designations such as historic gardens and scheduled ancient monuments?
Env/4. To ensure that development does not increase the risk of flooding	<ul style="list-style-type: none"> • Does the PPNP minimise or aim to mitigate the risk of flooding? • Will the PPNP ensure that the combination of sites does not exacerbate risks of flooding of small streams and ditches? • Will the PPNP ensure removal of surface water by sustainable methods that will enhance the environment and biodiversity?
Env/5. To reduce the parish's impact on climate change	<ul style="list-style-type: none"> • Will the PPNP promote energy efficiency and the use of renewables within the parish?

* Affordable housing is defined (see [National Planning Policy Framework](#), Department for Communities and Local Government, 2012) as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

7 Appraisal of Neighbourhood Plan objectives

Compliance with the SEA Directive's Requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'an outline of the content, main objectives of the plan or programme, and the relationship with other relevant plans and programmes.'

An appraisal of the Neighbourhood Plan objectives against the sustainability framework has been undertaken.

The objectives, as set out in the Neighbourhood Plan, are as follows:

1. to protect the character of the parish and future growth through maintaining the spatial and qualitative relationships between the areas;
2. to retain and enhance existing community services and amenities to support a wider range of parish needs and reinforce the identity and purpose of the village centre. To work with Plumpton College and Plumpton Racecourse to integrate their longer-term plans with these objectives;
3. to identify sites for development that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting. Ensure new development is designed to offer potential for wildlife habitat maintenance and enhancement;
4. to conserve and enhance the historic environment of the parish including its archaeological interest using the Historic Environment Record and East Sussex Record Office as the primary evidence base;
5. to plan for some housing to meet local needs, in particular for young families and local people wishing to downsize;
6. to secure the future of the existing employment uses within the parish and plan for their growth to serve parish needs;
7. to plan for increased public access to and enjoyment of local green spaces and the SDNP as a recreation, education and leisure amenity, while recognising that areas of significant biodiversity should be retained and enhanced; to integrate the existing network of rural lanes, bridleways and footpaths, and improve and extend safe pedestrian and cycling routes.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Neighbourhood Plan Objectives			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes	+	+	+	Objectives 3 and 5 will ensure that the housing needs of the parish will be met, in the most sustainable locations, including affordable housing for young families and older residents.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community	+	+	+	Objective 2 will ensure a positive impact against this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	Objectives 2, 3 and 7 will ensure that development is located in the right areas to retain and enhance local services, thus encouraging sustainable forms of transport and reducing the need to travel by car.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	Objectives 2, 3 and 5 will ensure that the growth of the village supports local businesses. Objective 2 will also ensure that the plan aligns with the long-term plans and objectives of key local businesses, such as the racecourse and Plumpton College.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	While there may be some conflict with objective 5, which focuses on the growth of the parish, it is expected that objectives 3 and 7 will mitigate any adverse impacts.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	While there may be some conflict with objective 5, which focuses on the growth of the parish, it is expected that objectives 1, 3 and 7 will mitigate any adverse impacts on the character of the parish.
Env/3. Protect the character, qualities and identity of the parish's heritage assets	0	0	0	While there may be some conflict with objective 5, which focuses on the growth of the parish, it is expected that objectives 1, 3 and 4 will mitigate any adverse impacts on the parish's heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	Objective 3 will ensure that development is located in appropriate locations to prevent an adverse impact on this objective.
Env/5. To reduce the parish's impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

8 Appraisal of the Neighbourhood Plan policy options

Compliance with the SEA Directive's Requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'the likely significant effects on the environment, including on issues such as biodiversity, population human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects.'

The Environment Report should provide (Art. 5 and Annexe 1): 'an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical difficulties or lack of know-how) encountered in compiling the required information.'

An important part of the Sustainability Appraisal (incorporating an SEA) is the appraisal of the 'reasonable alternatives'. This is to identify the most sustainable choice available for each policy area, helping in the identification of the preferred approach to be taken for policy areas.

Before exploring the 'reasonable alternatives', as required by SEA guidance and legislation, it is important to state that one of the primary reasons for a full SEA for the Plumpton Neighbourhood Plan was that the choice was made to allocate sites for development and a Sustainability Appraisal for the Lewes District Local Plan Part 2 has not yet been published. This is set out clearly in the SEA Screening Opinion in Appendix 2.

The Lewes District Local Plan Part 2 will allocate development sites across the district in areas where no neighbourhood plan is being prepared or is adopted. Consequently, no sustainability assessment has yet been undertaken on potential development sites yet and so it is important that a Neighbourhood Plan SEA is carried out to consider the sustainability merits of the various options in the absence of a district-wide equivalent.

Therefore, it is important to highlight that the SEA process has been undertaken in a proportionate manner with a focus on the issue of the future growth of the parish and the available options to meet the local development requirements set out in local planning policy.

Levels of growth at Plumpton Green

The Lewes District Core Strategy Sustainability Appraisal (September 2014 submission version) considered various options for growth in the village. The planning guidance clearly states that the evidence informing an emerging plan may be relevant to meeting the basic conditions and specifically advises the sharing of evidence in the plan-making process.

When preparing the Joint Core Strategy, a range between 30 and 100 additional units was considered for Plumpton Green which reflected the Council's Settlement Hierarchy and the housing capacity in line with the findings of the Strategic Housing and Economic Land Availability Assessment (SHELAA). The Joint Core Strategy SA appraised three options:

- Plumpton Green should have a planned level of growth that is towards the lower end of the range consulted on (approximately 30 homes);
- Plumpton Green should have a planned level of growth that is around the figure of approximately 45-60 homes;
- Plumpton Green should have a planned level of growth that is towards the upper end of the range consulted upon (approximately 100 homes).

The appraisal found that a planned housing target towards the middle of the Settlement Hierarchy range (approximately 45-60 net additional units) was the most sustainable option and this was recommended to be included within the Joint Core Strategy Submission document. This informed Spatial Policy 2 and led to a minimum requirement of 50 homes to be allocated in Plumpton Green. It was considered suitable and in keeping with the character of the village.

The lowest level of development option appraised neutrally with no benefit and potential negative impact on land efficiency. The option setting out a higher level of growth (approximately 100 net additional units) had a more pronounced positive impact against the housing objective, but it also had more pronounced negative impacts on the community and environment objectives (as development on this scale could have an adverse impact on the rural character of the area). It seems that this option can be considered sustainable but it is not the most sustainable approach, especially without a full appraisal of potential sites for residential development.

In light of the appraisal for the level of growth in Plumpton Green and to ensure that the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan, the Plumpton Parish Neighbourhood Plan will aim to allocate a minimum of 50 additional homes in Plumpton Green. Therefore, at this stage, further assessment of levels of growth for the village is not thought to be required through the Neighbourhood Plan SEA process. If the Plumpton Parish Neighbourhood Plan was to allocate homes above the figure appraised through the Local Plan process, this conclusion would need to be reconsidered and additional appraisals might be required.

Policy 1: Spatial plan for the parish

The intention of Policy 1 is to direct future development in the parish over the plan period. Initially, two alternatives for this policy were identified:

1. to direct future development to the existing planning boundary for Plumpton Green;
2. to allow sporadic development across the whole of the parish of Plumpton.

Conclusion

Option 1 was considered the only reasonable and sustainable approach for the Neighbourhood Plan to take. Option 2 could not be considered a reasonable alternative as it would not be in conformity with national (paragraph 55 of the NPPF) or local planning policy (Policy CT1 of the Lewes District Local Plan).

To further support the development of this policy approach, a number of growth options were identified and considered to help determine the most sustainable manner for the parish, and in particular Plumpton Green, to grow over the plan period. The detailed policy appraisals for these growth options can be found in Section 8.

Policy 2: New-build environment and design

The intention of Policy 2 is to ensure the highest quality of design for future development in the parish over the plan period. No alternative policy approaches were identified but a 'do nothing' approach was considered so the options were:

1. to include a design policy;
2. to not include a design policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 3: Provision of adequate parking

The intention of Policy 3 is to ensure that all development has sustainable parking provision over the plan period. No alternative policy approaches were identified but a 'do nothing' approach was considered so the options were:

1. to include a parking policy;
2. to not include a parking policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 4: Landscape and biodiversity

The intention of policy 4 is to provide the appropriate protection for the parish's valued landscape and biodiversity assets and ensure that landscape schemes for new development proposals accommodate these assets and mitigate any adverse impacts. No alternative policy approaches were identified but a 'do nothing' approach was considered so the options were:

1. to include a Landscape and Biodiversity policy;
2. to not include a Landscape and Biodiversity policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and given the parish's highly-valued natural environment, the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 5: Sustainable drainage and wastewater management

New development proposals will need to demonstrate that they have fully considered and mitigated any surface water flood risk, which is a particular issue in the parish. After considering existing policies and whether a stronger policy could be prepared, two options were considered:

1. to include a Sustainable Drainage policy;
2. to not include a Sustainable Drainage policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and that surface water flood risk is a particular issue in Plumpton Green, and given the associated concerns of the local community and the policy's crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 6: New housing in the parish

Spatial Policy 2 of the Joint Core Strategy sets a minimum requirement for 50 additional homes to be allocated in Plumpton Green up to 2030 and makes it clear that the allocation of sites for residential development could be done by Lewes District Council within the Local Plan Part 2 process or through a Neighbourhood Plan prepared by the Parish Council. Therefore, these two options were considered:

1. to allocate housing sites in the Neighbourhood Plan;
2. to not allocate housing sites in the Neighbourhood Plan and leave the allocation to the Lewes District Local Plan.

Conclusion

Given that national planning policy and guidance encourages detailed and locally-specific planning policies for neighbourhood areas, including the allocation of housing sites, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Consequently, an appraisal of all sites under consideration has been undertaken against the sustainability framework to help identify the most sustainable options. The sites included are, first, the SHELAA sites for Plumpton Green, and second, the sites put forward by landowners

during the Neighbourhood Plan Call for Sites. Further details on the sites, and further assessment, can be found in the Site Assessment Report accompanying the Neighbourhood Plan. See Section 10 for the detailed policy appraisals of the housing options.

Policy 7: Local employment

Residents of the parish and the Parish Council would like to prevent the loss of valued employment and community services to meet the needs of the parish over the plan period. Additional thoughts were given to consider whether the Neighbourhood Plan could strengthen the district-wide existing policies and provide specific policies for local businesses. No alternative policy approaches were identified but a 'do nothing' approach was considered, meaning the options were:

1. to include a local employment policy;
2. to not include a local employment policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Following this conclusion, additional consideration was given to two major businesses in the parish: Plumpton College and Plumpton Racecourse.

Policy 8: Plumpton Green village centre

Over the past 25 years the centre of Plumpton Green has lost one general store, one public house and a garage to housing. The remaining businesses in the village centre, in particular the village shop and Post Office, are important to the community as a whole, but especially to the elderly and those without their own transport, when public transport services are relatively scarce. Development proposals that might negatively affect the remaining facilities and businesses will be resisted.

This policy aims to ensure existing village community facilities, such as the village hall and sports pavilion, the village shop, pubs and other amenities will be retained and, where possible, enhanced to meet a wider range of parish needs and reinforce the identity and purpose of the village centre, particularly as the village expands with the planned new housing this plan considers.

Two options were considered:

1. to include a Plumpton Green village centre policy;
2. to not include a Plumpton Green village centre policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 9: Plumpton College

Plumpton College is the biggest employer in the Parish and therefore should be supported to ensure its sustainable growth. Two options were considered:

1. to include a Plumpton College policy;
2. to not include a Plumpton College policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and that there is no site-specific local planning policy covering this area, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 10: Plumpton Racecourse

Plumpton Racecourse is an important employer in the parish and therefore should be supported to ensure its sustainable growth. Two options were considered:

1. to include a Plumpton Racecourse policy;
2. to not include a Plumpton Racecourse policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and that there is no site-specific local planning policy covering this area, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 11: Community facilities

The intention of policy 12 is to support the sustainable growth of the village's community facilities. No alternative policy approaches were identified but a 'do nothing' approach was considered, so the policy options were:

1. to include a Community Facilities policy;
2. to not include a Community Facilities policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'.

Policy 12: Local green spaces and open spaces

The intention of policy 13 is to protect a number of the parish's most important local green spaces, as identified by the Parish Council and local community. No alternative policy approaches were identified but a 'do nothing' approach was considered, so the options were:

1. to include a Local Green Spaces policy;
2. to not include a Local Green Spaces policy but defer to national and local planning policy.

Conclusion

Given the fact that national planning policy encourages the identification of local green spaces through neighbourhood plans, and given the importance of this issue to the local community and its crucial role in achieving the objectives of the Neighbourhood Plan, option 1 was considered the reasonable approach for the Neighbourhood Plan to take. Option 2 was not considered a 'reasonable alternative'. No 'reasonable' alternative green spaces were considered as the sites were identified by the Parish Council and local community.

9 Appraisal of Neighbourhood Plan growth options

Compliance with the SEA Directive's Requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'the likely significant effects on the environment, including on issues such as biodiversity, population human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects.'

The Environment Report should provide (Art. 5 and Annexe 1): 'an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical difficulties or lack of know-how) encountered in compiling the required information.'

The following options for growth were identified in the Vision Paper and have been appraised against the Sustainability Framework.

- Option 1 - Expanding the centre of Plumpton Green
- Option 2 – Expanding to the north and south of Plumpton Green
- Option 3 – A combination of small-scale pockets of development within Plumpton Green

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Parish growth option 1 – Expanding the centre of Plumpton Green			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy would meet the housing target for Plumpton Green as identified through Spatial Policy 2 of the Lewes District Core Strategy. It would also ensure the delivery of affordable housing to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	This option would bring forward housing in closer proximity to the main village facilities and facilities, and so enhance access. The village currently only has limited services and facilities and new development may bring forward additional services/facilities in the village.

Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Plumpton is a rural parish and new development is likely to increase car ownership and use. However, developments in the centre of the village will be more accessible by foot and cycle to the main village facilities, which could encourage sustainable forms of transport.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	The increased customer base is likely to support the growth of existing village services
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	The impact on this objective is location-specific and so the impact is unknown.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This option is more likely to result in developing areas that have an impact on views into/out of the South Downs National Park, although some of the sites in this location are well screened from the wider landscape.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	Plumpton Green has three listed buildings close to the village centre, and one Archaeological Notification site. Steps will need to be taken to ensure any development does not impact negatively on these.
Env/4. To ensure that development does not increase the risk of flooding.	–	–	–	Development sites in the centre of the village lie within Flood Zone 1. However, the centre of the village, and in particular areas along the Bevern Stream, suffers from surface water flooding issues. Steps will need to be taken to mitigate any impact on flood risk, both in the village and further downstream.
Env/5. To reduce the parish's impact on climate change.	0	0	0	An impact on this objective is unlikely.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Parish Growth Option 2 – Expanding to the north and south of Plumpton Green			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy would meet the housing target for Plumpton Green as identified through Spatial Policy 2 of the Lewes District Core Strategy. It would also ensure the delivery of affordable housing to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	–	–	–	Expanding to the north and south of the village would result in some housing that is further from existing village services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	–	–	–	Plumpton is a rural parish and new development is likely to increase car ownership and use. Expanding to the north and south of the village would result in some development that is further from village services.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	The increased customer base is likely to support the growth of existing village services.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	The impact on this objective is location-specific and so the impact is unknown.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	Development to the north of the village is likely to have less of an impact on views into/out of the South Downs National Park. It will impact negatively on views of the village and Downs on entry from the north. It would mean encroachment on the green gaps to the north of the current Plumpton Green planning boundary, which could be mitigated by the designation of Local Green Space. Development to the south of the railway would be outside the current planning boundary, but within the racecourse and so on an area of previously developed land.

Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	Plumpton Green has three listed buildings, which would not be impacted through this form of growth as they are located close to the village centre.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	The land to the north and south of the village centre lies within Flood Zone 1. The village suffers from surface water flooding issues and measures would need to be taken to minimise any increase in flood risk. However, as can be seen from the surface water flood risk map in Appendix 1, sites to the north and south are at least risk of surface water flooding.
Env/5. To reduce the parish's impact on climate change.	0	0	0	An impact on this objective is unlikely.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Parish Growth Option 3 – A combination of small-scale pockets within Plumpton Green			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy would meet the housing target for Plumpton Green as identified through Spatial Policy 2 of the Lewes District Core Strategy. It would also ensure the delivery of affordable housing to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	Accessibility of village services would depend on location of individual sites. Criteria for selection of the sites would aim to enhance access to and use of facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Plumpton is a rural parish and new development is likely to increase car ownership and usage. This option would bring forward some development in the village centre which is likely to be more accessible by foot and cycle and so could encourage sustainable forms of transport.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	The increased customer base is likely to support the growth of existing village services.

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	The impact on this objective is location-specific and so the impact is unknown.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	The impact on this policy will depend on the location of the sites. However, this option proposes small scale sites and it may be possible to identify areas that are well screened from the wider landscape and the National Park and preserve the green gap north of the village.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	The impact on this policy will depend on the location of the sites. Steps will need to be taken to ensure any development does not impact negatively on these buildings and that, where contiguous, sites are developed in a way to retain their distinct separation.
Env/4. To ensure that development does not increase the risk of flooding	–	–	–	Most of the proposed sites lie within Flood Zone 1. As can be seen from the surface water flood risk map in Appendix 1, the centre of the village in particular suffers from surface water flooding issues. Measures would need to be taken to minimise any increase in flood risk.
Env/5. To reduce the parish's impact on climate change.	0	0	0	An impact on this objective is unlikely.

Summary of option appraisals

All of the options are likely to have a positive impact against objective Soc/1 as they will all deliver new housing to meet district housing targets and local housing needs.

Option 1 and (potentially) Option 3 appraised better against Soc/2 and Soc/3, due to the likely proximity of new development to existing services in the centre of the village, and the positive impact this may have on reducing car use within the village and encouraging sustainable forms of transport

Option 3 meets the village preference for small-scale developments spread across the village.

The centre of the village suffers from surface water flood issues. There is a likelihood that Option 1 in particular would result in adverse impact against objective Env/4.

Preferred option

A combination of option 1 and 3 – this option allows flexibility. It would mean most of the sites would be within the central area of the village, which is more sustainable as it would reduce car use within the village and give better pedestrian access to village facilities and services. Small-scale pockets would spread the development across the village, avoiding a concentration of new-build housing and mitigating impact on the village's rural character. The green gap to the north would be maintained, and small-scale pockets can also be more easily screened, also mitigating the impact on the village's rural character. However, where sites are adjacent, we expect a distinct separation to be maintained: the two developments should not be built to their respective boundaries and they should preserve a green landscape buffer between them, incorporating any existing boundary hedgerows. Where there is opportunity for shared access onto Station Road, this should be agreed between the developers.

10 Appraisal of sites considered for residential allocation

Compliance with the SEA Directive's requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'the likely significant effects on the environment, including on issues such as biodiversity, population human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects.'

The Environment Report should provide (Art. 5 and Annexe 1): 'an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical difficulties or lack of know-how) encountered in compiling the required information.'

The following sites were identified through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites process. They have been appraised against the Sustainability Framework to help identify the most sustainable sites.

Further details of the individual sites, including location maps, can be found in the Site Assessment Report.

Throughout the process of considering potential residential sites, the Steering Group approached landowners/developers to determine whether they would consider different sizes/types of development on their sites. Some were willing to consider fewer houses, or different kinds of housing (as identified on the list of sites below). However, none of the alternative options were sufficiently distinct to merit a separate appraisal.

It should also be noted that the developers of Site 2 also put forward a larger area of land, extending to the west, in the LDC SHLAA process. The SHLAA assessed this larger site as unsuitable and this option was not put forward to the Steering Group for consideration and has not been considered through the SEA.

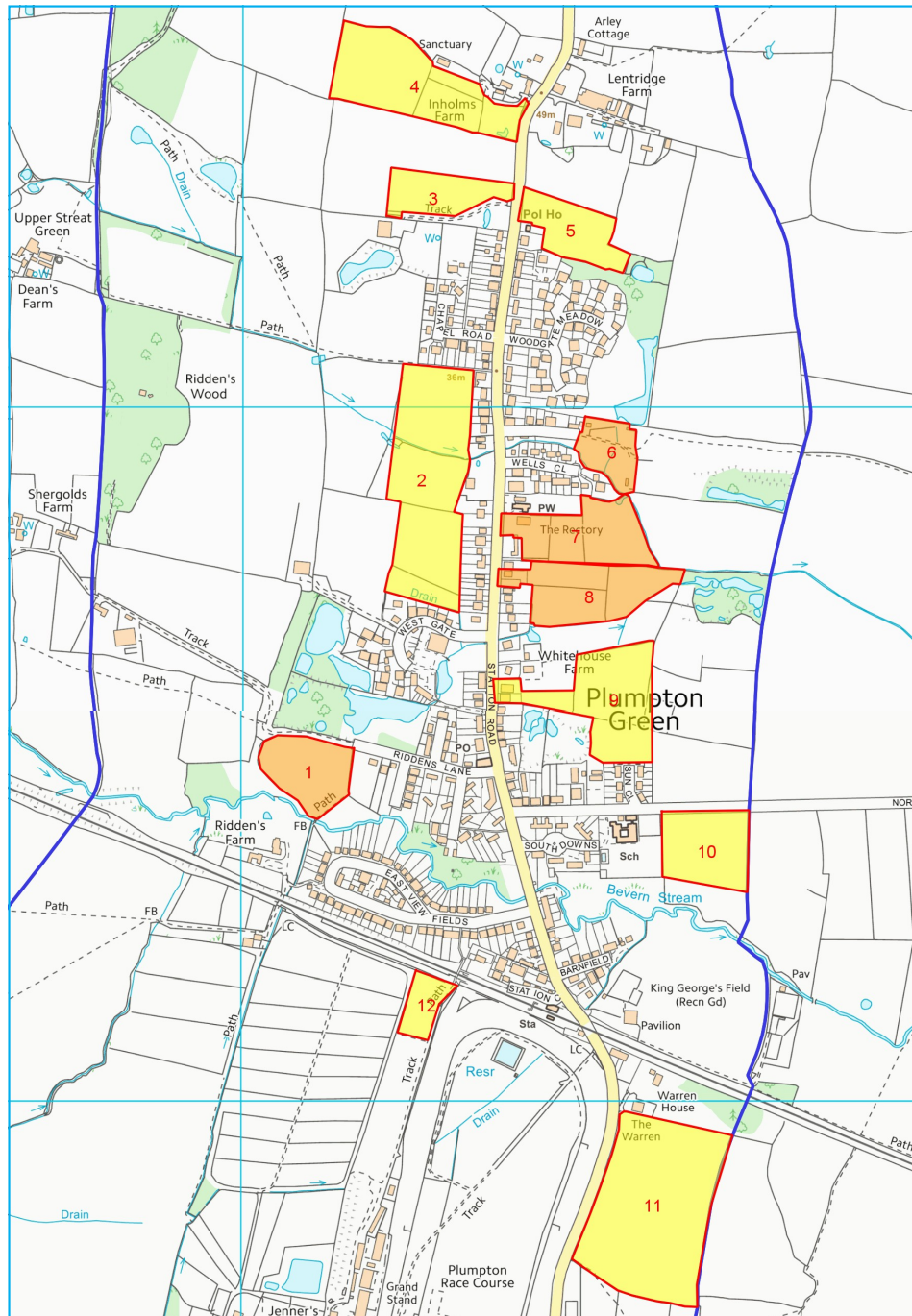
Due to its size, Site 5 has the potential to accommodate in the region of 50 additional homes, but only one option of approximately 20 units has been put forward to the Steering Group for consideration and thus only this option has been considered through the SEA. Sites 9 and 10 have also put forward a joint proposal for a development of some 100-150 houses, incorporating a further area connecting the two. However, this proposal has not yet been assessed for inclusion in the LDC SHLAA, so the revised proposal, with a higher number of units, for site 9 and the original proposal for site 10 are considered here.

1. Site 1 – Riddens Lane (16 units)
2. Site 2 – Little Inholmes Farm (approximately 20 or 40 units)
3. Site 3 – Shaw/Inholms Farm (approximately 12 units)

4. Site 4 – Inholms Farm (northernmost) (a flexible number of units)
5. Site 5 – Lentridge/Old Police House (approximately 15–20 units)
6. Site 6 – Wells Close (12 units)
7. Site 7 – Glebe Land (20 units)
8. Site 8 – Land rear of Oakfield (20 units)
9. Site 9 – Land East of Nolands (40 units)
10. Site 10 – Land behind school (approximately 17 units)
11. Site 11 – Land south-east of railway (19 units) (subsequently withdrawn so not assessed here)
12. Site 12 – Racecourse land (19 units)

Map of sites

Sites in orange are proposed for development in the draft plan.



Key to sites

- | | |
|------------------------------|---------------------------------------|
| 1. Riddens Lane (Policy 6.1) | 7. Glebe Land (Policy 6.3) |
| 2. Little Inholmes Farm | 8. Land rear of Oakfield (Policy 6.4) |
| 3. Land at Inholmes Farm | 9. Land east of Noland's Farm |
| 4. Inholmes Farm North | 10. Land behind school |
| 5. Lentrige/Old Police House | 11. Land south-east of railway |
| 6. Wells Close (Policy 6.2) | 12. Racecourse land |

SA/SEA objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 1 – Riddens Lane			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	This site is located within walking distance (260m from site centre to village shop) of village facilities. Shared access car/pedestrian will be necessary for short sections of Riddens Lane.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	The site is within walking distance of most village services, including the train station, shop and playing fields, and so should encourage sustainable forms of transport. Entry onto Station Road is at a busy intersection, where there is poor visibility and parking issues due to shop deliveries and customers, although ESCC has approved the proposal as safe and sustainable.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop, however there is unlikely to be a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	There is some presence of protected and wider species and habitats which would have to be accommodated in development of this site.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	This is a greenfield site adjacent to the planning boundary. There are ancient hedges, trees and evidence of geological interest on this site which should be considered. It is screened from the Downs.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There is a listed building in the vicinity of this site. The site is also an Archaeological Notification Site.

Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	Part of this site falls within Flood Zone 3 where the site slopes down to a natural water course. However, the proposed development would not be in this area. A small area along the southern boundary is within a 1-in-100-year surface water flood risk area. Steps may need to be taken to mitigate against flood risk both within the village and further downstream.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scores well against social objectives due to the central location of the site near to village services. However, measures will need to be taken to ensure safe pedestrian access and traffic management at the junction of Riddens Lane and Station Road. There is a Grade 2 listed building within the vicinity of the site. The site also suffers from surface water flood issues and scores negatively against Env/4.

SA/SEA objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 2 – Little Inholmes Farm Option A (20 units approx)			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This option could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	This site is located within walking distance (approx. 610m from centre of site to village shop) of village facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Road and pedestrian access is good via West Gate onto Station Road and the site is located within walking distance of most village facilities, including the train station, and so should encourage sustainable forms of transport.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop.

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	There is presence of protected and wider species and habitats, which would have to be accommodated in development of this site. There is Ancient Woodland to the west of the site.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site adjacent to the planning boundary. There are ancient hedges, trees and evidence of geological interest on this site which should be preserved. Natural screening is poor. The site is subject to a Section 106 Agreement preventing development 'other than is reasonably necessary for the cultivation or use of the land for agricultural purposes' until 2074.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	–	–	–	There is a listed building immediately adjacent to the site. Measures may be needed to protect against subsidence and flooding.
Env/4. To ensure that development does not increase the risk of flooding.	–	–	–	The site is within Flood Zone 1. There is a history of surface water flooding and large areas of the site are at risk (some areas 1-in-30-year). The site slopes to a natural watercourse running through the centre of the village, and measures may be necessary to protect other properties and proposed sites downstream.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

SA/SEA objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 2 – Little Inholmes Farm Option B (approx 40 units)			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	This option could provide affordable and sustainable homes to meet local needs, but in numbers that exceed the parish preference for developments of no more than 20 units.

Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The southern part of this site is located within walking distance (approx. 610m from site centre to village shop) of village facilities. The developers of this site have proposed recreational and park areas in addition to housing.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Road and pedestrian access is good via West Gate onto Station Road and the site is located within walking distance of a number of village facilities, including the train station, and so should encourage sustainable forms of transport.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	There is presence of protected and wider species and habitats which would have to be accommodated in development of this site. There is Ancient Woodland to the west of the site and this option would encroach nearer to this woodland than option A.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site adjacent to the planning boundary. There are ancient hedges, trees and evidence of geological interest on this site which should be preserved. It is visible from the Downs and natural screening is poor. The site is subject to a Section 106 Agreement preventing development 'other than is reasonably necessary for the cultivation or use of the land for agricultural purposes' until 2074.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	–	–	–	There is a listed building immediately adjacent to this area. Measures may be needed to protect against subsidence and flooding.

Env/4. To ensure that development does not increase the risk of flooding.	–	–	–	The site is within Flood Zone 1. There is a history of surface water flooding and large areas of the site are at risk (some areas 1-in-30-year). The site slopes to a natural watercourse running through the centre of the village, and measures may be necessary to protect other properties and proposed sites downstream.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

Two options (a = 20 units and b = 40) were considered for this site and both scored similarly, with a mix of positives and negatives, when appraised against the sustainability framework. Both options would provide housing to meet parish housing needs (Option B more so). Both sites scored well against the social objectives, although Option B will inevitably create more traffic flows at the centre of the village. Both proposals raise concerns over landscape impact and Option B, being of a higher density and greater scale, is likely to have a more pronounced adverse impact against these objectives. The area also suffers from surface water flood issues, and both options score negatively against Env/4. The site is subject to a Section 106 agreement preventing any development other than for agricultural purposes until 2074. As the agreement is intended to protect the rural character of the village, this adds to the negative scoring on Env/2.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 3 – Shaw/Inholms Farm			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	–	–	–	There is currently no pavement access linking the site with the village, which is slightly outside the recommended walking distance (895m from site centre to village shop) of village facilities.

Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	–	–	–	There is currently no pavement access linking the site with the village, which is more than 800m from village facilities such as the shop and train station, and so may encourage car use within the village. The 30mph zone on Station Road may need to be extended northwards to ensure safe access/exit for traffic.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop (although this site is not within the recommended walking distance).
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	This site has not been surveyed, but is thought to have low risk of major impact on protected or wider species or habitats of concern.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site adjacent to the planning boundary. There are no ancient trees or hedges on this site but evidence of geological interest is present. The lower part of the site where the development would be sited is not visible from the Downs, although it is not naturally screened. Development of this site would encroach into the green gap between the village and the farmstead to the north. The remaining green gap would need to be preserved by the designation of a Local Green Space to the north of the developed area of the site.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are no listed buildings in the vicinity of this site.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	The site is within Flood Zone 1. There is a seepage course down the slope which may need to be addressed.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scores poorly against the sustainability framework, due to its distance from the central and southern facilities in the village. Pedestrian access also needs to be provided, and some

traffic calming measures. There is some risk of a potential adverse environmental impact as the site would encroach into the green gap between the built-up boundary of the village and the farmstead to the north, although this can be mitigated by the designation of a Local Green Space in the northernmost part of the site.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 4 – Inholms Farm (northernmost)			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	–	–	–	This site is the northernmost site considered and is most remote (approximately 965m from centre of site to village shop) from all village facilities. There is currently no pavement access along parts of Station Road to the village.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	–	–	–	This is the most remote site from village facilities, including the train station, and so is likely to encourage car use within the village. There is also currently no pedestrian access along parts of Station Road to this site. Access to this site would need to be via Site 3, and to cross the proposed Local Green Space. The 30mph zone on Station Road would need to be extended northwards to ensure safe access/exit for traffic.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop, although this site is not within the recommended walking distance.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	This site has not been surveyed, but is thought to have low risk of major impact on protected or wider species or habitats of concern.

Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site, isolated from the planning boundary. There are no ancient trees or hedges on this site but evidence of geological interest is present. It is completely visible from the Downs, exposed and not naturally screened. Site traffic would have to cross the green gap/proposed Local Green Space to the north of Site 3 to access Station Road.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are no listed buildings in the vicinity of this site.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	The site is within Flood Zone 1, with some evidence of surface water that runs into a natural watercourse.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scored negatively against Soc/2 and Soc/3 due to its remote location and access issues. It is also likely that development of this site will have an adverse landscape impact (Env/2), due to the bridging of the green gap between the village and the farmstead to the north, and its visibility from the Downs.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 5 – Lentrige/Old Police House			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	–	–	–	There is currently no pavement linking the site with the village, and it is outside recommended walking distance (880m from site centre to village shop) of most village facilities.

Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	–	–	–	There is currently no pavement access linking the site with the village, which is just outside recommended walking distance of most village facilities. The 30mph zone on Station Road would need to be extended northwards to ensure safe access/exit for traffic.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop, although this site is not within the recommended walking distance.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	This site has not been surveyed, but there is some evidence of wider species and habitats, which would have to be accommodated in development of this site.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site and adjacent to the planning boundary. There are ancient trees, hedges and evidence of geological interest. It is not visible from the Downs, and has some natural screening. Development of this site would encroach into the green gap between the village and the farmstead to the north, and the green gap would need to be preserved by development of the southern part of the site only and the designation of a Local Green Space to the north of the developed area.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are no listed buildings in the vicinity of the site.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	The site is in Flood Zone 1 but there is some evidence of surface water, which runs down the slope into a natural depression and hence into a very small watercourse. Measures may be needed to mitigate against flood risk to neighbouring properties and downstream from the site.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scores poorly against the sustainability framework, due to its distance from the central and southern facilities in the village. Pedestrian access also needs to be provided, and some traffic calming measures. There is some risk of a potential adverse environmental impact as the site would encroach into the green gap between the built-up boundary of the village and the farmstead to the north, although this can be mitigated by the designation of a Local Green Space in the northernmost part of the site.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 6 – Wells Close			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs. The owners are proposing a small-scale development of 'move-on homes' specifically for older residents.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The site is located within walking distance (600m from centre of site) of all village facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	The site is within walking distance of village facilities. Access would be via Wells Close.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	This site has not been fully surveyed, but there is some evidence of protected and wider species and habitats that would have to be accommodated in its development.

Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	The site was formerly a coal yard and therefore has history of previous use. It is adjacent to the planning boundary. There are no ancient trees, hedges or geological interest in evidence. It is not visible from the Downs, but is poorly screened from neighbouring properties.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are no listed buildings in the vicinity of the site.
Env/4. To ensure that development does not increase the risk of flooding.	–	–	–	This site is in Flood Zone 1. However, the site lies within an area of surface water flood risk (1-in-30-year risk at its southern edge). The surface water runs into a natural watercourse, which is connected upstream to another proposed site, and flood risk mitigation measures may be needed to protect neighbouring and downstream properties.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scores well against the sustainability framework, scoring a number of positives against the social and environmental objectives. This was particularly the case for Soc/1, as the site would provide move-on housing for older people, which residents have identified as a priority. The site is centrally located, and so within easy reach of existing village services and facilities, and is a previously developed area of land. It is poorly screened from neighbouring properties, but not visible from the Downs. However, the site is located in area of surface water flood risk and so scored negatively against objective Env/4.

SA/SEA Objectives + = Likely positive effect 0 = No effect likely/neutral effect – = Likely negative effect	Site 7 – Glebe Land			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.

Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The site is located within walking distance (500m approx from centre of site to village shop) of village facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	The site is within walking distance from village facilities. However, traffic entering onto Station Road will increase existing traffic flows at this central section of the village.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	There is evidence of protected species which would have to be accommodated in development of this site. There are TPOs on the site.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site adjacent to the planning boundary. There is evidence of ancient trees, hedges and geological interest on this site which should be preserved. It has some natural screening but is partially visible from the Downs. It is adjacent to another proposed site.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	–	–	–	There is no listed building in the immediate vicinity but this site is adjacent to the church and cemetery, and could impact negatively on the peace and tranquility of this area.
Env/4. To ensure that development does not increase the risk of flooding.	–	–	–	The site is in Flood Zone 1. There is evidence of surface water issues on the site and part of the site lies within an area of 1-in-30-year surface water flood risk. Flood risk mitigation measures may be necessary.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scores well on the social objectives, due to its central position and proximity to village facilities. However, there are some negatives against the environment objectives due to evidence of protected species, trees (including TPOs) and hedges on the site, the potential impact on the landscape, adjacent church and burial ground, and the site's visibility from the Downs. The site is also next to another proposed site, raising potential for development sprawl. Development on the site would need to be clearly separated from the contiguous site, reflecting the parish preference for small-scale pockets of housing, to retain the village's rural character. A potential adverse impact against Env/4 objective was identified due to existing surface water flood risk.

Objectives	Site 8 – Land rear of Oakfield			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	0	0	0	The site is located within walking distance (385m from centre of site to village shop) of village facilities. Development of this site would result in the loss of the garage service.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	The site is within walking distance from the shop and other village facilities and so should encourage sustainable modes of transport. However, site traffic will increase existing traffic volumes at this central section of the village.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	–	–	–	New residents of this site could provide more custom for village businesses such as the shop. However, developing this site would result in the loss of the existing garage service premises in order to gain access to the site.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	–	–	–	There is evidence of protected and wider species and habitats on this site which would have to be accommodated in development of this site.

Env/2. Protect the character, qualities and identity of the parish's natural landscape.	—	—	—	This is a greenfield site adjacent to the planning boundary. There are ancient trees, hedges and geological interest on this site, which should be preserved. It has some natural screening but the site is partially visible from the Downs. It is adjacent to another proposed site.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There is a Grade 2 listed building in the vicinity of this site.
Env/4. To ensure that development does not increase the risk of flooding.	—	—	—	The site is in Flood Zone 1. There is evidence of surface water which runs into a natural watercourse and part of the site lies within an area of 1- in-30-year surface water flood risk. Mitigation measures may be needed to protect against adverse impact on downstream properties.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

Overall, this site scored well against the social objectives, due to its central position, within walking distance of village facilities. There are questions about the potential landscape impact and the site's visibility from the Downs. The site is also next to another proposed site, raising potential for development sprawl. Development on the site would need to be clearly separated from the contiguous site, reflecting the parish preference for small-scale pockets of housing, to retain the village's rural character. A potential adverse impact against Env/4 objective was identified, due to existing surface water flood risk. With regard to the loss of the garage business, it is recognised that it is on a short-term lease, and planning permission for demolition of the building was granted in 2008.

SA/SEA Objectives	Site 9 – Land East of Nolands			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.

Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	–	–	–	The site is within walking distance of a number of village facilities (post office, train station primary school, village hall). However, proposed access to the site would necessitate the demolition of two existing houses on Station Road.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	The site is less than 399m from the shop and within walking distance of other village facilities, including the train station and so should encourage sustainable forms of transport. Vehicles exiting the site will increase traffic flow at a central section of the village.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	This site has not been surveyed, but there is thought to be low risk of major impact on protected or wider species or habitats of concern.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	–	–	–	This is a greenfield site currently isolated from the planning boundary. There are no ancient trees, hedges or geological interest on the site but it is exposed and poorly screened. It is partially visible from the Downs. The volume of houses necessary to make this site economically viable is felt to be disproportionate to the character of the village.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There is a Grade 2 Listed building in the vicinity of the site.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	The site is in Flood Zone 1. There is evidence of surface water which runs into a natural watercourse.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

Overall this site scored a mix of positive, negative and neutral impacts against the sustainability framework. The foremost negatives identified, however, were the potential adverse landscape

impact due to the exposed nature of the site and its visibility from the Downs, and the number of units proposed, which exceeds the parish preference for a maximum of 20 per site.

SA/SEA Objectives	Site 10 – Land behind school			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	0	0	0	The site is located within walking distance (288m from site centre to the village shop along North Barnes Lane) of village facilities. However North Barnes Lane is a narrow, unadopted road, without pavements, raising concerns about access. Proposed access via Site 9 depends on the extension of that site south and eastwards of Sun Close and the demolition of two properties on Station Road.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	The site is within walking distance of village facilities, and so should encourage sustainable forms of transport. However, North Barnes Lane is an unadopted road, without pavements, raising concerns about pedestrian access. It is unclear if cycle access would be provided along North Barnes Lane. Proposed vehicle access via Site 9 would mean additional site traffic exiting onto Station Road and will increase traffic flow at a busy central point.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	New residents of this site could provide more custom for village businesses such as the shop.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	This site has not been surveyed, but is thought to have low risk of major impact on protected or wider species or habitats of concern.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	This is a greenfield site adjacent to the planning boundary. There are no ancient trees, hedges or geological interest on this site, but it is exposed, with no natural screening, and visible from the Downs.

Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are no listed buildings in the vicinity of this site.
Env/4. To ensure that development does not increase the risk of flooding.	–	–	–	The lower part of this site is in Flood Zone 3. The southernmost part of the site lies within an area with a 1-in-30-year surface water flood risk, although the surface water does run into a natural watercourse. Mitigation measures may be needed against flood risk downstream.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

Overall this site scored mainly neutral impacts against the sustainability framework. There are concerns about the access to the site. One option would use North Barnes Lane, which has no pavement for pedestrians. Access to Station Road via Site 9 would be dependent on that site being extended south and east of Sun Close, and would increase traffic flow at a busy central point of the village. There are also negatives against some of the environment objectives due to the exposed nature of the site and its visibility from the Downs. A potential adverse impact against Env/4 objective was identified due to surface water flood risk.

Objectives	Site 12 – Racecourse Land			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This site could provide affordable and sustainable homes to meet local needs. The site is currently amenity grassland. However, there is some hard standing on the site.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The site is located within walking distance (410m from centre of site to village shop) of village facilities. Additional car parking for the station could be included in any development to alleviate the parking problem in the village.

Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	The site is located within walking distance of village facilities, and so should encourage sustainable forms of transport. Parking will also be provided for station users, so promoting use of public transport. However, there is currently no pedestrian access to the village other than via the station footbridge, and this would have to be provided. Vehicle access would be via the existing northern access to the racecourse.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	New residents of this site could provide more custom for village businesses such as the shop. Development of the site would help fund improvements to the racecourse and so help secure the survival and expansion of a local business.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	There is presence of protected/wider species and habitats which should be preserved, but no evidence of ancient trees and hedges. There is no indication of geological interest.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	This site is adjacent to the planning boundary and is contained within the racecourse site. However, the site extends beyond the railway line, which serves as a defensible southern boundary to the village. The site is partially screened and partially visible from the Downs.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are no listed buildings in the immediate vicinity of this site.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	The site is in Flood Zone 1. However, it does contain a small area identified as having 1-in-30 and 1-in-100-year surface water flood risk.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Any proposed development should reflect the need for energy efficiency.

Conclusion

This site scored well against the social objectives due to its proximity to village services and the provision of car parking for the village. The site would also have a positive impact on the local economy and would help to secure the future of a key village business. However, there are questions about access due to the lack of pedestrian footway across the level crossing so that pedestrians would have to use the station footbridge. Development of the site would also extend the village core beyond the railway line. However, the site is contained within the boundary of the racecourse and is not agricultural land. It would also provide parking for the village and station users, which might help ease the parking problem around the station.

Preferred options

All the sites met the primary criteria in offering land for development that would enable the parish to provide new housing. All the sites presented some negatives, many of which can, to varied extents, be mitigated. The challenge for the Neighbourhood Plan is how best to incorporate new housing development within Plumpton Green while preserving the village's essential rural character and strong community identity. Further, the parish is required only to provide a limited number of units; not all the land available for development is needed.

The final selection has been guided by two main criteria:

1. Proximity/access to village facilities;
2. Preserving the rural character of the village.

Both these criteria meet the broader overall social and environmental objectives of the Neighbourhood Plan.

The following is a brief summary of the outcomes of the site appraisals against the sustainability framework and the sites below are recommended for allocation in the Plumpton Neighbourhood Plan:

- Site 1 – Riddens Lane (16 units);
- Site 6 – Wells Close (12 units);
- Site 7 – The Glebe (20 units);
- Site 8 – Land rear of Oakfield (20 units).

The above sites scored well against the sustainability appraisal as they will deliver housing, including affordable accommodation, of a scale and nature that will complement the character of the village, and are located around the centre of the village.

The sites are all located within easy reach of local services and facilities. They are also likely to have fewer adverse environmental impacts due to their modest scale and well-screened nature. However, most of the sites do present flood risk issues and appropriate mitigation measures will need to be taken.

Site 6 will bring much-needed additional housing for older residents wishing to downsize, and will ensure the village continues to have a mix of ages.

Development on these sites will inevitably add to existing traffic volumes within the village, but this may be mitigated by their proximity to village facilities.

These sites together offer a total of 68 units. This exceeds Lewes District Council's original minimum estimate of 50 units for Plumpton Green. The Steering Group has been advised by Lewes District Council that an additional 200 units are required by central government throughout the Lewes district to achieve its five-year housing supply and it is likely that Plumpton Green will be expected to accept some additional units. The Steering Group felt it was preferable to allocate an acceptable number of extra units within this Neighbourhood Plan, so they can be included within its overall policy framework.

The following sites have not been recommended for allocation in the Plumpton Neighbourhood Plan:

- Site 2 – Little Inholmes Farm;
- Site 3 – Shaw/Inholms Farm;
- Site 4 – Inholms Farm (northernmost);
- Site 5 – Lentridge/Old Police House;
- Site 9 – Land east of Nolands;
- Site 10 – Land behind school;
- Site 11 – land south-east of railway (withdrawn);
- Site 12 – Racecourse land.

Site 2, while meeting many of the objectives, has a Section 106 Agreement preventing development other than for cultivation or use of the land for agricultural purposes until 2074. It was agreed in good faith with the village and its intention at the time was to preserve from further development this green area to the west of the village. We feel strongly that the agreement should be respected.

Sites 3, 4 and 5 were considered to be too far from village facilities for easy pedestrian access and therefore likely to encourage car use, with consequent increased traffic volumes within the village. In addition, they would expand development into the green gap at the northern end of the village.

Site 9 increased the size of the original proposal from 1.1 to 2.5 hectares, with a consequent increase in numbers and density of housing that do not meet the village aspiration for small-scale developments in keeping with its rural character.

Site 10 has not been chosen in part because of questions about access, and in part because of its exposed position, as it is clearly visible from the Downs.

Site 12 could not be included as the developers failed to satisfy requirements for safe access for pedestrians across the level crossing.

11 Appraisal of draft Neighbourhood Plan policies

Compliance with the SEA Directive's Requirements

The Environmental Report should provide (Art. 5 and Annex 1): 'the likely significant effects on the environment, including on issues such as biodiversity, population human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects.'

The Environment Report should provide (Art. 5 and Annexe 1): 'the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.'

SA/SEA Objectives	Policy 1: Spatial plan for the parish			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy supports new development, including new market and affordable housing, in sustainable locations in line with the aspirations of the local community. This will help to meet local housing needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	New housing development in sustainable locations is likely to increase use of and support the parish's community facilities and services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	Supporting development in sustainable locations near to parish services and facilities should minimise the need to travel by motorised transportation and encourage travel by sustainable forms of transport, walking and cycling.

Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	Ensuring new development comes forward in sustainable locations should support the parish's existing local businesses, especially those located in Plumpton Green village, and potentially draw new businesses to the parish.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	+	+	+	This policy will steer development to the parish's primary settlement of Plumpton Green which will reduce the likelihood of any adverse impact on the parish's key wildlife habitats such as the network of fields, hedgerows and trees, including ancient woodland and other environmental designations.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	+	+	+	Steering new development to sustainable locations at the parish's primary settlement of Plumpton Green should minimise the impact on the parish's rural character and valued natural and historical landscape. The policy also aims to conserve the landscape and scenic beauty of the National Park by supporting appropriate development and so an adverse impact is unlikely.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	This policy will steer development to Plumpton Green. Any development will be expected to be sympathetic to existing heritage assets such as listed buildings.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	This policy will steer development to Plumpton Green which does contain areas at risk of flooding. There are also areas at risk of surface water flooding. However, this is not a site-specific policy and so it is unlikely that there would be any impact on this objective.
Env/5. To reduce the parish's impact on climate change	0	0	0	This policy aims to guide new development to the most sustainable locations in the parish, although it is unlikely that there would be a notable impact on this objective due to the scale of the Neighbourhood Plan.

SA/SEA Objectives	Policy 2: New-build environment and design			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy will ensure that new development is of high quality, sustainable and in keeping with the character of the parish's built environment and, in particular, the South Downs National Park.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	It is unlikely that this policy will impact on this objective.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	This policy will ensure that any proposals for commercial development within the parish will be high quality schemes in keeping with the local character. However, it is unlikely that there will be any impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	+	+	+	This policy requires development proposals to integrate with the surrounding landscape and encourages the retention of trees and hedges and so should minimise the impact of development on wildlife habitats and potentially improve and enhance wildlife corridors.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	+	+	+	This policy encourages high-quality new development in keeping with the rural character of the parish and that complements the surrounding landscape and so should have a positive impact against this objective.

Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	This policy contains detailed design guidance for future development proposals in the parish, requiring a high quality of design in keeping with the historic character of the parish and existing heritage assets such as listed buildings.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/5. To reduce the parish's impact on climate change	0	0	0	This policy aims to ensure that new development in the parish is of a high-quality design, includes appropriate landscaping and tree retention/replacement and includes the use of high-quality materials. It therefore may have a positive impact on this objective, although this is unlikely to be notable due to the expected scale of future development in the parish over the plan period.

SA/SEA Objectives	Policy 3: Provision of adequate parking			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy will ensure that new development has sufficient associated parking so parking congestion does not impact transport sustainability.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	It is unlikely that this policy will impact on this objective.

Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	This policy will ensure that any proposals for commercial development within the parish will have associated parking. However, it is unlikely that there will be any impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/5. To reduce the parish's impact on climate change	0	0	0	It is unlikely that this policy will impact on this objective.

SA/SEA Objectives	Policy 4: Landscape and biodiversity			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy is likely to result in high quality development that complements and enhances the parish's natural and built environment.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	0	0	0	It is unlikely that this policy will impact on this objective.

Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	It is unlikely that this policy will impact on this objective.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	+	+	+	This policy will ensure that the impact of new development on the parish's valued natural environment and wildlife habitats is limited and will ensure that, where possible, proposals retain existing wildlife corridors and habitats such as hedgerows, trees and ponds.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	+	+	+	This policy will ensure that impact of new development on the parish's valued natural environment and wildlife habitats is limited by ensuring that appropriate landscape screening is provided. The policy also aligns with the purposes of the South Downs National Park.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	Natural features such as trees and hedgerows are of great importance to the rural character of the parish. This policy is likely to ensure that detrimental impacts are minimised.
Env/4. To ensure that development does not increase the risk of flooding.	+	+	+	Retaining and introducing new natural features such as trees, hedgerows and ponds are an important means of slowing the flow of water and so this policy will have a positive impact on this objective.
Env/5. To reduce the parish's impact on climate change.	0	0	0	Retaining and introducing new natural features such as trees could have a positive impact on this objective, although it is unlikely that the impact would be significant.

SA/SEA Objectives	Policy 5: Sustainable drainage and wastewater management			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy will introduce requirements on developers to ensure sustainable drainage is incorporated into development proposals.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	It is unlikely that this policy will impact on this objective.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	+	+	+	Some sustainable drainage methods, such as green roofs, may provide a wildlife habitat, and the policy encourages the creation of habitats for wildlife.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	Sustainable drainage techniques may help to soften the impact of new development on the parish's natural environment, although a notable impact on this objective is unlikely.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	Sustainable drainage techniques may help to mitigate the impact of new development on the parish's natural and built environment, although a notable impact on this objective is unlikely. Any sustainable urban drainage systems (SUDS) incorporated into new development will be expected to respect the parish's built environment and heritage assets.

Env/4. To ensure that development does not increase the risk of flooding.	++	++	++	The parish has areas which are particularly prone to fluvial and surface water flood risk. This policy will help to ensure that this risk is managed in a sustainable manner that will not impact on new or existing residents. By reducing the risk of flooding, it is likely that this policy will have a significant positive impact on this objective.
Env/5. To reduce the parish's impact on climate change.	0	0	0	The requirement to provide SUDS could have a positive impact with regard to the parish's impact on climate change, however the impact is unlikely to be notable.

SA/SEA Objectives	Policy 6: New housing			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	+	+	+	This policy supports new development and identifies housing sites which will provide new market and affordable housing that are of a scale and in locations that are of preference to the parish community and will help to deliver new homes in line with local housing needs.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The provision of new housing development in sustainable locations at Plumpton Green is likely to increase usage and support the parish's community facilities and services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Supporting development in sustainable locations near to parish services and facilities should minimise the need to travel by motorised transportation and encourage travel by sustainable forms of transport, walking and cycling.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	This policy identifies housing sites in sustainable locations which should support the parish's existing local businesses.

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	+	+	+	This policy steers development to sustainable locations at Plumpton Green and introduces mitigation measures through site allocation policy criteria which should reduce the likelihood of any adverse impact on the parish's key wildlife species and habitats such as the network of trees and ancient woodland and environmental designations.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	+	+	+	This policy identifies housing sites in sustainable locations and ensures that new development is sympathetic to the setting and rural character of the parish. It also identifies site specific mitigation measures (where necessary) to avoid/reduce adverse impacts on the parish's rural character and valued natural landscape.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	This policy ensures that new development is sympathetic in scale and design to the character of the parish, including existing heritage assets such as listed buildings.
Env/4. To ensure that development does not increase the risk of flooding.	+	+	+	This policy identifies housing sites in sustainable locations. Some of the sites do contain areas at risk of flooding and in these cases mitigation measures are required by policy criteria to offset/reduce this risk.
Env/5. To reduce the parish's impact on climate change.	0	0	0	This policy guides new development to the most sustainable locations in the parish, although it is unlikely that there would be a notable impact on this objective due to the scale of the Neighbourhood Plan.

SA/SEA Objectives	Policy 7: Local employment			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	It is unlikely that this policy will impact on this objective.

Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The intention of this policy is to retain and allow for the appropriate expansion of existing employment services for the benefit of the local community.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	Retaining and improving existing employment services and facilities, while ensuring that there are no adverse impacts on local amenities and traffic, are likely to encourage walking, cycling and other forms of sustainable transport. However, it is acknowledged that the level of provision in the village is limited and it is unlikely this policy will impact on this objective.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	Retaining and improving existing employment services and facilities is likely to support the growth of local businesses.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	+	+	+	The policy wording ensures that any new development is appropriately mitigated with regard to landscape impact, otherwise it will not be supported.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	The policy wording ensures that any new development is appropriately mitigated with regard to landscape (including built environment) impact and so will ensure that any expansion is in keeping with surrounding built environment.
Env/4. To ensure that development does not increase the risk of flooding.	+	+	+	The policy wording ensures that any new development is appropriately mitigated with regard to flood risk.
Env/5. To reduce the parish's impact on climate change.	0	0	0	It is unlikely that this policy will impact on this objective.

SA/SEA Objectives	Policy 8: Plumpton Green Village Centre			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	This policy is flexible in the sense that it would allow non-viable community services and facilities to be changed to residential use, although this is likely to be minimal and it is unlikely that this policy will impact on this objective.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The intention of this policy is to retain and enhance the existing services in Plumpton for the benefit of the local community and it should score positively against this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Development will support existing community services and facilities, and so encourage walking, cycling and other forms of sustainable transport. It is also acknowledged that services and facilities in the village are limited.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	Retaining existing community services and facilities is likely to support the growth of local businesses.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/5. To reduce the parish's impact on climate change.	0	0	0	It is unlikely that this policy will impact on this objective.

SA/SEA Objectives	Policy 9: Plumpton College			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The intention of this policy is to support the future development of the college and so it should score positively against this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	It is unlikely that this policy will impact on this objective.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	The intention of this policy is to support the necessary future development and long-term plans of the college and so it should score positively against this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	0	0	0	It is unlikely that this policy will impact on this objective. Other policies in the plan (and wider development plan) aim to minimise adverse impacts on the parish's wildlife habitats, local green spaces and environmental designations as a result of future development of the college. The college manages land within the Clayton to Offham Escarpment SSSI and its activities affect the parish's Chalk Stream Priority Habitat.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	The college is located within the SDNP. Other policies in the plan will ensure that there are no adverse landscape impacts. Development of the college may result in benefits with regard to the promotion of the purposes of the SDNP.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	There are a number of heritage assets (including a Grade 2 listed church) within and surrounding the college boundaries that may be affected by future development of the college. This policy seeks to mitigate these effects.

Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/5. To reduce the parish's impact on climate change	0	0	0	It is unlikely that this policy will impact on this objective.

SA/SEA Objectives	Policy 10: Plumpton Racecourse			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	This policy supports the future development of the racecourse.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	0	0	0	It is unlikely that this policy will impact on this objective.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	This policy supports the future development and long-term plans of the racecourse.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is a Site of Nature Conservation Importance (SNCI) located within the vicinity of the racecourse. There are unlikely to be any impacts on the designation resulting from this policy. However, the policy specifies there should be no detriment to the SNCI.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	0	0	0	The racecourse is located adjacent to the SDNP. As a result of other policies within the Neighbourhood Plan, it is unlikely that there would be any adverse impact on the National Park. However, the policy specifies there should be no detriment to the SDNP.

Env/3. Protect the character, qualities and identity of the parish's heritage assets.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/5. To reduce the parish's impact on climate change.	0	0	0	It is unlikely that this policy will impact on this objective.

SA/SEA Objectives	Policy 11: Community facilities			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	The intention of this policy is to retain (or replace where a loss can be justified) and to allow for the appropriate growth of existing community facilities for the benefit of the local community.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Retaining (or replacing where a loss can be justified) and improving existing community facilities, while ensuring that there are no adverse impacts with regard to design and local amenity, is likely to encourage walking, cycling and other forms of sustainable transport. These facilities are also important to the health of the local community.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	+	+	+	This policy supports the growth and viability of existing community facilities.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	+	+	+	This policy protects local green spaces such as playing fields.
Env/2. Protect the character, qualities and identity of the parish's natural landscape.	+	+	+	The policy will ensure that proposals are appropriate in design terms.

Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	The policy will ensure that proposals are appropriate in design terms.
Env/4. To ensure that development does not increase the risk of flooding.	+	+	+	The policy will ensure that proposals are appropriate in design terms.
Env/5. To reduce the parish's impact on climate change.	0	0	0	It is unlikely that this policy will impact on this objective.

SA/SEA Objectives	Policy 12: Local green spaces and open spaces			
	Short-term <5yrs	Medium-term <10yrs	Long-term <15yrs	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes.	0	0	0	It is unlikely that this policy will impact on this objective.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community.	+	+	+	This policy protects local green spaces that have been identified on the basis of their importance to the community. This includes community facilities, such as the playing field and the village green. It also supports proposals that are ancillary to the use of the land for public recreation purposes and which could potentially improve access to these facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car.	+	+	+	Retaining these local green spaces, which includes community facilities, and supporting proposals to improve their accessibility, is likely to have a positive impact on walking, cycling and general health of the local community.
Eco/1. Support the growth of local businesses to meet the needs of the parish.	0	0	0	It is unlikely that this policy will impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats.	++	++	++	This policy specifically safeguards local green spaces, which in some instances have been identified on the basis of the rich biodiversity they are home to, and so scores positively against this objective.

Env/2. Protect the character, qualities and identity of the parish's natural landscape.	++	++	++	This policy will have a positive impact on the parish's natural landscape.
Env/3. Protect the character, qualities and identity of the parish's heritage assets.	+	+	+	Designated local green spaces at the north and west of the village are intended to fulfil this policy aspiration.
Env/4. To ensure that development does not increase the risk of flooding.	0	0	0	It is unlikely that this policy will have a significant impact on this objective as all development within Plumpton Green carries some flood risk.
Env/5. To reduce the parish's impact on climate change.	0	0	0	It is unlikely that this policy will impact on this objective.

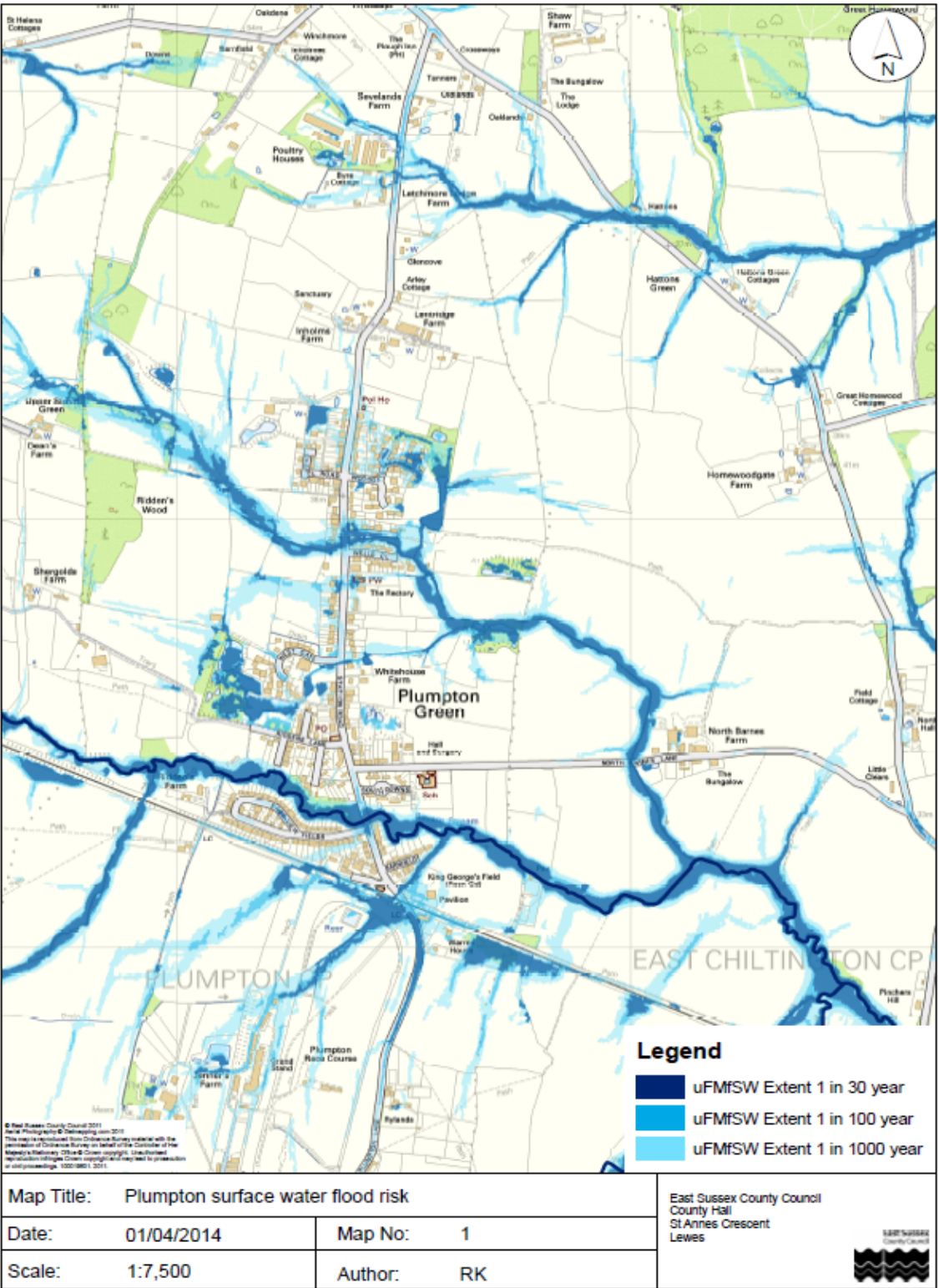
Conclusion

Overall, the policies in the draft Plumpton Neighbourhood Plan appraised well against the sustainability framework and no significant adverse impacts were identified. Policies 1, 2 and 7, in particular, aim to influence new housing development in the parish. Therefore, they are likely to have important social benefits through the provision of new homes to meet local housing needs. The policies also aim to identify the most sustainable sites to meet these development needs, and sites that are appropriate to the parish's built and natural environment. No adverse impacts against the environmental objectives are expected.

Policies 5 and 13, with Policy 2, are environment policies that aim to protect and, where possible, enhance the parish's natural and built environment. They will therefore ensure that new development is in keeping with the parish environment and does not result in any adverse effects and so scored positively against environmental objectives Env/1 to 5. Policy 13 safeguards local green spaces which are of particular importance to the community and resulted in significant positive benefits against Env/1.

Policies 8 to 12 are aimed at retaining and supporting the parish's existing services and facilities, and specifically key local businesses such as the racecourse and the college. In particular, and in general, these policies had positive impacts when appraised against social (Soc/2–3) and economic (Eco/1) objectives.

Appendix 1 – Flood Map for Surface Water (uFMfSW). Included courtesy of East Sussex County Council, from data produced by the Environment Agency.



Appendix 2 – Lewes District Council SEA screening opinion



Plumpton Neighbourhood Development Plan

Strategic Environmental Assessment Screening Opinion

17 March 2015

Introduction

1. Neighbourhood Development Plans are a relatively new tier of planning policy produced by local communities. When adopted, such plans will be used by local planning authorities to determine planning applications for the Neighbourhood Areas that they cover.
2. Plumpton Parish Council has had its entire Parish designated as a Neighbourhood Area which allows it to produce a Neighbourhood Development Plan.
3. The SEA regulations¹⁵ transpose the EU's SEA Directive¹⁶ into law. It requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

Screening Opinion

4. As part of the process of making the Neighbourhood Development Plan, the Parish Council have requested a screening opinion to see whether a Strategic Environmental Assessment is required as part of the plan-making process. Such a requirement can be screened out if it is felt, based on the information available, that the Neighbourhood Development Plan would not have a likely significant environmental affect.
5. In order to assess the likely significance of the plan on the environment, the purpose of the plan has been appraised against the criteria detailed in the regulations and Directive. This analysis has been made in Table 1.
6. The District Council has based its screening opinion on the understanding that the Parish Council will prepare a Neighbourhood Plan that:

¹⁵ Known fully as The Environmental Assessment of Plans and Programmes Regulations 2004

¹⁶ Known fully as Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

- will have policies consistent with national policy
- will have policies consistent with existing and emerging local policies
- will allocate around 50 homes in Plumpton Green
- will base policies on the evidence it has gained from documents such as the Vision Paper.

7. If it is presented with additional information that changes its understanding as to what the Plumpton Neighbourhood Plan will cover, the District Council reserves the right to undertake another Screening Assessment which may have different conclusions.

Table 1 – Screening Assessment

Criteria	Notes	Likely Significant Effect?
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	Neighbourhood Development Plans are the lowest-level statutory planning documents in the UK. As such, the Plumpton Neighbourhood Plan does not set a framework for other projects or plans outside of the parish but will be used for guiding development within the parish until 2030.	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Neighbourhood Development Plans are influenced by other plans, such as the Lewes District Local Plan, the Lewes District Core Strategy and national planning policy and guidance. The plan is at the bottom of the hierarchy and is not intended to influence other plans and programmes.	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The Neighbourhood Development Plan, as directed by the National Planning Policy Framework, will help promote sustainable development and will consider the environment.	No

Criteria	Notes	Likely Significant Effect?
(d) environmental problems relevant to the plan or programme; and	The state of the environment will be considered by those making the plan. Based on the information received to date in the Vision Paper, the Neighbourhood Development Plan is likely to have a strong emphasis on protecting and conserving the character and quality of the environment, thus reducing environmental problems. Therefore, no significant negative impact is envisaged through the provisions in the Neighbourhood Development Plan.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	N/A for the Neighbourhood Development Plan	No
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	The Neighbourhood Development Plan will guide development in the parish until 2030, with the aim of having a positive impact on the parish and by promoting sustainable development.	No
(b) the cumulative nature of the effects;	The sustainability appraisal of the Core Strategy considered	No

Criteria	Notes	Likely Significant Effect?
(c) the transboundary nature of the effects;	the impact of development in the Parish alongside development in other settlements and parishes. Development in the neighbourhood plan is likely to be consistent to the amount proposed in the Core Strategy. Neighbouring authorities have not objected to the Core Strategy and so it is unlikely that cross-boundary effects will occur. The Habitats Regulations Assessment of the Core Strategy also considered the effects of development in neighbouring districts on protected sites.	No
(d) the risks to human health or the environment (for example, due to accidents);	It is not thought the anything in the Neighbourhood Development Plan will increase risks to human health.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Development Plan, unlike most plans, is written for a very small area and population. Its impacts are unlikely to be extensive.	No
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	In collecting information for the Neighbourhood Development Plan, information has been gained on the characteristics of the area. There are no known environmental quality standards being exceeded. The plan is unlikely to lead to a significant intensification of land use nor is it felt that its provisions are likely to harm natural and cultural characteristics.	No

Criteria	Notes	Likely Significant Effect?
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The southern section of the parish is located within the South Downs National Park. The Core Strategy identifies a housing target for Plumpton Green, which is located outside of the Park. Although the Plan may include policies or allocate sites that impact on the area within the Park, it is unlikely that there will be a significant negative impact on the SDNP.</p> <p>It is not envisaged that the SSSI in the parish will be significantly affected by the provisions of the Neighbourhood Development Plan.</p> <p>The Habitats Regulations Assessment for the Core Strategy considered the impact of development in Lewes District and development in the parish will accord with that identified in the Core Strategy. A Habitats Regulations Screening has been undertaken and no significant effects are noted on European protected sites.</p>	No

8. The above analysis was undertaken by Lewes District Council on behalf of the Parish Council and it was considered that the Neighbourhood Development Plan was not likely to have significant environmental effects and hence did not need to undertake a Strategic Environmental Assessment.

9. This Screening Opinion was made available to the three statutory environmental bodies (Natural England, Environment Agency and English Heritage) for their views.

10. Comments were welcomed between Wednesday 14th January and Thursday 26th February 2015. Comments were received from the statutory bodies. They stated that:

- Natural England and the Environment Agency agreed with our conclusions that an SEA of the neighbourhood plan is not necessary.

- English Heritage recommended that as an SEA has not yet been produced for the Lewes District Local Plan Part 2 (Site Allocations and Development Management Policies) that an SEA should be prepared for the neighbourhood plan.

11. After considering these comments made, we have concluded that the Parish Council does need to undertake a Strategic Environmental Assessment as part of the Neighbourhood Plan process. This decision has been based on the assumptions set out in paragraph (6) and for the following reasons:

- As a precautionary measure to ensure that the requirements of the SEA Directive are met which is a key component of meeting the basic conditions¹⁷ against which a neighbourhood plan is examined;
- To ensure the Plan has regard to National Planning Practice Guidance¹⁸;
- To ensure that sustainability is at the heart of the Plumpton Neighbourhood Plan, that all reasonable alternatives are assessed, and that the most sustainable options are delivered in light of the sensitive landscape setting and heritage assets of the parish;
- Consideration of the comments received from statutory consultees on the original screening opinion issued by Lewes District Council; and
- A Sustainability Appraisal/Strategic Environmental Assessment of the Lewes District Local Plan Part 2 has not yet been prepared.

¹⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>



Lewes District Council

Lewes District Council

Plumpton Neighbourhood Development Plan

Habitat Regulations Assessment Screening Report

17th March 2015

1. Introduction

- It is acknowledged that some of Europe's natural habitats are deteriorating and, as a result, a number of wild species are becoming seriously threatened. The effect is partly caused due to development. As a result, when preparing plans or projects, member states of the European Community are required to take into account habitats and wild species of European importance through Article 6 of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of wild fauna and flora (known as the Habitats Directive).
- The Conservation of Habitats and Species Regulations 2010 (known as the Habitats Regulations) transposes the requirements of the Habitats Directive into British Law.
- In order to fulfil such requirements, those making land use plans must carry out a Habitats Regulations Assessment (HRA). This process, also known as an Appropriate Assessment, ensures that the protection of the integrity of sites protected by European Law is a part of the planning process. Such sites are referred to as "protected sites" throughout the rest of the report.
- This report presents the finding of the screening stage of the HRA process, examining whether or not the emerging Plumpton Neighbourhood Development Plan (NDP) is likely to have a likely significant effect on any protected sites.

- This screening assessment should be read alongside the Habitat Regulations Assessment of the Lewes District Core Strategy: Proposed Submission Version¹⁹ as amended by the HRA Addendum, March 2014²⁰.
- This report has been prepared by officers at Lewes District Council on behalf of Plumpton Parish Council in order to inform the preparation of the NDP, to ensure that the NDP meets the basic conditions as prescribed by the Neighbourhood Planning Regulations and related legislation and to meet the requirements of European Directives.
- Natural England has commented on the Screening Opinion and has accepted the conclusion reached in this report that there is no need to progress to further stages in the Habitats Regulations Assessment process.

2. Process

1. In 2006, the Department for Communities and Local Government (DCLG) released draft guidance for the Appropriate Assessment on local development documents and Regional Spatial Strategies.
2. Whilst the guidance never progressed from the draft version and nor was it produced when neighbourhood planning had come into force, it still prescribes a useful process for undertaking HRA on land use plans, such as a NDP.
3. The draft guidance described three main tasks to follow when developing a land use plan. These are:
 - Screening for likely significant effects.
 - Appropriate Assessment and ascertaining the effect on site integrity.
 - Mitigation Measures and alternative solutions.

- 2.4 This report relates to the first stage of the process – the screening stage -and thus it is important to understand what this stage demands before carrying out the screening report.

Screening for likely significant effects

- 2.5 The initial stage of the HRA is to assess whether a plan is likely to have a significant negative effect on a protected site. This is known as screening. This screening process determines whether it is necessary to carry out the subsequent stages of HRA.
- 2.6 If it is assessed that there is likely to be no significant effect on a protected site from the consequences of a plan, then carrying on with the HRA is deemed unnecessary and thus, the site can be screened out from the rest of the process.
- 2.7 Conversely, if it is found that a plan is likely to cause a significant effect on a protected site, the site would not be able to be screened out and would have to undergo the further stages.

¹⁹ http://www.lewes.gov.uk/Files/plan_2013_HRA.pdf

²⁰ http://www.lewes.gov.uk/Files/plan_HRA_Addendum_2014.pdf

2.8 Other plans and strategies that could have an impact on protected sites “in combination” with the plan under production, also have to be taken into account during the screening stage. As an example, it may be assessed that there would be no significant effect caused by an individual plan on a particular protected site, but when considering it with a number of other plans and strategies, the cumulative outcome could be assessed to cause a likely significant effect. In this case, the protected site impacted upon would be unable to be screened out of the further stages.

2.9 Importantly, the HRA process is underpinned by the precautionary principle, especially in the assessment of potential impacts and their resolution. Therefore, if it is not possible to rule out a risk of harm, based on the evidence available, to a protected site, it is assumed a risk may exist. As a result, it would mean that such a site could not be ‘screened out’ at the initial stage of the process.

3. The Protected Sites

3.1 There are three types of protected sites that a HRA would have to consider. These are:

- Special Areas of Conservation (SACs) – sites designated for flora, fauna and habitats of community interest under powers derived from the Habitats Directive; and
- Special Protection Areas (SPAs) – sites designated to conserve the habitat of protected wild birds to ensure their survival and reproduction in their area of distribution under powers derived from Directive 2009/147/EC on the conservation of wild birds²¹ (the Birds Directive).
- Ramsar Sites – wetland sites of international importance, designated under the Ramsar Convention

3.2 The HRA for the Lewes District Core Strategy considered 4 protected sites, both within and outside of the district, which could be affected by development in the district. These were:

- Castle Hill SAC
- Lewes Downs SAC
- Pevensey Levels Ramsar Site and Candidate SAC
- Ashdown Forest SAC and SPA

3.3 The Plumpton Neighbourhood Area covers a far smaller geographical area than the Lewes District Core Strategy. The protected sites that lie near to the neighbourhood area are the Castle Hill SAC (approximately 4km from the nearest point of the protected site) and the Lewes Downs SAC (approximately 6km from the nearest point of the protected site). As such, it is only considered appropriate to carry out the screening for likely significant effects for these sites.

Lewes Downs SAC

²¹ This directive replaced Council Directive 79/409/EEC on the same subject.

- 3.4 The Lewes Downs site has been designated as a SAC for the following reasons²²:
- This chalk grassland site consists largely of *Festuca ovina* – *Avenula pratensis* and *Bromus erectus* calcareous grasslands. This site contains an important assemblage of rare and scarce orchids, including early spider-orchid *Ophrys sphegodes*, burnt orchid *Orchis ustulata* and musk orchid *Herminium monorchis*. The colony of burnt orchid is one of the largest in the UK.

Castle Hill SAC

- 3.5 The Castle Hill SAC site has been designated as a SAC for the following reasons²³:
- This chalk grassland consists of a mosaic of calcareous semi-natural grasslands, notably *Festuca ovina* – *Avenula* grassland, *Bromus erectus* grassland and *Brachypodium pinnatum* grassland. Castle Hill's important assemblage of rare and scarce species includes early spider-orchid *Ophrys sphegodes* and burnt orchid *Orchis ustulata*. The colony of early spider-orchid is one of the largest in the UK.
- 3.6 When assessing whether the Plumpton NDP would cause a likely significant effect on the protected sites, the above reasons for designation will be considered.

4. Screening the Protected Site

- 4.1 When producing a neighbourhood plan, one of the basic conditions is for it to be in general conformity with the strategic policies of the development plan. The adopted development plan for the district is the Lewes District Local Plan (2003). The Plumpton NDP is also being produced in conformity with the Lewes District Core Strategy. At the time of writing this report, the Core Strategy has been formally submitted for examination and so is at an advanced stage.

HRA on the Lewes District Core Strategy

- 4.2 Thus, when undertaking the screening assessment for the Plumpton NDP, consideration is made to the findings of the HRA on the Lewes District Core Strategy. That HRA assumed that 50 homes would be built in Plumpton Green, a settlement in Plumpton Parish, by 2030.
- 4.3 With regards to the Lewes Downs SAC, the HRA found that “as a result of the work undertaken, it has been determined, in consultation with Natural England, that the Core Strategy would not have a significant negative effect on the Lewes Downs SAC either alone or in combination with other plans.”
- 4.4 With regards to the Castle Hill SAC, the HRA concluded that “we have been able to ‘screen out’ Castle Hill..., as it is not assumed that there is likely to be a significant effect on the site caused by the Core Strategy.”²⁴
- 4.5 It is assumed that the Plumpton NDP will plan for a similar amount of housing (50 additional homes) as tested in the HRA on the Core Strategy. It will also introduce a

²² taken from the summary provided on the Joint Nature Conservation Committee's (JNCC's) website

²³ taken from the summary provided on the Joint Nature Conservation Committee's (JNCC's) website

²⁴ Quote slightly amended to omit reference to Pevensey Levels

number of policies, covering a range of issues to deliver the vision of the community plan's key principles.

The Screening Assessment

- 4.6 As can be seen in Table 1 and Table 2 overleaf, a screening assessment has been undertaken for the two protected sites. From the findings of the screening assessment, it has been determined that the Plumpton NDP would not cause a likely significant effect to either the Castle Hill SAC or the Lewes Downs SAC, either alone or in combination with other plans. As such, we have screened out the protected sites from further stages of the HRA process.

Table 1: Screening Assessment of Lewes Downs SAC

SITE
Lewes Downs SAC
KEY ENVIRONMENTAL CONDITIONS NEEDED TO SUPPORT INTEGRITY
<ul style="list-style-type: none"> ▪ Minimal air pollution. ▪ Maintenance of Grazing. ▪ Absence of direct fertilisation. ▪ Low recreational pressure. ▪ Absence Leaching and spray-drift of chemicals from bordering arable land.
POSSIBLE EFFECTS OF NEIGHBOURHOOD DEVELOPMENT PLAN
<ul style="list-style-type: none"> ▪ Increasing traffic on the A26 and B2192. This could lead to increased air pollution, affecting the site's integrity. ▪ Increasing recreational pressures on the site, affecting the protected habitats.
LIKELY SIGNIFICANT EFFECTS TO SITE (INCLUDING POTENTIAL 'IN-COMBINATION' IMPACTS)?
<p>No – the HRA for the Core Strategy tested the impact of traffic coming from development in Plumpton alongside development elsewhere in the district and concluded that it would not cause a likely significant effect on the site. As the Plumpton NDP is likely to plan for a similar amount of housing, the conclusion remains the same.</p> <p>It is not thought the Neighbourhood Development Plan, either by itself or in combination with the Core Strategy, would significantly increase the numbers of visitors to the site and thus is unlikely to have a likely significant effect.</p>
FURTHER STAGES OF HRA NEEDED?
No

Table 2: Screening Assessment of Castle Hill SAC

SITE
Castle Hill SAC
KEY ENVIRONMENTAL CONDITIONS NEEDED TO SUPPORT INTEGRITY
<ul style="list-style-type: none"> ▪ Minimal air pollution. ▪ Maintenance of Grazing. ▪ Absence of direct fertilisation. ▪ Low recreational pressure. ▪ Absence Leaching and spray-drift of chemicals from bordering arable land.
POSSIBLE EFFECTS OF NEIGHBOURHOOD DEVELOPMENT PLAN
<ul style="list-style-type: none"> ▪ Increasing traffic to/through the site as a result of new development, leading to increased air pollution, affecting the protected species. ▪ Increasing recreational pressures on the site, affecting the protected habitats.
LIKELY SIGNIFICANT EFFECTS TO SITE (INCLUDING POTENTIAL 'IN-COMBINATION' IMPACTS)?
<p>The screening assessment for the HRA on the Core Strategy found that it was unlikely that development in the district, including development in Plumpton, would increase traffic and associated pollution through the site. It also concluded that it was not thought likely that development in the district would significantly increase visitor numbers and thus associated recreational disturbance to the protected habitat.</p> <p>It is not thought that development prescribed by the Plumpton NDP would change the above conclusions and thus it is not considered that the NDP would cause a significant effect on the site, either alone or in combination with the Core Strategy.</p>
FURTHER STAGES OF HRA NEEDED?
No