

Plumpton Parish Neighbourhood Plan

Sustainability Appraisal (incorporating Strategic Environment Assessment)



Published by Plumpton Parish Council under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

May 2016

Plumpton Neighbourhood Plan

2016-2030

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1 Introduction

Plumpton Parish Council is developing a Neighbourhood Development Plan 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 states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, which requires 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 meeting this basic condition¹.

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 (see Appendix 2) which considered the need for a full Strategic Environmental Assessment. Following consultation with the statutory environmental bodies (English Heritage, Natural England and Environment Agency) it was concluded that the Neighbourhood Development 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 gathered relevant baseline information and identified a number of parish issues. This Report was consulted on for 6 weeks in June/July 2015. This included consulting the key statutory environmental bodies – Historic England, Environment Agency and Natural England.

The Plumpton Neighbourhood Plan must be in conformity with higher level planning policy, primarily the Lewes District Local Plan, but it is also important to ensure conformity with the emerging Lewes District Joint Core Strategy (JCS), prepared by Lewes District Council and the South Downs National Park. 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 Lewes District Council (LDC) nor SDNPA have prepared a sustainability appraisal (incorporating a strategic environmental assessment) on the site allocations part of their Local Plan.

This Report appraises the options (or reasonable alternatives) considered through the preparation of the Plumpton Neighbourhood Plan, and subsequently the policies contained within 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.

A Habitat Regulations Screening Report was also undertaken by Lewes District Council officers to determine whether the neighbourhood plan was likely to impact on the integrity of European protected sites within and surrounding the district. The HRA concluded that it was unlikely that this would be the case.

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

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

1.13 This Sustainability Assessment Report will be made available alongside the Draft Neighbourhood Plan for a Regulation 14 consultation between Monday 9th May and Tuesday 28th June 2016.

Please include your comments on the Consultation Response Form and either

- Return to the village shop
- Send to the PPC email address - damian.mooncie@plumptonpc.co.uk; or
- By writing directly to Damian Mooncie, Plumpton Parish Clerk, Little Talland, The Street, Firle, East Sussex, BN8 6NT

Further details can be found on the parish council website

www.plumptonpc.co.uk/neighbourhoodplan

2 Parish Portrait

General

The Parish of Plumpton is located in the western half of Lewes District in the county of East Sussex. It is approximately 5 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.

Development is concentrated primarily in a ribbon distribution along the primary roads, with Plumpton Green, north of the Racecourse, 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 group of 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%

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%)

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2474>

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) covers a broad range of issues and refers to unmet needs caused by a lack of resources of all kinds and not just financial. There are seven key domains used to measure deprivation and 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.

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.

Health⁵

•Of the 1,644 usual residents of the Parish were classified as having the following health status: The table below show the health status of residents how they compare with the average district percentages.

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%

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

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=61&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416575245956&enc=1&dsFamilyId=2503>

Housing⁶

•There are 622 households located within the Parish. The table below shows the distribution of these households and how they compare with the average district percentages.

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 a 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 share a living room, sitting room or dining area. As defined by Office for National Statistics (ONS) (2014).

•There are 639 dwellings located within the Parish.

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

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 seeking a much quieter life in the countryside. Although market conditions have favoured house prices in recent years, the pressure still remains on affordability and supply.

As of March 2014, 1,955 households were on the Council's Housing Register of which 15 households were from Plumpton. Affordable housing for downsizers and for first time buyers was identified in the Plumpton neighbourhood plan survey. 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 found to be £752,250 (based on 8 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 @ 31 March 2014				
	1 Bedroom	2 bedrooms	3 Bedrooms	4 Bedrooms
Plumpton	4	9	1	1
Total	15			

Education

Plumpton Green has a community-run pre-school, catering for children aged two to five. 20 of the children attending this facility live in the Parish.

64 (estimated as roughly half of the children of primary school age) attend Plumpton Primary School, in the centre of Plumpton Green. The school roll is approximately 110. 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 both within the state and private sectors.

59 children of secondary school age attend Chailey Secondary School, estimated as 80% 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 to Lewes, Brighton and other local areas by train, car or private school bus.

Public Transport

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

There is an hourly train service from Plumpton on seven days per week that connects the Parish to London in the north and Lewes/Eastbourne/Hastings to the south east. To reach Brighton by train it is necessary to change at Lewes or Haywards Heath and the railway stations in both Lewes and Brighton are long distances from many facilities including hospitals. Plumpton Station is situated at the southern end of Plumpton Green and there is no effective bus service to permit residents with mobility problems to access it.

Bus services within the village are limited. The route 166 service, which runs 5 days per week, connects Lewes, Plumpton Parish and Haywards Heath and runs approximately every two hours providing a communication link for employment, school and social access to both Haywards Heath and Lewes where shopping facilities are available.

There are also three services LDC that connect Plumpton with Burgess Hill, the other main shopping centre. However, between them they offer only one proper return service on five days a week.

There are no bus services on Saturdays or Sundays.

There are no useful connections to facilitate access to medical practices in Ditchling and none that serve the Chailey or Newick surgeries.

The 166 service does offer connections with routes to Crawley and Brighton, but they are not co-ordinated and long waiting times (often well over an hour) are inevitable to utilise those connections.

Two main settlements exist in the Parish. Plumpton is located in the south and is situated along the B2116 road which runs east to west, running from Ditchling through to Cooksbridge and on to Lewes. Plumpton Green is located approximately two thirds of the way up the Parish and is primarily situated to the north of the railway station. Plumpton and Plumpton Green are connected via Plumpton Lane, which runs directly northwards from the B2116 and then becomes Station Road north of the railway line.

Transport⁷

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 the Plumpton Agricultural College (330 employees) and the Plumpton Racecourse (16 employees). In addition, there are three public houses and a general store with Post Office and two vehicle servicing garages. Most of the other businesses are sole traders operating from their own homes although there are two industrial estates offering larger premises for businesses requiring workshop space.

The Racecourse, which operates as a national hunt course racing during the September to April period, 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 and during 2014 the course had a total attendance of 25,162 visitors. These meetings provide a source of income for the local public houses and the Post Office and stores. There are occasional other events such as weddings and gymkhanas which make use of the facility.

The establishment of the South Downs National Park provides an opportunity for 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 barn style holiday let facility at the northern end of the Parish.

Economic status of residents⁸

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2483>

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2484>

Of the 1,646 usual residents of the Parish, 1,261 were aged between 16 and 74.

•946 (75.0%) of whom were economically active*

The table below shows the distribution of economically active residents and how they compare with the average district percentages.

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%

*Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (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).

• 315 (25.0%) of whom were economically inactive*:

The table below shows the distribution of economically inactive residents and how they compare with the average district percentages

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 Inactive - All people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were economically inactive (anyone who was not in employment and did not meet the criteria to be classified as unemployed). As defined by ONS (2014).

Occupations⁹

Of the 916 residents in the Parish in employment and aged between 16 and 74: *(District percentages not related to parish figures)

The table below show the employment classifications and how they compare with the average district percentages

Table 10 – Employment classifications

Group	Number	% across Parish	% across District
Managers, Directors and Senior Officials	134	14.6%	11.6%

⁹

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978816&enc=1&dsFamilyId=2541>

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 & Skills¹⁰

Of the 1,377 usual residents in the parish aged 16 and over:

The table below show qualifications possessed and how they compare with the average district percentages

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%

Industry of employment¹¹

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

Table 12 - Industry of Employment

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%)

¹⁰

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978816&enc=1&dsFamilyId=2538>

¹¹

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978816&enc=1&dsFamilyId=2538>

Water Supply	4 (0.4%)	444 (1.0%)
Construction	60 (6.6%)	3,947 (8.7%)
Wholesale & Retail Trade	103 (11.2%)	6,657 (14.6%)
Transport & 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%)

Average house price

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. Table 14 shows the lowest prices for properties available to rent in the extended area surrounding Plumpton. 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.

From this search undertaken in April 2015, the household income required to purchase the cheapest home on the market was £57,857 for a two-bedroom flat in Plumpton.

Table 13 - Lowest current property prices

Property Type	Location	Lowest Price	Gross Income Required
1 bedroom flat	Hassocks	£160,000	£41,143
2 bedroom ground floor flat	Plumpton Green	£225, 000	£57,857
2 bed terraced house	Plumpton Green	£299, 950	£77,130
3 bed end of terrace	Plumpton Green	£350, 000	£90,000
3 bed semi-detached house	Plumpton Green	£280, 000	£72,000
3 bed detached bungalow	Plumpton Green	£450, 000	£115,714
4 bed terraced house	Plumpton Green	£420,000	£108,000
5 bed detached house	Plumpton Green	£545,000	£140,143

From this search undertaken in April 2015 and based on current rental prices, the household income required to rent an entry level home was £3,500 for a 2 bed flat in nearby Hassocks (Due to a lack of rental properties in the Parish, the search area was extended to 3 miles from the centre of the settlement of Plumpton Green).

Table 14 - Lowest current property rental prices

Property Type	Location	Lowest Price	Income required (Where rental payment per month is a maximum of 25% of gross income)
1 bed studio flat	Hassocks	£640	£2,560
2 bed flat	Hassocks	£875	£3,500
2 bed terraced house	Lewes	£1,100	£4,400
3 bed semi-detached house	Lewes	£1,150	£4,600
3 bed bungalow	Hassocks	£1,350	£5,400
4 bed detached house	Lewes	£1,875	£7,500

Environmental

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 along 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 SDNP Integrated Landscape Character Assessment (2011).

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.

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 assessment has been undertaken by Lewes District Council for these two protected sites which concluded that the neighbourhood plan would not have a likely significant effect on either site. This screening opinion was approved by Natural England¹².

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http://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)

The following Sites of Special Scientific Interest exist within 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 located within the Parish.

There are four Sites of Nature Conservation Importance (SNCI) within the parish – including Plumpton Wood (North) (to the north of Plumpton Green) and Ashurst Farm Meadow (to the south of the Racecourse). Also, an important section of the Longridge Wood & Sedgebrook Marsh SNCI (shared with the neighbouring Chailey and Wivelsfield parishes), and a minor part of the Great Home Wood and Hattons Wood SNCI (mainly in Chailey and East Chiltington) are located in the Parish.

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

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 same (total) land area as the Clayton to Offham Escarpment SSSI.
- Good Quality Semi-improved Priority Habitat – A single zone located in the Clayton to Offham Escarpment SSSI located directly west of Plumpton Bostal.
- Lowland Calcareous Grassland Habitat – Three zones located in the Clayton to Offham Escarpment SSSI, with one located to the east of The Coombe and two located 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 – There are c.40 patches, including sites from Sedgebrook Marsh in the north to the east, west and north of Beresford Lane, south of Bluebell Cottage, at Ridden's 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

The following areas are subject to an Environmental Stewardship Agreement:

- Organic Entry Level Stewardship Scheme – 1 zone located directly to the south of the Roman Road to the south west of Plumpton Racecourse.
- Organic Entry Level plus Higher Level Stewardship – 1 zone located in the south west corner of the Parish, located to the south of The Coombe and to the west of Plumpton Plain.
- Entry Level Stewardship Scheme
- Entry Level plus Higher Level Stewardship Scheme: 2 primary zones – 1 being all land south of the B2116 road not in the Organic and Higher Level Stewardship area and 1 being the land surrounding Plumpton College extending as far northwards as the zone of Organic Entry Level Stewardship Scheme adjacent to the racecourse.

The following areas are in Woodland Grant Scheme 1:

- None in the parish.

The following areas are in Woodland Grant Scheme 2:

- None in the parish.

The following areas are in Woodland Grant Scheme 3: 0.

The majority of agricultural land within 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 south of the village along Plumpton Lane.

Ancient woodland

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

Flood Risk

There are areas within the parish that lie within flood zone 2 and 3 which includes 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, running around the north side and east end of Wells Close, past North Barnes Farm to join the Bevern Stream. These represent areas with a 1 in 30 and 1 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 management actions can be reduced.

Conservation Areas

There are no conservation areas in the parish.

Heritage¹³

The English Heritage classification of Listed Buildings shows that the Parish of Plumpton contains the following buildings and structures including:

Grade I Listed:

- THE PARISH CHURCH OF ST MICHAEL AND ALL ANGELS, Plumpton, Lewes, East Sussex

Grade II Listed:

- THE COTTAGES AND GATEWAY AT PLUMPTON PLACE TO 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

¹³ <http://magic.defra.gov.uk/>

- 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, Plumpton, 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, Plumpton, Lewes, East Sussex

Grade II* Listed:

- PLUMPTON PLACE, PLUMPTON PLACE, Plumpton, Lewes, East Sussex
- UPPER MILL, PLUMPTON LANE, Plumpton, Lewes, East Sussex

Scheduled Monuments

There are a number of scheduled ancient monuments to the south of the Parish on the ridge top of the Downs.

Archaeological Notification Areas

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

Historic Parks and Gardens

There is a designated Historic Garden at Plumpton Place. The ornamental gardens around the manor house, Mill House and the lakes, extend to c 4ha. 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 C19 holm oak around the moat bank, but beyond a field and the road the South Downs are visible, rising sharply to 200m. (For more information visit <http://list.historicengland.org.uk/resultsingle.aspx?uid=1000234>)

3 Planning Context

Neighbourhood plans form the bottom tier of the planning system and so are influenced by various higher level plans, policies and guidance. These various 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 Emerging Core Strategy
- Lewes District Joint Core Strategy Sustainability Appraisal
- 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)
- Draft East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan
- East Sussex Transport Plan 3 2011-2026 (2011)
- East Sussex Landscape Character Assessment (2004)
- Sussex Historic Landscape Characterisation
- Environment Strategy for East Sussex (2011)

4 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 fed into the issues listed below:

- Retain dark and starry nights which would be negatively impacted by any introduction of street lights
- Housing affordability and access to affordable / smaller homes suitable for younger / lower income people trying to access housing market
- To utilise the potential of rural tourism in the parish
- Maintaining the natural and historic character of the parish and its setting in the South Downs National Park
- Maintaining the parish's natural landscape
- The surface water and fluvial flood risk that the parish suffers from and which impacts significantly on residents

5 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 significant positive effect
+	Likely positive effect
0	No effect likely / Neutral effect
-	Likely negative effect
--	Likely significant negative effect

The sustainability objectives are set out below and each is followed by its corresponding questions which 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 and 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 which are not necessarily listed in the table below but which are of relevance 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 is not intended as a scoring system to justify particular options taken forward but does form part of the evidence base which has led to the policies contained within the neighbourhood plan itself.

Objective	Questions to consider
<u>Social</u>	
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?
<u>Economic</u>	
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?
<u>Environmental</u>	
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, SNCIs, 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?

<p>Env/3. Protect the character, qualities and identity of the parish's heritage assets</p>	<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?
<p>Env/4. To ensure that development does not increase the risk of flooding</p>	<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?
<p>Env/5. To reduce the parish's impact on climate change</p>	<ul style="list-style-type: none"> - Will the PPNP promote energy efficiency and the use of renewables within the parish?

6 Appraisal of Neighbourhood Plan Objectives

An appraisal of the neighbourhood plan objectives against the sustainability framework has been undertaken.

Objectives	Neighbourhood Plan Objectives			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes	++	++	++	Objectives 3 and 4 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 6 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 College.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	Whilst there may be some conflict with objective 4 which focusses on the growth of the parish, it is expected that objectives 3 and 6 will mitigate any adverse impacts.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	Whilst there may be some conflict with objective 4 which focusses on the growth of the parish, it is expected that objectives 1, 3 and 6 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?	Whilst there may be some conflict with objective 4 which focusses on the growth of the parish, it is expected that objectives 1 and 3 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.

7 Appraisal of the Neighbourhood Plan Policy Options

Before exploring the need to consider 'reasonable alternatives' as required through 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 the fact that 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 been undertaken on potential development sites 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.

Options for 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. Whilst it is acknowledged that the Core Strategy is not an adopted Plan at present, 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.

The Core Strategy SA appraised three options (see para 10.35 of Submission SA) which reflect the Council's Settlement Hierarchy and housing capacity in line with the findings of the Strategic Housing Land Availability Assessment (SHLAA). 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 was recommended to be taken forward as the minimum figure to be planned at the village in Spatial Policy 2 of the Core Strategy. It was considered suitable and in keeping with the character of the village. Whilst the option setting out a higher level of growth (approximately 100 net additional units) had a more pronounced positive impact against the housing objective, this was also the case in terms of potential adverse impacts on the community and environment objectives (as development on this scale could have an adverse impact on the rural character of the area).

In light of this appraisal, it is not felt that further assessment of levels of growth for the village is required through the neighbourhood plan SEA process.

Policy 1: A 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 parish

Conclusion

Option 1 was considered the only reasonable and sustainable approach for Policy 1 of 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, 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 Housing in the Parish

The intention of policy 2 is to allocate the housing sites to meet the minimum housing requirement for Plumpton Green over the plan period, as identified in the Joint Core Strategy. A 'do nothing' approach was 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 the fact that national planning policy and guidance encourages detailed and locally-specific planning policies for neighbourhood areas, including the allocation of housing sites, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

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 were, firstly, the SHLAA sites for Plumpton Green and, secondly, 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 9 for the detailed policy appraisals of the housing options.

Policy 3: Design

The intention of policy 3 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:

- 3 - To include a design policy
- 4 - To not include a design policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 4: Local Employment

The intention of policy 4 is to prevent the loss of valued employment and community services to serve the needs of the parish over the plan period. No alternative policy approaches were identified but a 'do nothing' approach was considered:

- 1 - To include a local employment policy
- 2 - To not include a local employment policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 5: Plumpton Village Centre

The intention of policy 5 is to support Plumpton Green village centre. No alternative policy approaches were identified but a 'do nothing' approach was considered:

- 1 - To include a Plumpton Village Centre policy
- 2 - To not include a Plumpton Village Centre policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 6: Plumpton College

The intention of policy 6 is to support the sustainable growth of Plumpton College. No alternative policy approaches were identified but a 'do nothing' approach was considered:

- 1 - To include a Plumpton College policy
- 2 - To not include a Plumpton College policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the fact that there is no site-specific local planning policy covering this area, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 7: Plumpton Racecourse

The intention of policy 7 is to support the sustainable growth of Plumpton Racecourse. No alternative policy approaches were identified but a 'do nothing' approach was considered:

- 1 - To include a Plumpton Racecourse policy
- 2 - To not include a Plumpton Racecourse policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the fact that there is no site-specific local planning policy covering this area, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 8: Community Facilities

The intention of policy 8 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:

- 1 - To include a Community Facilities policy
- 2 - To not include a Community Facilities policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 9: Local Green Spaces and Open Spaces

The intention of policy 9 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:

- 1 - To include a Local Green Spaces policy
- 2 - To not include a Local Green Spaces policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages the identification of local green spaces through neighbourhood plans, the importance of this issue to the local community and its crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required. No 'reasonable' alternative green spaces were considered as the sites were identified by the parish council and local community.

Policy 10: Landscape and Biodiversity

The intention of policy 10 is to provide the appropriate protection 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:

- 1 - To include a Landscape and Biodiversity policy

- 2 - To not include a Landscape and Biodiversity policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, 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 2 is not considered a 'reasonable alternative' and so no further assessment is required.

Policy 11: Sustainable Drainage

The intention of policy 11 is to ensure that new development proposals demonstrate that they have fully considered and mitigated any surface water flood risk which is a particular issue in the parish. No alternative policy approaches were identified but a 'do nothing' approach was considered:

- 1 - To include a Sustainable Drainage policy
- 2 - To not include a Sustainable Drainage policy and allow national and local planning policy to determine

Conclusion

Given the fact that national planning policy encourages detailed and locally-specific planning policies for neighbourhood areas through neighbourhood plans, the fact that surface water flood risk is a particular issue in Plumpton Green, the associated concerns of the local community and the policy's crucial role in achieving the objectives of the neighbourhood plan, option 2 is not considered a 'reasonable alternative' and so no further assessment is required.

8 Appraisal of Neighbourhood Plan Growth Options

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

- **Option 1 - Expanding the Village Centre**
- **Option 2 - Continuing the Linear Pattern**
- **Option 3 – A combination of Small Scale Pockets**

Objectives	Parish Growth Option 1 – Expanding the Village Centre			
	S	M	L	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. However, it would not deliver housing growth in a manner preferred by the community, as identified through the Vision Paper.
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 near the village centre which is closer in proximity, and hence more accessible, to village services. 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 be car-dependent. However, new development in the village centre is likely to be more accessible by foot and cycle and so this approach 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?	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. The future growth of the village in line with this option does not follow the linear character of the village which is the preference of parish residents.

Env/3. Protect the character, qualities and identity of the parish's heritage assets	0?	0?	0?	Plumpton Green has a small number of listed buildings which could potentially be adversely impacted on through this form of growth.
Env/4. To ensure that development does not increase the risk of flooding	0?	-	-	The land that would be affected by this approach lies within flood zone 1, however the centre of the village, in particular along the stream which runs to the Bevern Stream, suffers from surface water flooding issues and so this option is likely to exacerbate this problem.
Env/5. To reduce the parish's impact on climate change	0	0	0	An impact on this objective is unlikely.

Objectives	Parish Growth Option 2 - Continuing the Linear Pattern			
	S	M	L	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. This will also bring forward development in a manner that is preferred by the community, as identified through the Vision Paper.
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	Continuing the linear pattern of development may result in housing that is further from existing village services. However, it should be mentioned that the village only currently has limited services and facilities and so new development may bring forward additional services/facilities that are in close proximity to new development.
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	Plumpton is a rural parish and new development is likely to be car-dependent. However, a linear pattern of development may result in development that is further from village services such as the shop and train station which may reduce the likelihood of travelling by sustainable means.
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?	Focussing 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. However, developing the area between the existing built up area and the farmsteads to the north of the village would impact on the green gap, which can be accommodated by the designation of these areas as LSGs to maintain as Green Infrastructure.
Env/3. Protect the character, qualities and identity of the parish's heritage assets	0	0	0	Plumpton Green only has a small number of listed buildings which would not be impacted on through this form of growth.
Env/4. To ensure that development does not increase the risk of flooding	+	+	+	The land that would be affected by this approach lies within flood zone 1. The village suffers from surface water flooding issues and the areas/sites that are likely to be developed show evidence of such 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 in the centre of the village are more at risk of surface water flooding and this option is more likely to release sites less at risk.
Env/5. To reduce the parish's impact on climate change	0	0	0	An impact on this objective is unlikely.

Objectives	Parish Growth Option 3 – A combination of Small Scale Pockets			
	S	M	L	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. This option, which represents small scale developments dispersed across the village, will also bring forward development in a manner and scale that is preferred by the community, as identified through the Vision Paper.
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 of development would bring forward some development in close proximity to existing village services. However, it should be mentioned that the village only currently has limited services and facilities and so new development may bring forward additional services/facilities that are in close proximity to new development.

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 be car-dependent. This option would bring forward some development in the village centre which is likely to be more accessible by foot and cycle and so this approach 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 could result in developing areas that have an impact on views into/out of the South Downs National Park. However, this option also 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?	Plumpton Green has a small number of listed buildings which could potentially be adversely impacted on through this form of growth.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The land that would be affected by this approach primarily lies within flood zone 1, however 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 and so this option could result in an impact on this existing problem.
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. However, future growth in line with options 2 and 3, being aligned with parish residents preference for small scale linear growth, score significant positive impacts.

Option 1, and to a lesser extent Option 3, appraised better against Soc/2 and Soc/3 due to the focussing of new development in the centre of the village near to existing services, and the positive impact this may have on encouraging sustainable forms of transport.

However, the centre of the village also suffers from surface water flood issues and so there is a likelihood that Option 1 in particular would likely result in adverse impact against objective Env/4.

Preferred Option

Option 2 - Although it is acknowledged that Option 2 may result in development that is further from existing village services, Plumpton Green has a walkable linear form, its northern and southern extent being approximately 800m from the centre of the village and its services. This pattern of growth is a continuation of the historical growth pattern of Plumpton Green and as such is likely to result in spatial development that is in keeping with the character of the village and is the option most acceptable to parish residents. It is also likely to result in fewer sites located in areas at risk of surface water flooding which is an issue in the village.

Preference for this option, however, should not preclude appropriate sites that may expand the village core from coming forward.

9 Appraisal of Sites Considered for Residential Allocation

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/site proponents to determine whether they would consider alternative levels of development on their sites. Some of the site proponents were willing to consider lower levels of development on their sites (as identified on the list of sites below), however it is not considered that any of the alternative options were sufficiently distinct to merit a separate appraisal. It should also be noted that the site proponents of Site 2 have promoted a larger area of land, extending to the west of site 2, through the district council SHLAA process. The SHLAA assessed this larger site as unsuitable and this option was not put forward to the steering group for considerations and it has not been considered through the SEA. Also, due to its size, Site 5 has the potential to accommodate in the region of 50 additional homes, however 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.

Site 1 – Riddens Lane (approximately 16 units)

- Site 2 – Little Inholmes Farm (approximately 20-40 units)
- Site 3 – Shaw/Inholms Farm (approximately 10-20 units)
- Site 4 – Inholms Farm (northernmost) (approximately 30 units)
- Site 5 – Lentridge/Old Police House (approximately 20 units)
- Site 6 – Wells Close (approximately 12 units)
- Site 7 – Glebe Land (approximately 30 units)
- Site 8 – Land rear of Oakfield (approximately 20-30 units)
- Site 9 – Land East of Nolands (approximately 10 units)
- Site 10 – Land behind school (approximately 17 units)
- Site 11 – Site South of Railway (approximately 12 units)
- Site 12 – Racecourse Land (approximately 19 units)

Objectives	Site 1 – Riddens Lane			
	S	M	L	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 (800m) of village facilities such as the post office, train station and primary school. There is currently no pedestrian access (pavements) to the site along the narrow 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	+?	+?	+?	Currently there is no pedestrian access to the site, although the site is within walking distance of a number of village services, 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, however there is unlikely to be a notable impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	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 not visible from the Downs and is naturally well screened.
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?	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. Also, a small area along the southern boundary is within a 1 in 100 year surface water flood risk area.
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 when appraised against the sustainability framework, in particular against the social objectives due to the central location of the site near to village services. However, due to the existing

constraints that impact on pedestrian and vehicle access to the site, as well as the flood risk that affect parts of the site, there are question marks surrounding some of the objectives.

Site 2 – Little Inholmes Farm

Option 1 – towards the lower end of the range (approximately 20 units)

Option 2 – towards the upper end of the range (approximately 40 units)

Objectives	Site 2 – Little Inholmes Farm Option 1			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes	+	+	+	This option could provide affordable and sustainable homes to meet local needs, although not as many as option 2
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. 800m) of a number of village facilities including the village hall, train station, post office and primary school. 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 Westgate onto Station Road and the site is located within walking distance of a number of village amenities, 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, however there is unlikely to be a notable impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	There is some 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. The wider area is visible from the Downs and natural screening is poor, however a more modest scale of development may not have as notable an impact on this objective.
Env/3. Protect the character, qualities and identity of the parish's heritage assets	-	-	-	There is a Listed building immediately adjacent to this area which is vulnerable to 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 affecting other properties and proposed sites.
Env/5. To reduce the parish's impact on climate change	0	0	0	Any proposed development should reflect the need for energy efficiency.

Objectives	Site 2 – Little Inholmes Farm Option 2			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes	+	+	+	This option could provide affordable and sustainable homes to meet local needs, more so than option 1
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. 800m) of a number of village facilities including the village hall, train station, post office and primary school. 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 Westgate onto Station Road and the site is located within walking distance of a number of village amenities, 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, however there is unlikely to be a notable impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	There is some 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 1.
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.
Env/3. Protect the character, qualities and identity of the parish's heritage assets	-	-	-	There is a Listed building immediately adjacent to this area which is vulnerable to subsidence and flooding. Development on this scale would notably impact on the setting of this heritage asset.

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 affecting other properties and proposed sites.
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 (one approximately 20 units and another approximately 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 2 more so) and, due to the central location, both scored well against the social objectives. Both appraisals identified potential concerns over landscape impact, the National Park and the village's built environment and heritage assets. Option 2, being of a higher density and greater scale, is likely to have more pronounced adverse impact against these objectives. This area also suffers from surface water flood issues. It is considered that a lower density of development may have more scope to mitigate this adverse effect, whereas option 2 scores negatively against Env/4.

Objectives	Site 3 – Shaw/Inholms Farm			
	S	M	L	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?	There is currently no pedestrian access (pavements) linking the site with the village, which is not within recommended walking distances (800m) of facilities such as the primary school, train station and village hall.
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?	There is currently no pedestrian access (pavements) linking the site with the village, which is more than 800m from the shop and other village amenities, including the train station, and so may not encourage sustainable forms of transport. The 30 mph zone on Station Road would need to be extended northwards to ensure safe access 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), however there is unlikely to be a notable impact on this objective
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 or hedges on this site but evidence of geological interest is present. Most of the site (the lower part of the site) is not visible from the Downs, although it is not naturally screened. Whilst development of this site would encroach into the green gap between the village and the farmstead to the north, it would be in keeping with the existing character of the village.
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 through any proposed development.
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

Broadly speaking, this site scored neutrally against the sustainability framework. 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, however no negative impact was identified at this stage. Development in this area would be consistent with the existing character of the village and a modest development may be able to retain this green gap.

There are also question marks surrounding some of the objectives due to the lack of current pedestrian access to the site.

Objectives	Site 4 – Inholms Farm (northernmost)			
	S	M	L	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 (not within recommended walking distance) from village facilities such as the primary school, train station and village hall. There is currently no pedestrian access (pavements) linking the site with 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 amenities, including the train station, and so is unlikely to encourage sustainable forms of transport. There is also currently no pedestrian access along Station Road to this site. Access to this site would need to be via Site 3 with the 30 mph zone on Station Road extended northwards to ensure safe access 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), however there is unlikely to be a notable impact on this objective
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. Whilst development of this site would encroach into the green gap between the village and the farmstead to the north, it would be in keeping with the existing character of the village.
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 potential negative impacts against Soc/2 and Soc/3 of the sustainability framework due to its remote location, being the northernmost site considered. It is also likely that development of this site could have an adverse landscape impact (Env/2), again due to its remote location, the loss of green gap between the village and the farmstead to the north and the visibility from the Downs.

Objectives	Site 5 – Lentridge/Old Police House			
	S	M	L	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?	There is currently no pedestrian access (pavements) linking the site with the village which is not within recommended walking distances (800m) of facilities such as the primary school, train station and village hall.
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?	There is currently no pedestrian access (pavements) linking the site with the village which is more than 800m from the shop and other village amenities, including the train station, and so may not encourage sustainable forms of transport. The 30 mph zone on Station Road would need to be extended northwards to ensure safe access 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), however there is unlikely to be a notable impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	This site has not been surveyed but there is some evidence of wider species and habitats of concern 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 and adjacent to the planning boundary. There are ancient trees, hedges and evidence of geological interest which should be preserved. It is not visible from the Downs with some natural screening. Whilst development of this site would encroach into the green gap between the village and the farmstead to the north, it would be in keeping with the existing character of the village.
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.
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 neutrally against the sustainability framework although there also question marks surrounding some of the objectives due to the lack of pedestrian access to the site currently and the potential landscape impact of development as it would result in some loss of the green gap between the built up area of the village and the farmstead to the north. However, development in this area would be consistent with the existing character of the village and a modest development may be able to retain this green gap

Objectives	Site 6 – Wells Close			
	S	M	L	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 was formerly used as brickworks for clay extraction and brick manufacturing. It is likely that there were previously buildings on the site. Although not technically brownfield land, it would be good use of a previously developed and vacant 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 (800m) of some of the village facilities (village hall and post office).
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 (800m) of some of the village amenities. Access for both traffic and pedestrians is through Wells Close onto Station Road.
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	0?	0?	0?	Not fully surveyed, but there is some 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	+	+	+	It is adjacent to the planning boundary. There are no ancient trees, hedges or geological interest in evidence. It is enclosed and well screened.
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 (the southernmost area being 1 in 30 year risk). There is evidence of this surface water running into a natural watercourse through the site which is connected upstream to another proposed 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

Broadly speaking, this site scored 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 additional housing on a vacant former brickworks site. The site is also centrally located and so within easy reach of existing village services and facilities. The site is also well screened and unlikely to

have an adverse landscape impact. However, the site is located in area of surface water flood risk and so scored negatively against objective Env/4.

Objectives	Housing Site Appraisal - Site 7 – Glebe Land			
	S	M	L	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 (800m) of a number of village facilities (post office, train station, primary school, village hall).
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	Access for traffic and pedestrians, when provided, would be directly onto Station Road but may need management. The site is less than 399 metres from the shop and within walking distance of other village amenities and so should encourage sustainable modes 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, however there is unlikely to be a notable impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	There is evidence of protected species which would have to be accommodated in development of this site. There are TPOs associated with the 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 is evidence of ancient trees, hedges and geological interest on this site which should be preserved. It has some natural screening and 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 no Listed building in the immediate vicinity but development of this site is likely to affect the environment of the church, rectory and adjacent burial ground.
Env/4. To ensure that development does not increase the risk of flooding	-	-	-	The site is in Flood Zone 1. There is evidence of waste water/sewage and surface water issues on the site and part of the site lies within an area of 1 in 30 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

Overall, this site scored a mix of positive, negative and neutral outcomes against the sustainability framework, scoring particularly well against the social objectives due to its central location near to village amenities. However, there are question marks surrounding the impact against some of the environment objectives due to evidence of protected species, trees (including TPOs) and hedges on the site, the potential landscape impact and visibility from the Downs. A potential adverse impact against Env/4 objective was identified due to existing waste water/sewage issues and surface water flood risk.

Objectives	Site 8 – Land rear of Oakfield			
	S	M	L	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 (800m) of a number of village facilities (post office, primary school, train station, village hall). 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	+	+	+	Access for traffic and pedestrians, when provided, would be directly onto Station Road but may need management. The site is less than 399 metres from the shop and within walking distance of other village amenities and so should encourage sustainable modes of transport.
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	0?	0?	0?	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	0?	0?	0?	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 and is partially visible from the Downs.
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 waste water/sewage issues and 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.
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 scores against the sustainability framework. The site scored well against some of the social objectives (Soc/3) due to its central location near to village amenities. However, due to the potential loss of the existing garage site, there is a likely adverse impact against Eco/1 and to some extent Soc/2.

There are also question marks surrounding the impact against some of the environment objectives due to evidence of protected species, trees and hedges on the site, the potential landscape impact and visibility from the Downs. There is also a Grade 2 listed building within the vicinity of the site which could be impacted upon. A potential adverse impact against Env/4 objective was identified due to existing waste water/sewage issues and surface water flood risk.

Objectives	Site 9 – Land East of Nolands			
	S	M	L	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 (800m) of a number of village facilities (post office, train station primary school, village hall). However, no access to the site has yet been confirmed.
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 amenities, including the train station and so should encourage sustainable forms of transport. However, no access has yet been confirmed.
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	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, hedges or geological interest on the site but it is exposed and poorly screened. It is partially visible from the Downs.
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 which may be affected by development.
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 waste water/sewage issues and 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.
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Conclusion

Overall this site scored a mix of positive, negative and neutral impacts against the sustainability framework. Whilst scoring positively against the social objectives due to its central location, questions marks surround the site as no access has yet been formalised. The foremost impact identified however was the potential adverse landscape impact due to the exposed nature of the site and visibility from the Downs.

Objectives	Site 10 – Land behind school			
	S	M	L	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 (800m) of a number of village facilities (post office, train station, primary school, village hall). North Barnes Lane is not currently satisfactory to accommodate vehicle and pedestrian access.
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 near to other village amenities, including the train station and so should encourage sustainable forms of transport. North Barnes Lane is not currently satisfactory to accommodate vehicle and pedestrian access.
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	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 with some evidence of waste water/sewage issues. 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.

Env/5. To reduce the parish's impact on climate change	0	0	0	Any proposed development should reflect the need for energy efficiency.
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Conclusion

Overall this site scored a mix of positive, negative and neutral impacts against the sustainability framework. Whilst scoring positively against the social objectives due to its central location, questions marks surround the site as the current access along North Barnes Lane is not sufficient for vehicles or pedestrians.

There are also question marks surrounding the impact against some of the environment objectives due to the exposed nature of the site and the visibility from the Downs. A potential adverse impact against Env/4 objective was identified due to existing waste water/sewage issues and surface water flood risk.

Objectives	Site 11 – Site South of Railway			
	S	M	L	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 pedestrian access from the site to the village. However, the site is located within walking distance (800m) of a number of village facilities (post office, train station, primary school). 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	+?	+?	+?	There is currently no pedestrian access from the site to the village. However, the site is located within walking distance of a number of village amenities, including the train station, and so should encourage sustainable forms of transport. The 30 mph speed limit on Plumpton Lane would have to be extended southwards to accommodate access 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, however there is unlikely to be a notable impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	Not fully surveyed, but 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, which whilst not adjacent to the planning boundary, is adjacent to other buildings. There are ancient trees and hedges present which should be preserved but no geological interest. This site extends southwards beyond the railway line, which serves as a defensible boundary to the village, and is unrelated to the existing village core. However, the site is naturally well screened and only partially visible from the Downs, although urbanising this open area may impact on the setting of the SDNP.
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 in Flood Zone 1. There are some surface water flood issues as the site lies within an area with 1 in 100 year surface water flood risk, however this does run 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 a mix of positive, neutral and negative outcomes against the sustainability framework. It scored well against the social objectives due to its close proximity to village services and the prospect of additional car parking for the village. However, there are also question marks surrounding the access as there is currently no pedestrian footway linking the site to the village.

The SEA did identify an adverse environmental and landscape impact due to the sites location in an open setting south of the railway line.

Objectives	Site 12 – Racecourse Land			
	S	M	L	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 primarily greenfield land as it is currently amenity grassland. However, there is some hard standing on the site and so it does contain some brownfield land.
Soc/2. Retain and enhance existing community facilities and improve accessibility to new and existing facilities to meet the needs of the community	+	+	+	A pedestrian access route is already in place between the Racecourse and the station. The site would be able to connect to this route. The site is located within walking distance (800m) of a number of village facilities (post office, train station, primary school). 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	+	+	+	The site is located within walking distance of a number of village amenities, including the train station, and so should encourage sustainable forms of transport. Vehicle access would be via the existing 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. Also, development of the site would be a form of enabling development to help fund necessary improvements to the racecourse and so would help to secure the future 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 is a part-greenfield and brownfield site, which is almost adjacent to the planning boundary and is contained within the existing boundary of the racecourse site. This site extends beyond the railway line, which serves as a defensible boundary to the village, although it is related to the existing village core. 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, the site 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 a number of positive and neutral outcomes against the sustainability framework. It scored well against the social objectives due to its close proximity to village services and the prospect of additional 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.

The site would extend the village core beyond the railway line which currently acts as a defensible boundary, however it is contained within the boundary of the racecourse and so would not result in the development of open greenfield land. However, it is recommended that the policy wording reflects the site's location in that it would extend the village south, beyond the railway line, towards the National Park.

Preferred Options

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

Site 3 – Shaw/Inholms Farm

Site 5 – Lentridge/Old Police House

Site 6 – Wells Close

Site 11 – Site South of Railway

Site 12 – Racecourse Land

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

Site 1 and 6 are located centrally in the village and so within easy reach of local services and facilities. They are also unlikely to have adverse environmental impacts due to the modest scale and well-screened nature of the sites and, in the case of site 6, being a vacant, former brickworks site. However, these two sites do have flood issues and it is recommended that appropriate mitigation measures are introduced through the allocation policies.

It is acknowledged that Sites 3 and 5 are located just over recommended walking distances (800m) to key village services such as the shop and train station, however the steering group has balanced this against other factors such as environmental impact and ensuring development is in keeping with the character of the village. Any development on these sites would need to be modest in scale and nature and retain as much as possible the important green gap between the northern boundary of the village and the farmsteads to the north.

Site 11 would bring about social benefits to the village due its location and provision of a community facility (car park). There are concerns over the achievability of pedestrian access from the site to the village and the landscape impact of the site. For inclusion in the neighbourhood plan, these will need to be mitigated and overcome through appropriate and strong policy criteria.

Site 12 would bring numerous social benefits to the village in that it would help to fund future development and ultimately secure the future of the racecourse. It could also potentially provide car parking for the village and station use. It is important that any development is sensitive to the location of the site in that it extends south towards the National Park and beyond the railway line. Sufficient landscape mitigation measures could help to offset these concerns.

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

Site 2 – Little Inholms Farm (options 1 and 2)

Site 4 – Inholms Farm (northernmost)

Site 7 – Glebe Land

Site 8 – Land rear of Oakfield

Site 9 – Land East of Nolands

Site 10 – Land behind school

On the whole, these sites scored well against some of the social objectives as they are located fairly centrally, however they have not been selected for various environmental reasons. Sites 9 and 10 are two isolated sites that were considered to have adverse environmental impacts. For Site 2, two options were considered. Neither option has been recommended for allocation due to the accumulation of adverse environmental impacts, including the potential impact on heritage assets (Grade 2 Listed Building), biodiversity and wildlife habitats and adverse landscape impact. Whilst the impacts were more pronounced for option 2, the issues identified affect both options and so neither is recommended for allocation. Site 8 was subject to similar impacts as site 2 but would also result in the loss of a local employment site and has also not been recommended for allocation. Both sites 2 and 8 also suffer from the surface water flood issues which affect the centre of the village and, in some cases, contain large areas at risk (1 in 30 year) of surface water flooding.

Site 7 appraised fairly well against the sustainability framework, but like other central sites, is located in an area at risk of surface water flooding and so scored adversely against Env/4. There are also TPOs that could be affected and development could potentially impact on the setting of the rectory, church and burial ground and so this site is not recommended for inclusion in the Neighbourhood Plan.

11 Appraisal of the Draft Neighbourhood Plan Policies

Objectives	Policy 1: Spatial Plan for the Parish			
	S	M	L	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	0	0	0	New housing development in sustainable locations is likely to increase usage and support the parish's community facilities and services although it is unlikely that there would be a notable 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	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. However, it is acknowledged that the existing settlements in the parish only have limited services and facilities.
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 (albeit limited) 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 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 or cultural 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	0	0	0	This policy will steer development to Plumpton Green. Any development will be expected to be sympathetic to existing heritage assets such as listed buildings. It may also be the case that new development could have a positive impact on the setting of 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 that run through Plumpton Green village. 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.

Objectives	Policy 2: New Housing in the Parish			
	S	M	L	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	0	0	0	It is unlikely that there would be a notable impact on this objective. 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, although it is acknowledged that some of the sites are located slightly over 800m (recommended walking distance) to existing services. Some of the sites may bring about additional car parking for 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	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. However, it is acknowledged that some of the sites are located slightly over 800m (recommended walking distance) to existing services and facilities which are limited.
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 (albeit limited) existing local businesses. This is in particular the case for the Racecourse which is likely to benefit from the residential allocation which will help to fund the future development of the racecourse.

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 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. This is particularly the case for Policy 2.5 which proposes strong mitigation measures to offset the acknowledged environmental impacts.
Env/3. Protect the character, qualities and identity of the parish's heritage assets	0	0	0	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. It may also be the case that new development could have a positive impact on the setting of these heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	This policy identifies housing sites in sustainable locations and steers development away from areas of the village most at risk from flood and surface water flood risk. Some of the sites do contain areas at risk of flooding; however individual site allocations introduce mitigation measures through 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.

Objectives	Policy 3: Design			
	S	M	L	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. The policy also prevents development that may harm the landscape and natural beauty of the SDNP.
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. It may also be the case that new development could have a positive impact on the setting of listed buildings/conservation areas.
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 and so 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.

Objectives	Policy 4: Local Employment			
	S	M	L	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 to allow for the appropriate expansion of existing employment services for the benefit of the local community and so 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	+?	+?	+?	Retaining and improving existing employment services and facilities, whilst ensuring that there are no adverse impacts with regard to local amenity and traffic, is 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.
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	0	0	0	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	0	0	0	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	0	0	0	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

Objectives	Policy 5: Plumpton Village Centre			
	S	M	L	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 the existing services in Plumpton for the benefit of the local community and so 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?	Retaining existing community services and facilities is likely to encourage walking, cycling and other forms of sustainable transport although this may not lead to a notable impact on this objective. It is also acknowledged that the level of provision in the village is 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.

Objectives	Policy 6: Plumpton College			
	S	M	L	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 necessary future development of the college and so 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 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) will ensure that there are no 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, however wording could be added to the final policy to prevent any adverse impact. Development of the college may in fact 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 which may be impacted upon by future development of the college. This could potentially result in an adverse impact unless mitigation measures are introduced through the policy wording (which has subsequently been carried through in the draft neighbourhood plan)
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.

Recommendations

It is recommended that wording is included in the policy to ensure there is no adverse impact on the South Downs National Park and the heritage assets within and in the area surrounding the college site.

Objectives	Policy 7: Plumpton Racecourse
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	S	M	L	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 necessary future development of the Racecourse and so 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 Racecourse and so should score positively against this objective.
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 mitigation measures could be introduced to the policy to reduce the likelihood further (which has subsequently been carried through in the draft neighbourhood plan)
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, mitigation measures could be introduced to the policy to ensure that any future development fully respects the National Park (which has subsequently been carried through in the draft neighbourhood plan).
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

Recommendations

It is recommended that wording is included in the policy to ensure there is no adverse impact on the nearby Site of Nature Conservation Importance (SNCI) and the South Downs National Park.

Objectives	Policy 8: Community Facilities			
	S	M	L	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 and so 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	+	+	+	Retaining (or replacing where a loss can be justified) and improving existing community facilities, whilst 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.	+	+	+	Retaining, supporting the growth and improving the viability of existing community facilities such as pubs and shops would score positively against this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	This policy protects local green spaces such as playing fields although it is unlikely that this policy will impact significantly on this objective
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	The policy will ensure that proposals are appropriate in design terms and so 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	The policy will ensure that proposals are appropriate in design terms and so 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	The policy will ensure that proposals are appropriate in design terms and so 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.

Objectives	Policy 9: Local Green Spaces & Open Spaces
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	S	M	L	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 playing fields and the village green and also supports proposals that are ancillary for the use of the land for public recreation purposes which could potentially improve accessibility to the 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 is likely to have a positive impact on the parish's natural landscape
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	+	+	+	This policy identifies local green spaces that are located in flood zones and areas prone to surface water flood risk. Although it is accepted that development can introduce measures to reduce flood risk, protecting these areas from development, and retaining their natural state, is likely to bring about positive impacts against 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

Objectives	Policy 10: Landscape and Biodiversity
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	S	M	L	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 and so this policy is likely to ensure that detrimental impacts are minimized.
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 retaining and slowing the flow of water and so this policy may 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.

Objectives	Policy 11 : Sustainable Drainage			
	S	M	L	Explanation

Soc/1. To ensure the delivery of affordable and sustainable homes	0?	0?	0?	This policy will introduce requirements for developers, although it is not expected that the financial burdens would be overly onerous. This policy would also ensure sustainable design is incorporated into any future 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 soften the impact of new development on the parish's natural and built environment, although a notable impact on this objective is unlikely. Any 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.

Overview of Policy Appraisals

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 3, 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 that are appropriate to the parish's built and natural environment and so no adverse impacts against the environmental objectives are expected.

Policies 3, 9 and 10 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 - 5. Policy 9 safeguards local green spaces which are of particular importance to the community and resulted in significant positive benefits against Env/1.

Policies 4 to 8 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 (Econ/1) objectives.

A number of mitigation measures have been drawn out of the conclusions of the policy appraisals which should be incorporated into the draft policy wording to offset potential adverse impacts.

Next Steps

Following consultation on this SEA Report, an updated version will be prepared and submitted alongside the Neighbourhood Plan to Lewes District Council for examination. The updated SEA will incorporate feedback from consultees and will include a full review of all sites through the SEA process.

Appendix 1 – Surface Water Flood Risk Map

Included courtesy of East Sussex County Council, from data produced by the Environment Agency.



Appendix 2 – Lewes District Council SEA Screening Opinion



Lewes District Council

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 regulations¹⁴ transpose the EU's SEA Directive¹⁵ 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:
 - 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.

¹⁴ Known fully as The Environmental Assessment of Plans and Programmes Regulations 2004

¹⁵ 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

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
(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

Criteria	Notes	Likely Significant Effect?
(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 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
(c)the transboundary nature of the effects;		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

Criteria	Notes	Likely Significant Effect?
<p>(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</p>	<p>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.</p>	<p>No</p>
<p>(g)the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<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>	<p>No</p>

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 conditions¹⁶ against which a neighbourhood plan is examined;
- To ensure the Plan has regard to National Planning Practice Guidance¹⁷;
- 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.

¹⁶ <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/>

¹⁷ <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 Screening Report

17th March 2015

1. Introduction

- 1.1 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).
- 1.2 The Conservation of Habitats and Species Regulations 2010 (known as the Habitats Regulations) transposes the requirements of the Habitats Directive into British Law.
- 1.3 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.
- 1.4 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.
- 1.5 This screening assessment should be read alongside the Habitat Regulations Assessment of the Lewes District Core Strategy: Proposed Submission Version¹⁸ as amended by the HRA Addendum, March 2014¹⁹.
- 1.6 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.
- 1.7 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.

¹⁸ http://www.lewes.gov.uk/Files/plan_2013_HRA.pdf

¹⁹ http://www.lewes.gov.uk/Files/plan_HRA_Addendum_2014.pdf

2. Process

- 2.1 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.
- 2.2 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.
- 2.3 The draft guidance described three main tasks to follow when developing a land use plan. These are:
 1. Screening for likely significant effects.
 2. Appropriate Assessment and ascertaining the effect on site integrity.
 3. 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.
- 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 birds²⁰ (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

- 3.4 The Lewes Downs site has been designated as a SAC for the following reasons²¹:
- 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 reasons²²:
- 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

²⁰ This directive replaced Council Directive 79/409/EEC on the same subject.

²¹ taken from the summary provided on the Joint Nature Conservation Committee's (JNCC's) website

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

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.”**²³
- 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 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</p>

²³ Quote slightly amended to omit reference to Pevensey Levels

with the Core Strategy, would significantly increase the numbers of visitors to the site and thus is unlikely to have a likely significant effect.

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