

Ansty, Staplefield & Brook Street Neighbourhood Plan

**Sustainability Appraisal incorporating Strategic
Environmental Assessment**

Final Report

January 2016

CONTENTS

1	INTRODUCTION	1
2	METHODOLOGY	3
3	POLICY CONTEXT	5
4	PARISH CHARACTERISTICS AND ISSUES.....	6
	Nature conservation.....	6
	Landscape	8
	Water	8
	Soil and Geology.....	8
	Heritage	8
	Air and Climate.....	9
	Human characteristics.....	9
	Roads and transport	9
	Infrastructure.....	9
5	KEY SUSTAINABILITY ISSUES	11
	SWOT analysis	11
	Key issues.....	11
6	OBJECTIVES OF THE SUSTAINABILITY APPRAISAL	13
7	SUSTAINABILITY OBJECTIVES	14
8	ASSESSMENT OF NEIGHBOURHOOD PLAN POLICIES	16
	Cumulative effects of Neighbourhood Plan policies	28
9	OVERALL CONCLUSION.....	30

APPENDICES

Appendix A	Summary of responses from statutory bodies during SA scoping process
Appendix B	Summary of relevant plans and programmes
Appendix C	Site Maps

1 INTRODUCTION

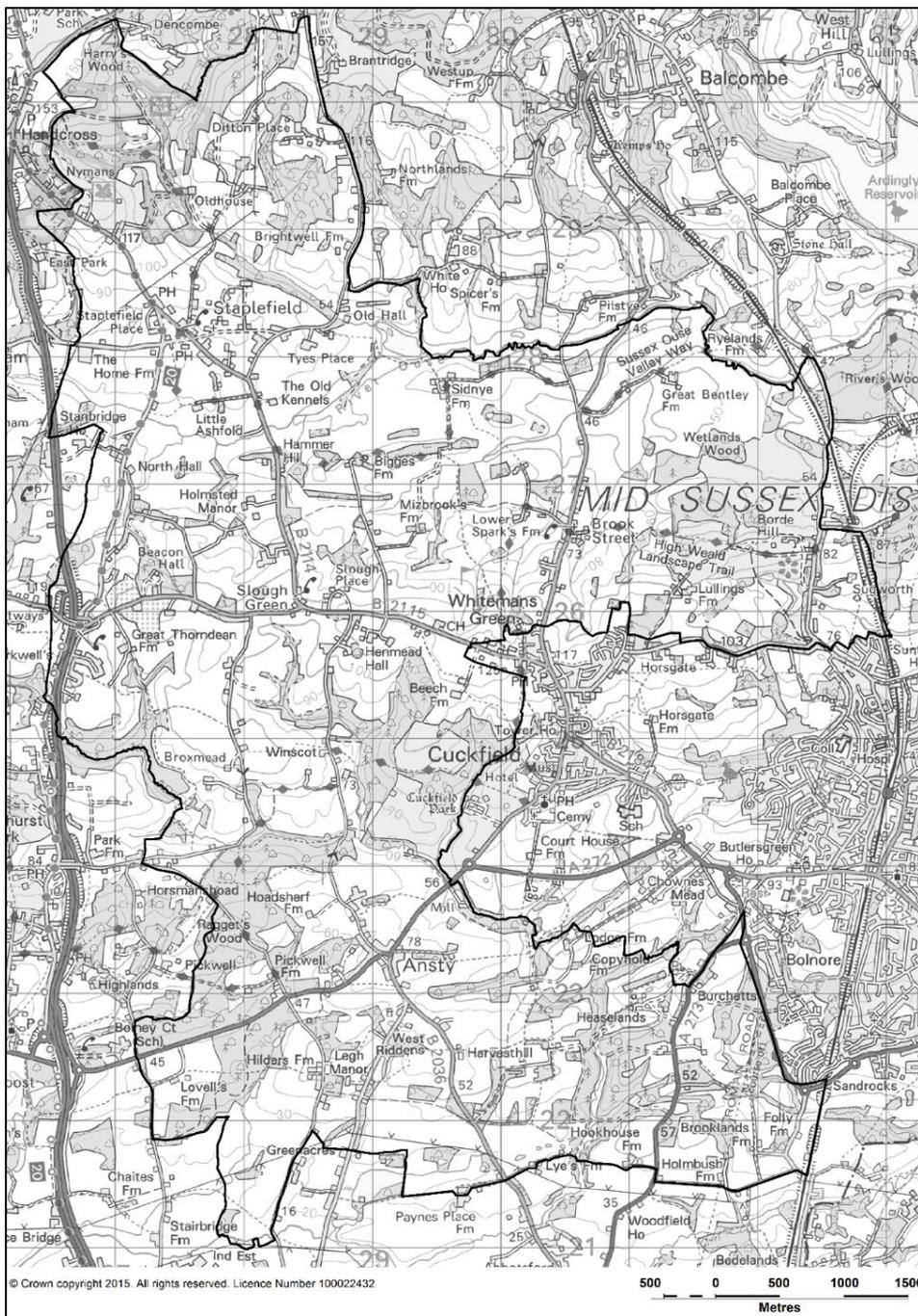
- 1.1 This document sets out the baseline information on the parish, the plans and policies influencing the production of the Ansty, Staplefield and Brook Street Neighbourhood Plan (ASBSNP), current sustainability issues that are facing the parish and the sustainability objectives that the Neighbourhood Plan should strive to achieve. The consultation responses to the Ansty, Staplefield and Brook Street Sustainability Appraisal Scoping Report published by Ansty and Staplefield Parish Council in October and November 2014 have been taken into account when preparing the final sustainability appraisal on which to test the emerging policies. Within this Sustainability Appraisal report, an assessment of the options for each policy will be undertaken, along with any updating of baseline data.
- 1.2 The sustainability objectives identified in this document have been the subject of consultation with Mid Sussex District Council, the Environment Agency, Natural England and Historic England during October and November 2014. The objectives have been amended to take account of the advice and comments received. A summary table of the comments from consultees is contained in Appendix A.
- 1.3 This draft Sustainability Appraisal was the subject of consultation in July/August 2015 alongside the Pre-Submission Neighbourhood Plan. This document was then amended in the light of representations received.
- 1.4 The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on Strategic Environmental Assessment (Strategic Environmental Assessment) was implemented in the UK. This sets out the requirement for Strategic Environmental Assessment, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The Sustainability Appraisal incorporates the Strategic Environmental Assessment process – for ease, this report is referred to as the Sustainability Appraisal from now on in this document, although it incorporates the elements required for Strategic Environmental Assessment.
- 1.5 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Building a strong, stable and sustainable economy
 - Promoting good governance
 - Using sound science responsibly
- 1.6 One of the means by which sustainable development can be achieved is through the land-use planning process. The Ansty, Staplefield and Brook Street Neighbourhood Plan will need to be in general conformity with the Mid Sussex Local Plan 2004 and, as far as possible, with the emerging District Plan. If approved by a referendum, the Neighbourhood Plan will become a part of the development plan for the area that it covers.

- 1.7 The Ansty, Staplefield and Brook Street Neighbourhood Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the parish, while at the same time helping to ensure that adverse environmental impact is minimised.

2 METHODOLOGY

2.1 Figure 2.1 below shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Ansty and Staplefield parish apart from a small area in the far south-east of the parish which is proposed for the Burgess Hill Northern Arc in the Mid Sussex Emerging Local Plan and land to the east of the railway line which is part of the Haywards Heath Neighbourhood Plan area. It has been prepared by a Steering Committee comprising members of Ansty and Staplefield Parish Council and volunteers from the community. To inform the Sustainability Appraisal, three working groups were set up to collect data about Ansty, Staplefield and Brook Street on a wide range of matters.

Figure 2.1: Ansty, Staplefield & Brook Street Neighbourhood Plan designated area



2.2 The majority of the district-wide data had already been collected for the Sustainability Appraisal for the Mid Sussex District Plan and had been obtained from the various sources best placed to provide accurate data in their relevant area of expertise. This information has enabled the environmental, social and economic issues facing both the district and the Neighbourhood Plan area to be established.

2.3 The Ansty, Staplefield and Brook Street Neighbourhood Plan has been developed through an extensive programme of engagement with the local community. This included developing the following vision for the development of the village and parish up to 2031:

'In 2031 the villages of Ansty, Staplefield and Brook Street will remain distinct communities from the larger nearby towns and villages such as Burgess Hill and Cuckfield, having seen no significant expansion of their settlements into the surrounding countryside.

Ansty will have accommodated new housing to help meet the demand and need for new and affordable homes by using land within or close to the established settlement boundary. A mix of housing ensures that smaller houses are available for young families as well as older people wanting to downsize.

The heritage and landscape assets of the area will have been protected, including the Staplefield Conservation Area and the High Weald Area of Outstanding Natural Beauty (AONB).

The three small communities continue to thrive and support the community facilities such as the village halls and sport facilities as well as the pubs and other small businesses.

All the settlements are better connected to each other and other surrounding villages through cycle routes and improved local bus services.'

2.4 Mid Sussex District Council published its Pre-Submission District Plan, together with its Sustainability Appraisal report, in June 2015. The District Plan Sustainability Appraisal identifies 18 sustainability objectives. The Ansty Staplefield and Brook Street Sustainability Appraisal has developed its own 10 sustainability objectives, based upon the sustainability objectives in Mid Sussex District Council's emerging District Local Plan and the baseline data collected. Local issues and objectives have been identified, and the indicators used to measure these are from local sources at a local scale wherever possible. These will help assess the sustainability issues facing Ansty and Staplefield parish, to be addressed where possible in the Neighbourhood Plan.

3 POLICY CONTEXT

- 3.1 The Ansty, Staplefield and Brook Street Neighbourhood Plan is being prepared in accordance with national and local planning policies. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan of Mid Sussex comprises saved policies of the 2004 Local Plan, the Small Scale Housing Allocations DPD 2008 and the proposed policies of the Pre-Submission Draft District Local Plan 2015.
- 3.2 Appendix B provides a summary of the programmes, plans and other documents which influence the Ansty, Staplefield and Brook Street Neighbourhood Plan. Key objectives and indicators have been identified from the Submission District Plan and these have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues.
- 3.3 The aims, objectives and indicators from these policy documents have been used to develop the sustainability objectives. It should be noted that the policy context for the Neighbourhood Plan Sustainability Appraisal is not static. Therefore as further relevant plans or programmes are developed, they will be reviewed and taken into account.

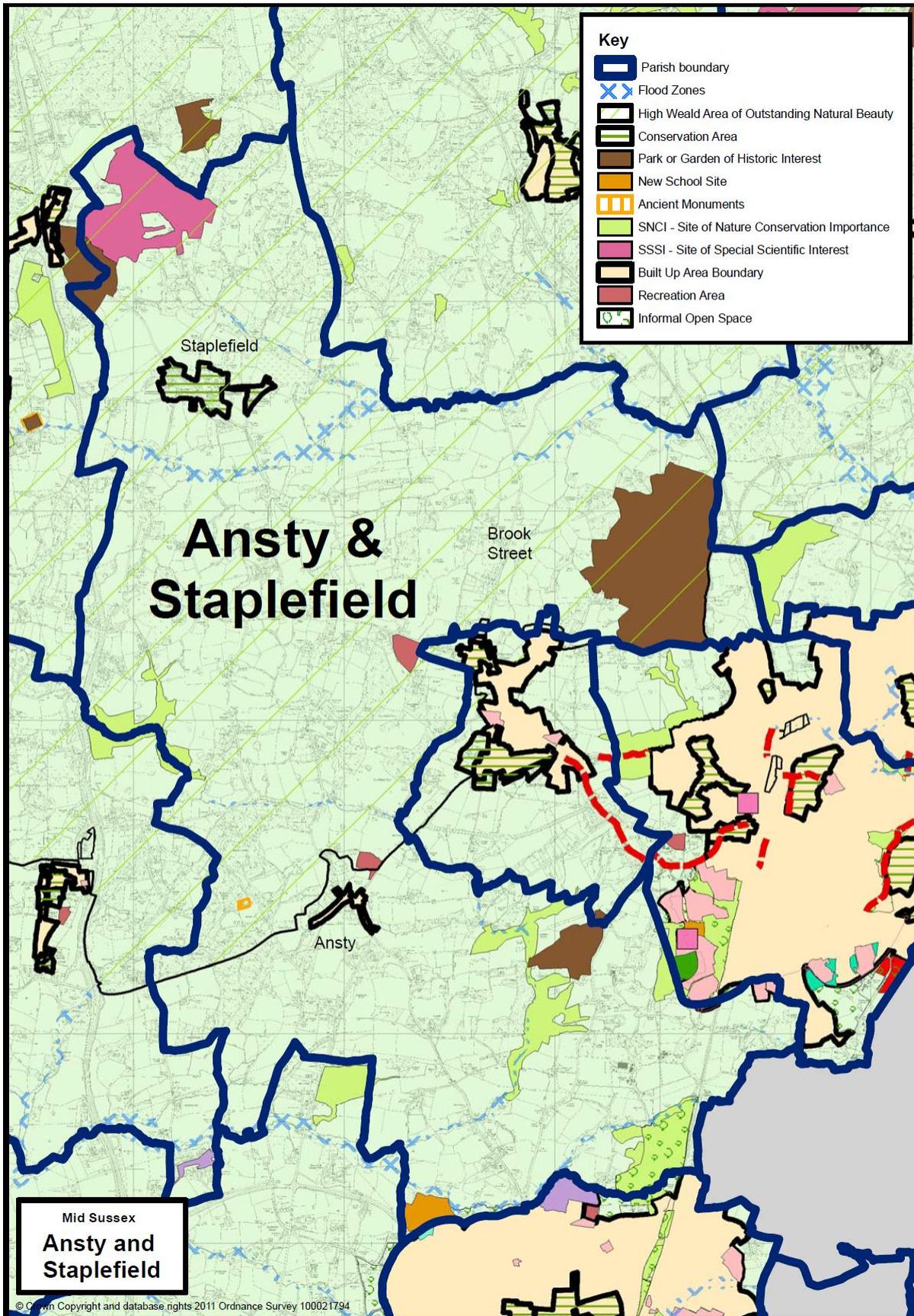
4 PARISH CHARACTERISTICS AND ISSUES

Nature conservation

4.1 The parish has a rich and varied pattern of habitats, species and biodiversity, recognised by the extensive and varied landscape and nature designations that cover land within the parish. These are illustrated on Figure 4.1 on the following page and include:

- SSSI (Site of Special Scientific Interest): Nyman's Gardens
- SNCI (Site of Nature Conservation Importance) Heaseland and Broxmead
- Park or Gardens of Historic Interest: Borde Hill Gardens, Nyman's Gardens
- Recreation Grounds: Ansty and Whitemans Green
- Conservation Area: Staplefield
- Flood Zone: South of Staplefield, north of Brook Street, south of Ansty
- Common Land: Staplefield Common and Staplefield Upper Common
- Ancient Woodland

Figure 4.1: Areas of nature and heritage conservation (Map includes land outside of Neighbourhood Plan Area in order to illustrate geographical context)



Landscape

- 4.2 The top two thirds of the parish, including Staplefield and Brook Street, is within the High Weald Area of Outstanding Natural Beauty, which was designated in 1983. The landscape of the parish is typical of the High Weald AONB, being characterised by the dispersed historic settlement pattern, with farmsteads approached along ancient tracks and route ways, along with ancient woodland and irregular shaped fields, enclosed by deciduous hedges.
- 4.3 Ansty is a small scattered settlement, situated at the junction of the A272 and B2036 one mile south west of Cuckfield. The village lies at the eastern end of a ridge of high ground just to the south of the High Weald Area of Outstanding Natural Beauty. There are fine views to the north across the open countryside of the Weald.
- 4.4 Staplefield is located approximately 3 miles to the northwest of Cuckfield on the B2114 Handcross Road. The village is centred on and dominated by the large green known as Staplefield Common. The National Trust owned Nyman's Gardens is to the north west of Staplefield.
- 4.5 The small hamlet of Brook Street lies close to the northern edge of Cuckfield, within the AONB. Borde Hill gardens are to the east of Brook Street.

Water

- 4.6 The water in the parish comes from local aquifers and is topped up when necessary from Ardingly reservoir, which is just north of the parish. Designations as a Local Nature Reserve and Site of Nature Conservation Interest help to protect this local resource.
- 4.7 The Parish falls within a region known for water scarcity.

Soil and Geology

- 4.8 The geology of the parish largely comprises weald clay and sandstone outcrops.

Heritage

- 4.9 There are 83 Grade 11 listed buildings in the parish.
- 4.10 Houses in Ansty front onto the main roads and Deaks Lane stretching some distance from the centre of the village. A built-up area boundary is defined for Ansty, primarily running along a short length of the A272 and Cuckfield Road, which seeks to conserve the rural setting of the village and to protect the surrounding countryside from harmful development.
- 4.11 The centre of Staplefield was designated a conservation area in 1984 (its extent is shown in Figure 4.1). The overall character of the village is of low density housing interspersed with open spaces and fields with many trees particularly along the west and northeast sides of the Common. A little to the east along Brantridge Lane is a further group of housing, physically and visually separated from the rest of the village and known as Upper Staplefield Common. This comprises a varied group of informally arranged houses facing onto a small green and including two listed buildings, together with housing facing onto Rose Cottage Lane to the south. Again trees and open spaces form an important feature of this part of the village. At present there is no built-up area boundary around the settlement which means that the current Countryside Area of Development Restraint policies will be applied within, as well as around, the village.
- 4.12 Brook Street comprises a scattered collection of dwellings lying along the B2036. At present there is no built-up area boundary around the settlement.

Air and Climate

- 4.13 The main sources of atmospheric pollution arise from the proximity to Gatwick Airport, and busy roads such as the A23 and A272. There are no Air Quality Management Areas within the Parish.
- 4.14 The climate of the parish is described as a local variant of the British sub oceanic climate.

Human characteristics

- 4.15 Ansty and Staplefield parish is not a deprived area when measured against national statistics. The net weekly household income after housing costs is £551 compared to £485 in West Sussex and £423 nationally. There are below average numbers of people living on low incomes. However some residents find it difficult to access the benefits enjoyed by others, and there are some elements of the community, particularly the elderly and those who live alone, who do not enjoy the same level of prosperity or access to services.
- 4.16 The population of the parish was 1755 at the date of the Census in 2011. The Parish has a slightly higher proportion of children under 16 and older people over 65 than the national average. 60% of the population is of working age, compared to 64% nationally. 47% of the parish population live in married households compared to 32% nationally. This suggests that the parish is a popular place for families to live, perhaps because it is within reach of some good schools and employment opportunities.

Roads and transport

- 4.17 The A272 runs through part of the parish and the A23 runs close to the western edge of the parish. This means that many parts of the parish are adversely affected by the volume and speed of traffic and this is likely to get significantly worse when around 3500 additional houses are built in the south east of the parish at the Burgess Hill Northern Arc. Speeding and pedestrian safety was identified as an issue in all three settlements in a parish wide survey completed by the Parish Council in 2012. The Parish Council is hoping to work with other affected parishes to ensure that the traffic impact of the Burgess Hill Northern Arc is minimised.
- 4.18 In common with other rural areas the parish is poorly served by local bus services. As a result the parish has high levels of car ownership with 66% of households owning two or more cars, compared with 39% in West Sussex and 32% nationally. Only 5% of households in the parish have no car compared with 18% in West Sussex and 26% nationally. The nearest railway stations are at Haywards Heath, Burgess Hill and Balcombe. 18% of parish residents commute more than 40km to work, compared to just 5% nationally.

Infrastructure

Ansty

- 4.19 Ansty has a recreation ground, including football and cricket pitches and a Sports and Social Club providing snooker, darts and social facilities. Ansty also has a Village Hall which hosts a number of local clubs and social activities. The Village Hall and Sports and Social Club share a wooden mission hut used during the 1914-1918 war which was imported from France in 1922. The building is now in a very poor state of repair and a joint project has been established to try and build a new Ansty Village Centre. Next to the recreation ground is a small children's play area. The only pub in the village closed in 2011. Ansty has one garage with a small shop.

Staplefield

- 4.20 The village is a thriving community with, amongst other services, a shop, two churches, a village hall, a primary school, two public houses, a children's play area and a large common with a cricket pitch and pavilion.
- 4.21 The primary school in Staplefield village has 82 pupils, many of whom come from the surrounding communities. Moreover, many children from the parish attend schools at Cuckfield or Burgess Hill.

Brook Street

- 4.22 Brook Street has a picture gallery and four small garage workshops. There is a restaurant and tea room at Borde Hill gardens.

Parish

- 4.23 There is one other pub on the southern edge of the parish near Burgess Hill. There are a few small businesses around the parish but no other shops. There are no health services in the parish.

5 KEY SUSTAINABILITY ISSUES

SWOT analysis

5.1 Table 5.1 has been informed by the issues identified in the Neighbourhood Plan public workshops and consultation, and the baseline information collected in Section 3.

Table 5.1: SWOT analysis of issues facing Ansty and Staplefield parish

<p>STRENGTHS Sense of community in all settlements Excellent village school (in Staplefield) and Brantridge Special School 2 Churches in Staplefield Outstanding landscape setting Panoramic views Leisure/sporting facilities in Staplefield and Ansty Large area of AONB Staplefield Conservation area Pubs and other businesses Footpaths Strong residents associations Village clubs</p>	<p>WEAKNESSES Very limited public transport Traffic speed through villages High reliance on cars High cost of housing Lack of smaller homes Lack of affordable and low cost housing Only one small shop in garage at Ansty and one shop in Staplefield One pub recently closed in Ansty No health facilities</p>
<p>OPPORTUNITIES Localism Bill (extended powers for local communities) Provision of smaller homes if proven local need Improve pedestrian safety, Implement traffic management, Strengthen identity and pride in community</p>	<p>THREATS Creeping urbanisation Loss of agricultural land Loss of biodiversity Possible waste site/large business or retail park near parish boundary Threat of over-development leading to loss of rural character Increasing traffic resulting from expansion of Burgess Hill and Haywards Heath. Loss of local distinctiveness Loss of existing retail facilities</p>

Key issues

- 5.2 There are a number of sustainability issues and challenges facing the parish. While Ansty and Staplefield parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting.
- 5.3 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Ansty and Staplefield), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

Table 5.2: Challenges and impacts of not having a neighbourhood plan

Challenges Facing Ansty, Staplefield and Brook Street	Effect without the Neighbourhood Plan
Potential future need for small housing units for local residents	Unsuitable sites brought forward by landowners
Lack of affordable housing for parish residents.	No suitable sites for housing local people would be allocated.
Pressure for development in countryside	District Plan policies are strategic in nature and may not provide adequate protection.
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Strategic policies may not give adequate protection
Problems with traffic volume and speed due to expansion of Burgess Hill. Ansty likely to be worst affected.	Could get worse with no policy on transport infrastructure
Need to maintain distinctive village identities despite expansion on north side of Burgess Hill	Strategic policies may not give adequate protection
The lack of capacity of local services and infrastructure to accommodate significant new development	Unsuitable sites put forward without consideration of sustainability issues
Infrastructure improvements such as roads, Ansty Village Centre, Staplefield pavilion, play parks	Funding for infrastructure requirements may not be achieved

6 OBJECTIVES OF THE SUSTAINABILITY APPRAISAL

- 6.1 The issues for the Neighbourhood Plan and the objectives for the Sustainability Appraisal, have been informed by the policy documents identified in section 2, in particular:
- the 2004 Mid Sussex Local Plan
 - the Mid Sussex Pre-Submission Draft District Local Plan, June 2015
 - the results of the residents and business surveys and engagement events conducted throughout 2013 and 2014
 - the baseline information collected in section 4 and the sustainability challenges for Ansty and Staplefield Parish identified in section 5.
- 6.2 The Objectives, and the Indicators used to measure them, are collectively known as the Sustainability Framework.
- 6.3 The Sustainability Appraisal measures the sustainability of the Neighbourhood Plan through the identification of objectives and indicators. These will be used to predict the sustainability effects of the strategy for the Neighbourhood Plan, and the policies to deliver the strategy. The next section of this report considers each emerging policy and a number of alternative options in order to determine the most sustainable option for each policy area. It also includes information about likely future changes that will occur even without a new Neighbourhood Plan. These alternative options are assessed against the Sustainability Framework in order to determine which option is the most sustainable. This will be used to inform the drafting of the Neighbourhood Plan in order to make sure it is the most sustainable plan possible, given all realistic alternatives.
- 6.4 The Sustainability Appraisal assesses each of the proposed Neighbourhood Plan policies against the 10 Sustainability Objectives, which are in effect a measure of sustainability. Each policy is tested by making an assessment of the likely impact on a number of measurable 'indicators'. This will help to judge the performance of the policy against each of the sustainability objectives. It is proposed that the performance of the policies in the Neighbourhood Plan will be measured against the objectives in terms of positive, neutral or negative impact.

7 SUSTAINABILITY OBJECTIVES

7.1 In order to undertake the Sustainability Appraisal process for the Neighbourhood Plan, a total of 10 sustainability objectives have been identified to enable an assessment to be made of the emerging options and allow for recommendations and mitigation measures to be proposed.

7.2 The sustainability objectives have emerged through the following considerations:

- Through the review of documents listed in Appendix B
- As identified in the Baseline section
- To help address sustainability issues known locally
- To help address the 'weaknesses' outlined in the SWOT analysis

7.3 The sustainability objectives and indicators are as shown in Table 7.1:

Table 7.1: Sustainability objectives and criteria for the Ansty, Staplefield & Brook Street Neighbourhood Plan

Sustainability theme	Objectives	Indicators
1/Soc	To ensure that those in housing need with a genuine local connection to the parish have the opportunity to live in a decent, sustainably constructed and affordable home	- number of affordable housing units delivered - financial contribution made towards affordable housing provision - number of smaller/ low cost homes.
2/Soc	To ensure that the community has a high quality and healthy lifestyle.	- number/ area of green spaces within walking distance of houses - number of footpaths, cycle paths and bridleways accessible to all - availability of public transport
3/Soc	To ensure the communities have adequate access to the services and infrastructure it needs including shops, schools, pubs, sport and leisure facilities, village halls.	- distance the population of the parish live from services - capacity and quality of local services and facilities
4/Env	To protect the outstanding landscape setting and architectural heritage of the villages	- re-use of previously developed sites – brownfield sites - preservation of AONB - quality and quantity of agricultural land lost to development - settlement pattern of villages - number of Listed Buildings in parish - MSDC conservation officer/ Historic England assessment
5/Env	To reduce the parish's impact on climate change.	- number of green energy developments and installations - proportion of journeys made by sustainable methods
6/Env	To reduce impact of traffic in villages, improve pedestrian safety and encourage people to walk or cycle locally	- walking and cycling routes to village centres - proportion of journeys by sustainable methods

Sustainability theme	Objectives	Indicators
		<ul style="list-style-type: none"> - speed and traffic data from police - number of safe crossing points
7/Env	To protect the historic environment of the parish, and to enhance the village streetscape and local distinctiveness	<ul style="list-style-type: none"> - conservation area in Staplefield preserved - historic settlement pattern of the villages maintained
8/Env	<p>To maintain and enhance the countryside and open spaces of the parish in terms of its:</p> <ul style="list-style-type: none"> • geology, landform, water systems and climate, • settlement pattern and historic farmsteads, • ancient woodlands and field patterns • ancient rights of way (footpaths, bridleways, tracks and lanes) • landscape character • diversity of wildlife • peace and quiet • available amenity open spaces <p>whilst ensuring any changes benefit the community as a whole.</p>	<ul style="list-style-type: none"> - area of Ancient Woodland within the parish - condition of Ancient Woodland in the parish - number of trees with preservation orders in the parish - condition and accessibility of public footpaths - loss of any of these features through grant of planning consent - data from Sussex Biodiversity Records Office
9/Env	To retain the character and distinctiveness of villages and small settlements and the gaps between them whilst encouraging some organic growth which addresses deficit dwelling stock (young families, older people) and complements their surroundings.	<ul style="list-style-type: none"> - proportion of housing developments which address housing needs - historic views preserved - development within or adjacent to settlement boundaries
10/Econ	To provide opportunities to work locally.	<ul style="list-style-type: none"> - number of existing businesses retained - data on local employment.

8 ASSESSMENT OF NEIGHBOURHOOD PLAN POLICIES

- 8.1 As the Neighbourhood Plan has developed, the strategy and policies have been tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan.
- 8.2 Realistic policy options have been appraised against the Sustainability Objectives in order to ensure that the policies chosen for the Neighbourhood Plan are sustainable.
- 8.3 The following symbols have been used to record the impact of each option against each objective:

++	Significant positive impact on sustainability objective
+	Positive impact on sustainability objective
+?	Possible positive impact or slight positive impact on sustainability objective
0	No impact or neutral impact on sustainability objective
-?	Possible negative impact or slight negative impact on sustainability objective
-	Negative impact on sustainability objective
--	Significant negative impact on sustainability objective

- 8.4 In the tables below, 'MSELP' means the 'Mid Sussex Emerging Local Plan 2015' and MSALP the 'Mid Sussex Adopted Local Plan 2004'.

Assessment of Neighbourhood Plan policy options										
Policy AS1 – Built-up Area Boundary										
Policy Options:										
Option A: To have an NP policy that identifies the area where most forms of development are most sustainably located										
Option B: To have no NP policy, MSALP Policy C1										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	++	+?	0	-?	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0
Preferred Policy Option:				A						
<p>Summary and conclusion:</p> <p>Given the lack of available sites within the existing Built-up Area Boundary, Option A provides more opportunity for development. Option B scores more positively against objective 4 because the restriction on development would not open up the possibility of new sites impacting on the land. Option A scores more positively against objectives 1 and 2 largely because of the opportunities that the new development strategy would create to address these objectives in a positive manner.</p>										

Assessment of Neighbourhood Plan policy options										
Policy AS2 – Local Gaps										
Policy Options: Option A: To have an NP policy the protects the identity of the villages by preserving the gaps between them and other nearby settlements Option B: To have no NP policy, MSELP Policy DP11										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	-?	0	0	+	0	0	+	+	++	0
B	-?	0	0	0	0	0	0	0	0	0
Preferred Policy Option:				A						
Summary and conclusion: The provision of a specific policy for Ansty and Staplefield ensures that the gaps in question will be protected, which means it scores positively on four criteria and negatively on only one. Not having a policy means that the MSALP policy will provide less protection so does not score positively on any criteria.										

Assessment of Neighbourhood Plan policy options										
Policy AS3 – High Weald Area of Outstanding Natural Beauty										
Policy Options: Option A: To have an NP policy that reinforces the protection afforded to a nationally-significant landscape designation (AONB) Option B: To have no NP policy, MSALP Policy C4, MSELP Policy DP14										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	0	0	++	+	0	+	+	++	0
B	0	0	0	++	+	0	0	+	+	0
Preferred Policy Option:				A						
Summary and conclusion: This policy will contribute toward protecting the High Weald AONB as well as fulfilling local environmental objectives. The inclusion of the policy gives emphasis to local landscape considerations.										

Assessment of Neighbourhood Plan policy options										
Policy AS4 – Housing Mix										
Policy Options:										
Option A: To have an NP policy which seeks to ensure that development provides a greater proportion of the dwellings that are needed in Ansty and Staplefield										
Option B: To have no NP policy, MSALP Policy H2, MSELP Policy DP28										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	++	+	0	0	0	0	0	0	0	0
B	+	0	0	0	0	0	0	0	0	0
Preferred Policy Option:				A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy ensures that the needs of Ansty and Staplefield are specifically delivered.										

Assessment of Neighbourhood Plan policy options
Policies AS5 and AS6 – Site Allocations
Policy Options:
To allocate any one or a combination of Site Options (A) to (I) to address the housing needs of Ansty and Staplefield and to contribute towards the wider housing needs of rural Mid Sussex district.

Sustainability theme	(A) Bolney Road	(B) Barn Cottage	(C) Ansty Farms North	(D) Challoners	(E) Land at Little Orchards	(F) Ansty Farms South	(G) Oaktree/W Rltddens	(H) Tanyards Field	(I) Cuckfield Road	Summary of appraisal
1/Soc-Housing	+	-?	+	+	+	+	+	-?	+	Sites (B) and (H) would not provide sufficient housing to significantly address Ansty and Staplefield's housing needs, and in particular they would not provide any affordable housing. Whilst Site (H) is large enough to be required to provide affordable housing, the need to protect the setting of the Conservation Area would significantly reduce the potential housing yield, bringing it below the affordable housing threshold. Sites (A), (C), (D), (E), (F), (G) and (I) would all contribute positively to Ansty and Staplefield's housing needs.
2/Soc - Community	+?	0	+	0	0	0	0	0	0	Site (C) provides the opportunity to provide green open space on site and this would be reasonably well related to the rest of the village. Site (G) could provide the opportunity to provide green open space on site but is very poorly related to the community of Ansty. Site (A) provides the opportunity to deliver green space on site but, whilst on the edge of the village, is not well located to serve the majority of the existing community. Sites (B), (D), (E), (F), (H) and (I) do not provide the opportunity to provide green open space on site or to provide improved access to the countryside.
3/Soc – Services	+?	0	+	0	0	0	0	0	0	Site (C) provides the opportunity to provide community facilities on site and this would be reasonably well related to the rest of the village. Site (A) is also capable of accommodating community infrastructure but, whilst on the edge of the village, is not well located to serve the majority of the existing community. Sites (B), (D), (E), (F), (G), (H) and (I) are all too small to be capable of providing new community infrastructure on site.
4/Env - Landscape	-?	+	-	+	0	-?	+	-?	-?	Sites (A) – (G) are all within the Ansty Keynes High Weald Fringe landscape character area. This area has low/medium capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area although smaller development may be possible in a very few locations. In particular, the small scale of development on Sites (B), (G) and (D) is not considered likely to have a detrimental impact. In the case of Site (D) , demolition of the house (Challoners) would be more visible from the road, changing the character and appearance of the village as approached from the southeast. However, the wider landscape impact is unlikely to be significantly harmed as the site is screened along its southern boundary by mature trees. The boundaries of Site (A) are weak in terms of screening with only young trees and bushes, indicating that development would have a detrimental visual impact on the wider landscape. However, a stronger boundary 200m to the south would contain many of the longer distance views. Development of the eastern part of the site would reduce this likelihood. Site (C) is visually prominent from Cuckfield and other areas to the north east. This is exacerbated by lack of defensible, screened boundary. Views of the ancient woodland and Cuckfield to the east would be affected for walkers using PROW 62CR. On Site (E) significant loss of tree cover would potentially affect the landscape setting and the visual amenity of the landscape. Site (F) is visually prominent from all areas to the south. This is exacerbated by lack of defensible, screened boundary. Sites (H) and (I) are not in a landscape capacity area but both are within the High Weald AONB and may have an unacceptable impact on the AONB, depending on the layout of the development. On Site (H) development closer to

Ansty, Staplefield & Brook Street Neighbourhood Plan
Sustainability Appraisal (incorporating SEA)
Final Report

Sustainability theme	(A) Bolney Road	(B) Barn Cottage	(C) Ansty Farms North	(D) Challoners	(E) Land at Little Orchards	(F) Ansty Farms South	(G) Oaktree/W Riddens	(H) Tanyards Field	(I) Cuckfield Road	Summary of appraisal
										the northern boundary may have greater impact on wider countryside due to the topography of the land. However, this is not considered to be significant and can be mitigated through careful design. On Site (I) the southern and western boundary is more open to landscape impacts but this could be mitigated through careful design and screening.
5/Env – Climate	+	0	+	0	0	0	0	0	0	Sites (A) and (C) , by virtue of their size, are capable of providing on-site community energy schemes. The remaining sites – (B) , (D) , (E) , (F) , (G) , (H) and (I) – are all too small to make provision on site or to make any significant contribution to off-site provision.
6/Env - Transport & Movement	-?	+	-	+	-?	-?	-	0	+	<p>All sites are less than 800m to a convenience store but more than 800m to the local school, pub and church. Sites (A), (B), (C), (D), (H) and (I) are all less than 400m from the nearest bus stop, with sites (E) – (G) being between 400m and 800m.</p> <p>Sites (E), (F) and (I) all have direct access via a footway into the nearest village centre. For sites (A) and (C), access to the footway would require crossing of a busy road. This would require a dedicated pedestrian crossing which is unlikely to be acceptable to highways authority. The footway is very narrow along a busy stretch of road. For Site (C), footway access could be provided along a short stretch of PROW 62CR from the south western corner of the site. For Sites (B) and (D), access to the footway would require crossing of a road, although this road is not particularly busy. Site (G) has no direct footpath access into the village and no potential to provide any such access. For Site (H), there is no footway on Tanyard Lane between the site and the B2114 (Cuckfield Road) and Tanyard Lane is too narrow to provide a footway. However, it is not a main route, so roadway could act as 'shared space' for pedestrians and cars. There is footpath access from the B2114 (Cuckfield Road) to the school.</p> <p>Sites (A), (B), (C), (D), (H) and (I) are close to the centre of the village and its services but there is no opportunity to provide improved access, e.g. through a new footway. Sites (E), (F) and (G) all relate very poorly to the village. Sites (B), (D), (E), (F), (G) and (I) can all provide access onto the B2036 (Cuckfield Road) without problem. Site (A) accesses onto Bolney Road which is busy. Also, the site is two metres above roadway, which would create possible issues with provision of access road. Access for Site (C) is onto A272/Cuckfield Road which is likely to be an issue given the busy nature of this main route through Ansty and the likely scale of development. Also, the site is two metres above roadway, which would create possible issues with provision of access road. Site (H) accesses onto Tanyard Lane which is a very narrow lane, suitable only for single car movement. However, the development of the site could provide suitable passing places.</p> <p>Development of full extent of Site (A) could create access issues onto Bolney Road. This may require a roundabout or equivalent which would serve to slow traffic as it enters the village. Development of the eastern part of the site would reduce this likelihood. The situation is similar for Site (C) with development of the full extent of site create the potential for congestion issues on the A272/Cuckfield Road. This may require a roundabout or equivalent which would</p>

Ansty, Staplefield & Brook Street Neighbourhood Plan
Sustainability Appraisal (incorporating SEA)
Final Report

Sustainability theme	(A) Bolney Road	(B) Barn Cottage	(C) Ansty Farms North	(D) Challoners	(E) Land at Little Orchards	(F) Ansty Farms South	(G) Oaktree/W Riddens	(H) Tanyards Field	(I) Cuckfield Road	Summary of appraisal
										serve to slow traffic as it enters the village. Sites (B), (D), (E), (F), (G), (H) and (I) will only add a very small amount of additional traffic to the road network.
7/Env - Heritage	0	0	0	0	0	0	-?	-	-?	Only Site (G) could impact on a listed building. Development would be adjacent onto two sides to a Grade II listed farm house and would be likely to impact on its setting. Mitigation measures would be required. Sites (H) and (I) are adjacent to a Conservation Area. Development of Site (H) would have to be very low density with individual residential units on large plots otherwise it would be out of character with the surrounding Conservation Area which consists of low density housing based on large plot sizes. It is questionable whether this would be achievable and whether it would represent an efficient use of land. For Site (I) careful design would be required to ensure that it did not impact on the Conservation Area or its setting. However, the site's location between the village hall and an existing commercial area means that this is not likely to be a problem.
8/Env - Biodiversity	0	-	0	0	-	0	0	0	-?	Development of Site (B) would affect TPOs on the site and one or more of these trees would likely have to be taken down. The eastern part of Site (E) does impact on a priority habitat and development would result in a significant loss of tree cover. Similarly, Site (I) has a frontage with the road that has a significant line of mature trees. If access could not be achieved via the village hall, then this would result in the loss of a small number of these trees. None of the other sites impact on any environmentally sensitive areas. All the sites are in Flood Zone 1.
9/Env - Character	-?	+	-	-?	--	--	--	+	+	The development of the full extent of Site (A) and (C) does extend settlement area of the village, although development of both sites would follow existing line of housing on northern side of Bolney Road. Site (C) would significantly reduce the gap between Ansty and Cuckfield. Development of the eastern part of Site (A) and the western part of Site (C) would reduce the impact. Similarly, the development of Site (D) does extend settlement area of the village, although it would follow existing line of housing on eastern side of B2036/Cuckfield Road. Development of sites (E), (F) and (G) would significantly extend the settlement area of the village. Development of sites (B), (H) and (I) would not significantly extend the settlement area of the village.
10/Econ - Commercial	+	0	+	0	0	0	0	0	+	Site (C) may be able to provide viable new retail/local facilities or small-scale employment premises and is reasonably well located for easy access by the majority of existing residents. By contrast, Site (A) could also potentially accommodate viable new retail/local facilities or small-scale employment premises but is poorly located for easy access by the majority of existing residents. Sites (B), (D), (E), (F), (G) and (H) have no prospect of providing viable new retail/local facilities or small-scale employment premises. The size of Site (I) may prevent commercial development, but the location of the site adjacent to an existing commercial development may make it suitable to accommodate a small number of small, start up units.

Preferred Policy Option:	Allocate Site Options (A) and (B)
<p data-bbox="136 231 488 258">Summary and conclusion:</p> <p data-bbox="136 264 2166 488">All site options are seeking to provide housing therefore it is unsurprising that the majority of options are generally expected to have positive impacts on the social objective related to housing. The exceptions are some the smaller sites (B) and (H) because of the limited contribution it would make on its own to addressing wider housing needs of Ansty and Staplefield and one of the larger sites (C) because the scale of growth could materially change Ansty. The delivery of housing has secondary impacts on other community infrastructure (community facilities and public open space). Some sites may be able to provide land or new facilities directly but many score poorly where they are poorly located to serve the majority of the population in Ansty or Staplefield villages. Sites (A) and (C) score more positively in this respect. The layout of the villages mean they are sensitive to additional traffic movements, so several sites are considered to have a significant detrimental impact in terms of traffic (sites C and G). Limited non-vehicular access to the village means that sites E-G score poorly.</p> <p data-bbox="136 523 2166 647">Overall the options have generally negative impacts on environmental objectives. This is no surprise because there is an inherent conflict between the social objective of providing more housing and the objective of protecting a sensitive environment. The impact of certain sites, such as (A) and (C) can be mitigated by developing a reduced area. Sites in the AONB (Sites H and I) would need to demonstrate that there are no more suitable alternatives which there are considered to be. These sites in Staplefield are also likely to have detrimental impacts on heritage, particularly Site H.</p> <p data-bbox="136 683 2166 839">Overall, sites A and B are the most sustainable sites over all objectives. In the case of site A, if the site area is reduced then the site has significant lower detrimental impacts (on landscape and transport) that are then coupled with the positive benefits that the site brings. This is a fine judgement when compared to other sites – particularly site C – but the detrimental transport and landscape impacts of site C, along with its material narrowing of the gap between Ansty and Cuckfield, in a very sensitive environmental location are considered to tip the balance, even if the site area of Site C was reduced. Whilst lacking the potential to provide positive social benefits other than new housing, the limited detrimental impacts of Site B mean it is considered on balance to be a sustainable option.</p> <p data-bbox="136 874 2166 932">The option of not allocating any sites for development was considered but this would not be beneficial to the local needs of the area or contribute to the Mid Sussex housing requirement.</p>	

8.5 Maps showing the location of the sites are included in Appendix C.

Assessment of Neighbourhood Plan policy options										
Policy AS7 – Ansty Village Centre and Recreation Ground										
Policy Options:										
Option A: To have an NP policy that protects the green spaces that are demonstrably special to the local community										
Option B: To have no NP policy, MSALP Policy R2, MSELP Policy DP38										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	+	++	+	0	0	0	+	+	0
B	0	+?	+	+?	0	0	0	+?	+?	0
Preferred Policy Option:				A						
<p>Summary and conclusion: The NP proposes one site for local green space designation. This complies with the criteria in the NPPF and offers significant environmental and community benefits. Not identifying vulnerable and cherished local green spaces risks losing them to unsuitable development in the future. MSALP Policy R2 permits the development of such sites as long as they can be re-provided elsewhere but the location of the site is key to its role as the sole formal recreation area in Ansty.</p>										

Assessment of Neighbourhood Plan policy options										
Policy AS8 – Improvement of community facilities										
Policy Options: Option A: To have an NP policy that identifies and prioritises the provision of specific community infrastructure items to support growth Option B: To have no NP policy, MSALP Policy R7, CS6, CS8										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	+	++	0	0	0	0	0	0	0
B	0	+?	+	0	0	0	0	0	0	0
Preferred Policy Option:				A						
Summary and conclusion: The NP proposes to specifically support improvements to identified facilities. This brings positive benefits on multiple criteria and no negative impacts. These benefits are greater than the more generic policies in the MSALP.										

Assessment of Neighbourhood Plan policy options										
Policy AS9 – Ansty Recreation Ground Extension										
Policy Options: Option A: To have an NP policy that provides the opportunity for further formal and informal recreation space to serve the local community Option B: To have no NP policy, MSALP Policy AN1										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	++	+	+	0	0	0	+	+?	0
B	0	+?	+?	0	0	0	0	0	0	0
Preferred Policy Option:				A						
Summary and conclusion: The NP proposes to retain a MSALP policy for extending the main recreation area serving Ansty village. This will offer significant community benefits which could be lost to development if not included in the NP. MSALP Policy AN1 also allocates the land for the same purpose but does not reflect the importance of retaining the amenity of the existing area of Batchelor’s Field.										

Assessment of Neighbourhood Plan policy options										
Policy AS10 – Staplefield Conservation Area										
Policy Options: Option A: To have an NP policy that reinforces the heritage protection for the sole conservation area in Ansty and Staplefield Option B: To have no NP policy, MSALP Policies B12-15, MSELP Policy DP33										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	-?	0	0	0	0	0	++	0	+	0
B	-?	0	0	0	0	0	++	0	+	0
Preferred Policy Option:				A/B						
Summary and conclusion: The NP policy seeks to ensure specifically that development does not detrimentally affect the Staplefield Conservation Area, a key heritage asset within the Neighbourhood Plan area.										

Assessment of Neighbourhood Plan policy options										
Policy AS11 – High speed broadband										
Policy Options: Option A: To have an NP policy that seeks to ensure that the necessary infrastructure is provided as part of new developments to support improved communications Option B: To have no NP policy, MSALP Policy CS17, MSELP Policy DP21										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	0	+	0	0	0	0	0	0	+
B	0	0	+?	0	0	0	0	0	0	+?
Preferred Policy Option:				A						
Summary and conclusion: The NP policy seeks to ensure specifically that broadband speeds are appropriate to serve modern needs of both residents and businesses. Without the policy, this specific telecommunications need may not be secured as part of new development.										

Assessment of Neighbourhood Plan policy options										
Policy AS12 – Protection of existing commercial premises or land										
Policy Options: Option A: To have an NP policy that seeks to ensure the existing business base of Ansty and Staplefield is retained Option B: To have no NP policy, MSALP Policy E2, MSELP Policy DP4, 23										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	0	+	0	0	0	0	0	0	+
B	0	0	0	0	0	0	0	0	0	+
Preferred Policy Option:				A						
Summary and conclusion: The NP policy seeks to ensure that the small number of vitally important commercial services which help Ansty and Staplefield to thrive are maintained. This policy will also deliver economic benefits and will have a number of direct and indirect sustainability benefits. The MSELP policy does not reflect the full breadth of services and commercial activities of value to the community so, under this policy, some businesses could be lost.										

Assessment of Neighbourhood Plan policy options										
Policy AS13 – Traffic Management										
Policy Options: Option A: To have an NP policy that ensures new developments do not have an unacceptable impact on the existing transport network Option B: To have no NP policy, MSALP Policy T4, MSELP Policy DP19										
Policy Options	1/Soc - Housing	2/Soc - Community	3/Soc – Services	4/Env - Landscape	5/Env - Climate	6/Env - Transport & Movement	7/Env - Heritage	8/Env – Biodiversity	9/Env - Character	10/Econ - Commercial
A	0	+	0	0	0	+	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0
Preferred Policy Option:				A						
Summary and conclusion: The NP policy seeks to ensure that the traffic impacts arising from wider strategic growth do not have an unacceptable impact on the fragile rural road network serving Ansty and Staplefield.										

Assessment of Neighbourhood Plan policy options										
Policy AS14 – Walking and cycling routes										
Policy Options: Option A: To have an NP policy that promotes sustainable modes of transport Option B: To have no NP policy, covered by MSALP Policy T4, MSED Policy DP19, DP20										
Policy Options	1/Env - Countryside	2/Env - Biodiversity	3/Env – Landscape/Views	4/Soc - Housing	5/Econ - Commercial	6/Env - Heritage	7/Soc - Health	8/Econ – Transport & Movement	9/Soc - Services	10/Soc - Community
A	0	0	0	0	0	0	+	++	0	+
B	0	0	0	0	0	0	0	+?	0	+?
Preferred Policy Option:				A						
Summary and conclusion: The NP policy seeks to ensure that opportunities are taken to use alternatives to the car to move around Ansty and Staplefield. But it also seeks to identify the key routes for non-vehicular movement which should be improved. This adds relevant local detail to the MSED Policy DP19 and MSALP policies.										

Cumulative effects of Neighbourhood Plan policies

- 8.6 While some of the policy options may individually have a minor impact (either positive or negative) on the environmental, social and economic characteristics of the parish, collectively they may have a much more significant impact. As part of this appraisal, the combined impacts of the policy proposals have been considered. It is acknowledged that there are a number of uncertainties in this respect, especially when considering the effects over the time scale of the Plan.
- 8.7 In most cases, assessing the social and economic effects of a policy results in many of the negative environmental sustainability impacts identified for individual policies being cancelled out. When appraising the cumulative impacts of all the policies within the Neighbourhood Plan these negative impacts have been addressed by other policies, illustrated in Table 8.1 below.

Table 8.1: Cumulative impact of Neighbourhood Plan policies

Policy	Sustainability Objectives									
	1	2	3	4	5	6	7	8	9	10
AS1	++	+	0	-?	0	0	0	0	0	0
AS2	-?	0	0	+	0	0	+	+	++	0
AS3	0	0	0	++	+	0	+	+	++	0
AS4	++	+	0	0	0	0	0	0	0	0
AS5	-?	0	0	+	0	+	0	-	+	0
AS6	+	+	+	-?	+	-?	0	0	-?	+
AS7	0	+	++	+	0	0	0	+	+	0
AS8	0	+	++	0	0	0	0	0	0	0
AS9	0	++	+	+	0	0	0	+	+	0
AS10	-?	0	0	0	0	0	++	0	+	0
AS11	0	0	+	0	0	0	0	0	0	+
AS12	0	0	+	0	0	0	0	0	0	+
AS13	0	+	0	0	0	+	0	0	0	0
AS14	0	0	0	0	0	0	+	++	0	+

9 OVERALL CONCLUSION

- 9.1 For some of the policies that have a negative impact on the environment, there are other aspects that contribute to social or economic objectives. Other policies in the Neighbourhood Plan and District Plan should mitigate against these.
- 9.2 Overall the most sustainable policy options have been chosen for inclusion in the Neighbourhood Plan. None have any significant adverse effects, giving confidence that the policies in the Plan will contribute to sustainable development.

Appendix A Summary of responses from statutory bodies during SA scoping process

Statutory body and response	How response has been dealt with
<p>Environment Agency:</p> <ul style="list-style-type: none"> - We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity. - We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies (https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies), and the South East River Basin Management Plan (https://www.gov.uk/government/publications/south-east-river-basin-management-plan) 	<p>Objectives included to address these matters</p> <p>These have been taken account of</p>
<p>Historic England:</p> <ul style="list-style-type: none"> - No comments made 	<p>No change required</p>
<p>Natural England:</p> <ul style="list-style-type: none"> - No specific comments made 	<p>No change required</p>

Appendix B Summary of relevant plans and programmes

International context

Key objectives	Key targets/indicators	Key implications for NP and SEA
EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC)		
To conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats.	Identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed.	Plans should take account relevant SPA and SAC sites. If negative impacts are anticipated appropriate assessments should be undertaken. Above protecting the integrity and interest of European sites, the NP should consider objectives to protect and if possible, enhance biodiversity.
EU Water Framework Directive (2000/60/EC)		
To expand the scope of water protection to all waters, surface waters and groundwater. <ul style="list-style-type: none"> • Achieve 'good status' for all waters by 2015. • Water management should be based on river basins and a 'combined approach' of emission limit values and quality standards. • Water management should include the closer involvement of community. 	Prevent deterioration in the status of aquatic ecosystems, provide protection and improve ecological condition: <ul style="list-style-type: none"> • achieve at least good status for all water bodies by 2015 (or later subject to specific criteria). • meet the requirements of WFD protected areas • promote sustainable use of water • conserve habitats and species that depend directly on water • progressively reduce or phase out pollutants that pose significant threats to the aquatic environment / groundwater • help mitigate the impacts of floods and droughts. 	Plan should consider any significant hydrological / hydrogeological factors and ensure integration with existing catchment management plans. Plan should consider including objectives to protect and enhance water resources, quality and ecological function.
EU Air Quality Directive (2008/50/EC)		
Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide / oxides of nitrogen, particulates. Maintain ambient air quality in areas where it is good and improve it in others.	Sets limit values and alert thresholds for concentrations of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead.	Plan should consider (where relevant) the levels of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air. Plan should consider maintaining ambient air quality and including objectives with the aim of reducing air pollution and, where possible, enhancing air quality in respect of key pollutants.

National and regional context

Key objectives	Key targets/indicators	Key implications for NP and SEA
National Planning Policy Framework (March 2012)		
<p>Planning should drive and support sustainable economic development. It should:</p> <ul style="list-style-type: none"> • secure high quality design and good standard of amenity • take account of the different roles of areas, recognising the intrinsic character and beauty of the countryside • support transition to a low carbon future in a changing climate, taking account of flood risk and encourage the reuse of existing resources and encouraging the use of renewable resources. • contribute to conserving and enhancing the natural environment and reducing pollution. • encourage the effective use of land by reusing land that has been previously developed. • conserve heritage assets in a manner appropriate to their significance. • focus significant development in locations which are, or can be made sustainable. 	<p>Supports local and national targets with regard to biodiversity and geodiversity.</p>	<p>Plan should contribute to the objective of achieving sustainable development (social, economic and environmental). SA Objectives should reflect the core planning principles and policies set out in the NPPF. The Plan should:</p> <ul style="list-style-type: none"> • contribute to minimising impacts and providing net gains in biodiversity where possible • contribute to the Government's commitment to halt the overall decline in biodiversity – including by establishing coherent ecological networks that are more resilient to current and future pressures.
<p>Paragraphs 115 and 116:</p> <p>"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.</p> <p>Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> • the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; • the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and 	<p>None</p>	<p>SA Objectives should reflect the core planning principles and policies set out in the NPPF.</p> <p>The Plan should ensure that development in Areas of Outstanding Natural Beauty is fully justified.</p>

Key objectives	Key targets/indicators	Key implications for NP and SEA
<ul style="list-style-type: none"> any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.” 		
The Waste (England & Wales) Regulations 2011		
<p>To encourage/ensure waste arises/is dealt with further up the waste hierarchy. Divert waste disposal away from landfill.</p>	<p>Target of 50% of household waste to be recycled.</p>	<p>Plan must have regard to the amended waste hierarchy. Policies and objectives should where possible encourage waste to be re-used, recycled or have value / energy recovery. If possible the Plan should discourage landfilling of waste.</p>
UK Climate Change Act 2008		
<p>The Act introduced a statutory target for reducing carbon emissions.</p>	<p>Target of reducing carbon emissions by 80 per cent below 1990 levels by 2050, with an interim target of 34% by 2020.</p>	<p>Planning can make a contribution to mitigating and adapting to climate change by influencing the location, scale and character of development. The plan should include policies / objectives that contribute towards achieving lower carbon emissions and greater resilience to the impacts of climate change.</p>
The Natural Environment White Paper (The Natural Choice) 2011		
<p>Mainstreaming the value of nature across society by:</p> <ul style="list-style-type: none"> facilitating greater local action to protect and improve nature; creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; strengthening the connections between people and nature to the benefit of both; and showing leadership in the European Union and internationally, to protect and enhance natural assets globally. 	<p>The process identifies the need to develop a set of key indicators to track progress</p>	<p>The Plan should consider how it can best contribute towards highlighting the value of nature and ensuring that it is protected and enhanced.</p>
Biodiversity 2020: A strategy for England’s wildlife and ecosystem services		
<p>To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. These outcomes will be delivered through action in four areas:</p> <ul style="list-style-type: none"> a more integrated large-scale approach to conservation on land and at sea putting people at the heart of biodiversity policy 	<p>A series of priority actions have been identified to deliver the four identified actions.</p>	<p>The Plan should consider how it can best contribute towards protecting and enhancing ecological networks</p>

Key objectives	Key targets/indicators	Key implications for NP and SEA
<ul style="list-style-type: none"> • reducing environmental pressures • improving knowledge 		
Flood and Water Management Act 2010		
<p>Improve the management of flood risk for people, homes and businesses. To protect water supplies.</p>	<p>Local Authorities to prepare flood risk assessments, flood maps and plans. EA to prepare Local flood risk management strategies.</p>	<p>The Plan should take account of flooding and water management issues and strategies and consider the inclusion of policies / objectives to reduce flood risks and other impacts on the water environment.</p>
Carbon Plan: Delivering our low carbon future 2011		
<p>Government-wide plan for action on climate change at domestic and international levels.</p>	<p>Includes a range of sector-based plans and targets for low carbon:</p> <ul style="list-style-type: none"> • building • transport • industry • electricity • agriculture, land use, forestry and waste 	<p>The Plan should include policies / objectives that contribute towards achieving lower carbon emissions.</p>
Mainstreaming sustainable development 2011		
<p>This refreshed vision builds upon the principles that underpinned the UK's 2005 SD strategy, recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science.</p>	<p>Promises a new set of indicators from DEFRA that link initiatives and include wellbeing.</p>	<p>Plan should take account of climate change and promote sustainability through sustainable, low carbon and green economic growth.</p>
The South East Biodiversity Strategy (South East England Biodiversity Forum) 2009		
<p>Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change. Enable all organisations in the South East to support and improve biodiversity.</p>	<p>Provides a framework for the delivery of biodiversity targets through biodiversity opportunity areas and habitat and species targets.</p>	<p>The NP should consider objectives to protect and where possible, enhance biodiversity.</p>
South East River Basin Management Plan		
<p>Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the South East River Basin District and the actions that will address them.</p>	<p>By 2015, 18% of surface waters (rivers, lakes, estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element. By 2015, 23% of surface waters will be at good or better ecological status/potential and 33% of groundwater bodies will</p>	<p>The NP needs to consider the impact of proposed development on water quality.</p>

Key objectives	Key targets/indicators	Key implications for NP and SEA
	be at good status. In combination 23% of all water bodies will be at good status by 2015. At least 47% of assessed surface waters will be at good or better biological status by 2015.	

County/local context

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
West Sussex Transport Plan 2011-2026		
To improve quality of life for the people of West Sussex via four key strategies to maintain, manage and invest in transport: <ul style="list-style-type: none"> • promoting economic growth • tackling climate change • providing access to services, employment & housing • improving safety, security & health 	Indicators include: congestion, mode of travel to work and school, cycling trips, accessibility, road traffic accidents, road and footway maintenance, street lighting, highway structures, road flooding, air quality and transport emissions.	The Plan should consider policies / objectives which contribute to transport sustainability. This should go beyond reducing carbon emissions to include economic growth, safety, pollution, traffic reduction and access to services.
West Sussex Waste Local Plan 2014		
To facilitate a continuing decline in the reliance on disposal to land and the aspiration is that there will be 'zero waste to landfill' by 2031.	To only make provision for a declining amount of landfill over the plan period with 'zero waste to landfill' by 2031.	The Plan should consider how, within the context of a growing population in Ansty and Staplefield, waste generation can be minimised and it can be ensured that Ansty and Staplefield contributes towards the target of zero waste to landfill.
West Sussex County Council - Building A Sustainable Future: A strategy for delivering the corporate priority 2012		
This Strategy focuses on four key priority areas that address the main challenges facing West Sussex County Council. The four priorities for action are: <ul style="list-style-type: none"> • reduce carbon emissions • adapt to a changing climate • use resources efficiently and effectively • make sustainability business as usual. 	The Strategy contains information about why these areas are a challenge to the County and sets out actions and 'clear and challenging targets against each priority'.	Plan should consider including objectives / policies to support reductions in carbon emissions, and consider adaptation to a changing climate and the efficient use of resources.
Sustainable Community Strategy for West Sussex 2008 - 2020		
Cross cutting strategy aiming to: <ul style="list-style-type: none"> • relieve the pressures on the road network • explore opportunities for renewable 	No specific targets.	The Plan should consider including policies / objectives that help meet the key objectives.

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<p>energy</p> <ul style="list-style-type: none"> integrate water resource requirements in new development reduce carbon footprint improve waste management to reduce waste generation and increase recycling. make best use of innovation and new technology to reduce harmful emissions improve access for all to the natural and historic environment and a range of sporting, leisure, cultural and arts activities. 		
Sussex Biodiversity Action Plan		
<p>Maintain and, where practicable, enhance the wildlife and habitats that provide the natural character and diversity of Sussex</p> <ul style="list-style-type: none"> Identify priority habitats and species in Sussex Set realistic and ambitious targets and timescales for priority habitats and species and to monitor progress towards them Raise public awareness and encourage involvement in biodiversity action. 	<p>Sussex Biodiversity Record Centre inventory statistics for species and habitats e.g.:</p> <ul style="list-style-type: none"> Rare Species Inventory Biodiversity Action Plan Species Inventory Pond Inventory. 	<p>Plan should include consider including policies / objectives to: enhance (where possible) the wildlife and habitats that give rise to West Sussex's natural character and diversity.</p>
West Sussex Strategic Flood Risk Assessment 2010		
<p>The main objective of the SFRA is to provide flood information so that an evidence and risk based sequential approach can be made when making planning decisions in line with the NPPF. It also aims to:</p> <ul style="list-style-type: none"> cover a wide spatial area and look at flood risk today and in the future support sustainability appraisals of the local development frameworks identify further investigations that may be required to assess specific development proposals. 	<p>The assessment investigates flood risk issues for specific sites and makes recommendations.</p>	<p>The Plan should take into account the SFRA's sequential testing guidance and should consider inclusion of objectives related to flood risk.</p>
Mid Sussex Strategic Flood Risk Assessment (2015)		
<p>Identifies all areas of flood risk within the district as well as what the level of risk is</p>	<p>Flood zone</p>	<p>The Plan needs to ensure that new development avoids areas identified at risk of flooding and that the existing level of flood risk within and outside Ansty and Staplefield is not exacerbated and, where possible, reduced.</p>
High Weald AONB Management Plan, 2014-2019		
<p>The vision for the High Weald AONB in 20 years is a landscape which:</p>	<p>The Management Plan includes a series of targets to address</p>	<p>The Plan should consider how development may impact on</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<ul style="list-style-type: none"> • Retains its remarkable character and scenic beauty, and is functioning successfully as an attractive place to live and work. • Is adapting well to changing economic and climatic conditions. • Is recognised and valued by those living, working and visiting the area as a nationally important protected landscape championed by the High Weald Joint Advisory Committee. • Is maintained under 'traditional' land management practices, carried out by people connected to the land through work, lifestyle and leisure. • Displays the benefits of appropriate management in its highly interconnected and biodiverse ancient woodlands, meadows and heathland; and the improving condition of its routeways, sandrock and more naturally functioning river systems. • Is embracing a low-carbon future with green technologies underpinning a strong rural economy and thriving communities. • Accommodates an increasing number of households without compromising the characteristic historic settlement pattern as a result of strong planning policies and a sound understanding of the dynamics of sustainable communities. • Celebrates its woodland history and nurtures a woodland economy whose timber products are highly valued. • Sees land managed by a myriad of different people through diverse activities that are supported and nurtured where they deliver public benefits. • Encourages active participation by people, their communities and businesses, in conserving the area and managing change. • Provides a warm welcome and high quality experience for residents and visitors seeking inspiration and enjoyment of its landscape and rich, well understood and celebrated cultural heritage. 	<p>each of the bullet points making up the vision.</p>	<p>the AONB and how the plan policies can help to deliver the AONB Board vision.</p>
<p>A Strategy for the West Sussex Landscape - West Sussex County Council 2005</p>		
<p>1: ensure high quality new development which contributes to and reinforces landscape character 2: conserve and enhance historic landscape character</p>		<p>Plan should be consistent with supporting the objectives in the strategy.</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
3: ensure the maintenance and renewal of the agricultural landscape 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features 5: promote and celebrate the value and variety of the West Sussex landscape.		
Mid Sussex Landscape Capacity Study, 2007 (updated by 'Capacity of Mid Sussex District to accommodate development' study, 2014)		
To identify where development may be carried out without an unacceptable impact on landscape character in general and on the setting of outstanding assets within Mid Sussex	5-point scale to assess landscape sensitivity and landscape value	Plan should be consistent and take into account assessment of landscape capacity
Sussex Historic Landscape Characterisation – West Sussex County Council and others, 2010		
To identify areas or units of land based on their key historic landscape attributes.		The Plan should ensure that areas of historic landscape character are preserved and enhanced.
Using Less, Living Better - West Sussex Environment and Climate Change Board, 2012		
Helping to reduce emissions by at least 50% by 2025.	None	The Plan should seek to reflect, where possible, the actions proposed and the outcomes that are envisaged.
Our Green Heritage: A Landscape and Biodiversity Strategy for Mid Sussex (2001)		
To recognise the value of biodiversity and landscape within the District and set out how these assets can be protected and enhanced.	Assesses protected species and valued landscapes	The Plan should ensure that it does not have an unacceptable impact on protected species or valued landscapes.

Appendix C Site Maps

