



Plumpton Neighbourhood Plan – Sustainability Appraisal Scoping Report

1. Introduction

1.1 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 will be undertaken on the contents of the plan.

1.2 This report is the Scoping Report, the first stage in developing the Sustainability Appraisal.

As required by both European and national law, consideration in this report is given to the requirements of the Strategic Environmental Assessment Directive.

1.3 This report is structured in the following manner:

- Section 2 provides a background to the Sustainability Appraisal and Neighbourhood Development Plan;
- Section 3 provides a portrait of the parish;
- Section 4 identifies the main sustainability issues in the parish;
- Section 5 provides a sustainability framework that will be used to appraise the policies
- Section 6 indicates the next steps to be carried out in the production of the Sustainability Appraisal

1.4 This report has been made available for consultation for a 6 week period between 8th June and 20th July 2015. Comments can be sent to us via:

- Post: Mr P Nicholson, Chairman Plumpton Parish Council
C/o 8 Heasewood,
Bolnore Village,
Haywards Heath,
West Sussex
RH16 4TJ.
- Email: np@plumptonpc.co.uk

1.5 This report poses a number of questions at the end of each section that may aid those making a response to the document. The questions are identified

in a grey text box. Although there are specific questions asked, respondents are welcome to submit comments on any aspect of this report.

2. Background

2.1 Under the Localism Act (2011) and related Neighbourhood Planning Regulations (2012), local communities can have a larger say on the development of their area by undertaking neighbourhood planning.

2.2 On 28th April 2014, Lewes District Council designated Plumpton Parish as a neighbourhood area in order to allow us, Plumpton Parish Council, the opportunity to produce a Neighbourhood Development Plan.

2.3 The Neighbourhood Development Plan will conform with the adopted Lewes District Local Plan (2003) and the emerging Joint Core Strategy, due for adoption in autumn 2015. This sets out the strategic planning policy for the district until 2030. It is intended that our Neighbourhood Development Plan will supplement the Core Strategy, covering a number of different aspects relating to land use in the parish.

Sustainable Development

2.4 The National Planning Policy Framework states that the aim of the planning system is to deliver sustainable development. Might be worth describing what sustainable development means in this context. 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.

2.5 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.

2.6 The Joint Core Strategy, prepared by Lewes District Council and the South Downs National Park Authority (SDNPA), carried out a full sustainability appraisal (incorporating a strategic environmental assessment) on the contents of the plan. 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.

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

2.7 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 1) 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.

Do you agree with the findings of the analysis presented in Appendix 1?

Do you believe that a simple sustainability appraisal is appropriate for a Neighbourhood Development Plan?

3. 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 is 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. 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 constituting the only major deviation from this. 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%

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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>

Table 2 - Age structure of Parish

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

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

Note: The Indices of Multiple Deprivation (IMD) 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.

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

Note - Lower Super Output Areas are the second smallest geographical scale on the Office for National Statistics hierarchy for standardised data. Each of them contains on 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	153	9.2%	14.3%
Bad health	39	2.4%	4.2%
Very Bad health	8	0.5%	1.2%

Housing⁶

- There are 622 households located within the Parish. The table below show 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%

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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>

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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=2481>

**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 638 dwellings located within the Parish.
The table below show 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 commuting 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 remain on affordability and supply. As at March 2014, 1,955 households were on the Councils Housing Register of which 15 households were from Plumpton. Affordable housing to downsize to 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			

Where children go to school

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.

Rail and bus services

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 a week, connects Lewes, Plumpton Parish and Haywards Heath and runs approximately every two hours providing a communication link for employment and school access (in Haywards Heath and Lewes) plus social access to both Lewes and Haywards Heath where shopping facilities are available.

There are also three services that connect Plumpton with Burgess Hill, the other main shopping centre. However, between them they offer 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 116 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.

Road 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

Vehicle ownership of the 622 households and how they compare with the average district and national percentages.

Table 7 – Vehicle ownership

	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 had 4 or more cars or vans	29	4.7%	2.1%	1.9%

Economic

There are approximately 100 business and employers in the Parish. The two largest employers are the Plumpton Agricultural College (330) and the Plumpton Racecourse (16). In addition, there are three public houses and a Post Office and general store 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

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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>

are 16 meetings a year and during 2014 the course had a total attendance of 25,162. 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

Of the 1,644 usual residents of the Parish, 1,261 were aged between 16 and 74.

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

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

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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>

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%
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:

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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=1416574978816&enc=1&dsFamilyId=2541>

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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=1416574978816&enc=1&dsFamilyId=2536>

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%)
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%)

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>

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 house terrace	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

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).

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 cause a likely significant effect to either site. This screening opinion was approved by Natural England¹².

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 Reserve located within the Parish.
- There are four Sites of Nature Conservation Interest (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

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http://www.lewes.gov.uk/Files/plan_Plumpton_HRA_Screening_Assessment.pdf

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 Plumpton. 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 and 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.
 - Lowland Meadows 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 – Numerous zones with concentrations located: to the east, west and north of Beresford Manor, east of Downs House, 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:
 - One small area at Stanton's Farm in the central eastern part of the parish.

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, Plumpton, Lewes, East Sussex
- THE LAINES, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE EUGH, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE FORMER SCHOOLROOM, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- 106 AND 107, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- MILL COTTAGE, UPPER MILL, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE COTTAGE, DITCHLING ROAD, Plumpton, Lewes, East Sussex

¹³

<http://magic.defra.gov.uk/>

- 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, Plumpton, Lewes, East Sussex
- THE SIGNAL BOX AT PLUMPTON RAILWAY STATION, PLUMPTON, 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 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>)

Flooding

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 of 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.

Quality of agricultural land in the parish

The majority of land within the Parish is classified as Grade 3 Agricultural Land.

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.

Have we correctly identified the characteristics of the Parish?

Is there information that should have been included in this section?

4. Sustainability Issues

The Stage one report and the vision paper highlighted sustainability issues that are common to rural communities. The community would like to retain its dark and starry nights which would be negatively impacted on with any introduction of street lights.

The outcome of the community engagement activities has indicated that residents accept the requirement of the Parish to deliver a minimum number of housing as indicated in the local plan part1. Residents accept that should development be delivered in small scales, with good design and located in the direction of the north south rather than east west of the built up area boundary, retaining the character of the Parish.

The development likely to be planned for in the PPNP will be limited to the built up area of Plumpton Green. Given the scale and location of growth, there will be no likely measureable impacts on any designated nature sites or heritage assets outside the Parish boundary.

Do you believe that we have identified the main sustainability issues?

What other issues should we have identified?

5. Sustainability Framework

5.1 In order to appraise the policies of our Neighbourhood Development Plan, we have set up a draft framework consisting of objectives and questions. The framework is based on the sustainability issues identified in section 4 and the aspirations of the community gained from consultation.

Objective	Questions
<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 it protect and enhance the parish's existing built environment and demonstrate a high quality and sustainable design? - 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? <p>Will the PPNP benefit the health of the community?</p>

<u>Economic</u>	
Eco/1. Support the growth of local businesses to meet the needs of the parish.	<p>Will the PPNP support existing shops and businesses?</p> <ul style="list-style-type: none"> - Will the PPNP align with the long term plans of key businesses in the parish such as Plumpton College and Plumpton Racecourse? - Provide potential for new businesses within the parish?
<u>Environmental</u>	
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	<p>Will the PPNP safeguard local green spaces and protect and enhance their associated biodiversity?</p> <p>Will the PPNP safeguard and ensure there are no adverse impacts on the parish's locally and nationally important biodiversity designations (SSSIs, SNCIs, EPSs, LNRs etc)?</p> <p>Will the PPNP safeguard and ensure there are no adverse impacts on the parish's ancient woodland?</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	<p>Does the PPNP promote the purposes and enjoyment of the SDNP?</p> <p>Are there likely to be any harmful impacts to the character and/or valued natural landscape of the parish?</p> <p>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>Does the PPNP ensure that development respects the historic character of the parish and minimises and detrimental impacts?</p> <p>Will development impact on listed buildings?</p> <p>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>Does the PPNP reduce the risk of flooding?</p> <p>Will the PPNP ensure that the combination of sites does not exacerbate risks of flooding of small streams and ditches?</p> <p>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	Will the PPNP promote energy efficiency and the use of renewables within the parish?

Do you believe that the framework is an appropriate way to appraise policies of the Neighbourhood Plan?

Are there any objectives or questions that should be added to the framework?

6. Next Steps

6.1 Comments received on this Scoping Report will be taken into account and as a result, revisions may be made to different parts of the document.

6.2 Once finalised, the sustainability framework (section 5) will appraise development and policy options for the Neighbourhood Development Plan, identifying options that would deliver sustainable outcomes.

6.3 The final sustainability appraisal report will accompany the proposed Neighbourhood Development Plan that will be submitted to Lewes District Council. The sustainability appraisal report will be the document that demonstrates, as required by the Neighbourhood Planning Regulations, that the making of the plan contributes to the achievement of sustainable development.

Appendix 1



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
(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	No

Criteria	Notes	Likely Significant Effect?
(c)the transboundary nature of the effects;	development in the Parish alongside development in other settlements and parishes. Development in the neighbourhood plan is likely to be consistent to the amount proposed in the Core Strategy. Neighbouring authorities have not objected to the Core Strategy and so it is unlikely that cross-boundary effects will occur. The Habitats Regulations Assessment of the Core Strategy also considered the effects of development in neighbouring districts on protected sites.	No
(d)the risks to human health or the environment (for example, due to accidents);	It is not thought the anything in the Neighbourhood Development Plan will increase risks to human health.	No
(e)the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Development Plan, unlike most plans, is written for a very small area and population. Its impacts are unlikely to be extensive.	No
(f)the value and vulnerability of the area likely to be affected due to— (i)special natural characteristics or cultural heritage; (ii)exceeded environmental quality standards or limit values; or (iii)intensive land-use; and	In collecting information for the Neighbourhood Development Plan, information has been gained on the characteristics of the area. There are no known environmental quality standards being exceeded. The plan is unlikely to lead to a significant intensification of land use nor is it felt that its provisions are likely to harm natural and cultural characteristics.	No
(g)the effects on areas or landscapes which have a recognised national, Community or international protection status.	<p>The southern section of the parish is located within the South Downs National Park. The Core Strategy identifies a housing target for Plumpton Green, which is located outside of the Park. Although the Plan may include policies or allocate sites that impact on the area within the Park, it is unlikely that there will be a significant negative impact on the SDNP.</p> <p>It is not envisaged that the SSSI in the parish will be significantly affected by the provisions of the Neighbourhood Development Plan.</p> <p>The Habitats Regulations Assessment for the Core Strategy considered the impact of development in Lewes District and development in the parish will accord with that identified in the Core Strategy. A Habitats Regulations Screening has been undertaken and no significant effects are noted on European protected sites.</p>	No

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

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

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

- Natural England and the Environment Agency agreed with our conclusions that an SEA of the neighbourhood plan is not necessary.
- English Heritage recommended that as an SEA has not yet been produced for the Lewes District Local Plan Part 2 (Site Allocations and Development Management Policies) that an SEA should be prepared for the neighbourhood plan.

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

- As a precautionary measure to ensure that the requirements of the SEA Directive are met which is a key component of meeting the basic 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/>