



# Wivelsfield Parish Neighbourhood Plan 2015-2030



## Sustainability Appraisal Scoping Report

**Neighbourhood Planning Regulations 2012 (Part 5 s15)**

**By: Wivelsfield Parish Council (Qualifying Body)**

Neighbourhood Development Plan Title: **Wivelsfield Parish Neighbourhood Development Plan**

Date: July 2015

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## Section 1 Introduction

- 1.1. Wivelsfield 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 (SA) will be undertaken to inform the plan.
- 1.2. This document is the scoping report for the Sustainability Appraisal, incorporating a Strategic Environmental Assessment (SEA) of the Wivelsfield Neighbourhood Plan.
- 1.3. This stage of Sustainability Appraisal involves compiling background information needed before a Sustainability Appraisal can be undertaken and is referred to as 'scoping'. It establishes an evidence base for ongoing appraisal work and culminates in a framework of sustainability objectives.
- 1.4. The Wivelsfield Neighbourhood Plan must be in conformity with higher level planning policy, including the Lewes District Emerging Core Strategy. The Core Strategy has been subject to its own sustainability appraisal and this report has been informed by information contained within that assessment and associated Sustainability Appraisal Scoping Report.
- 1.5. The information contained in this report will feed into the draft SA/SEA which will assess policy options and ultimately inform the choices being made in the Wivelsfield Neighbourhood Plan. This process will help to gauge the extent to which the neighbourhood plan contributes towards sustainable development.
- 1.6. As required by both European and National Law, consideration is given in this report to the requirements of the Strategic Environmental Assessment Directive.

### Legal requirements

- 1.7 There is no legal requirement to undertake a Sustainability Appraisal of a neighbourhood plan. This has been established through recent advice and guidance from Communities and Local Government (CLG) and the Planning Advisory Service (PAS). However, assessing the social, economic and environmental effects of a neighbourhood plan is good practice, can help improve its overall sustainability and ensure that a wider range of sustainability considerations inform its development.
- 1.8 Neighbourhood Plans are however required to demonstrate that they 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) Regulations<sup>1</sup>) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan.
- 1.9 A SEA Screening Opinion Report, prepared by Lewes District Council officers, was published in February 2015 which concluded that it was not likely that the neighbourhood plan would have likely significant effects. The Sustainability Appraisal (incorporating a SEA) for the Joint Core Strategy, prepared by Lewes District Council and the South Downs National Park Authority (SDNPA) was a key consideration in this report which concluded that the Neighbourhood Development Plan would not have any significant environmental effects not already considered through the Core Strategy SA. Since then, in response to changing circumstances, Lewes District Council has advised that an SA/SEA is required for the Wivelsfield Neighbourhood Plan (see July 2015 Screening Opinion Update in Annex A for further details).
- 1.10 A Habitat Regulations Screening Report was also undertaken by Lewes District Council officers to determine whether the neighbourhood plan was likely to impact on the integrity

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<sup>1</sup> Environmental Assessment of Plans and Programmes Regulations 2004

of European protected sites within and surrounding the district. The HRA concluded that it was unlikely that this would be the case.

Copies of the SEA and HRA Screening Opinions are shown in Annex A and Annex B.

1.11 This report is structured in the following manner:

- Section 2 provides a background to the proposed 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 and Objectives of the Neighbourhood Development Plan;
- Section 6 indicates the next steps to be carried out in the production of the Sustainability Appraisal.

1.12 This Scoping Report will be made available for consultation for a 5 week period between **Monday 3rd August and Friday 5th September 2015.**

The report will be sent to the following statutory consultees:

Natural England,  
The Environment Agency  
English Heritage.

Copy to  
Lewes District Council

The report will be posted on the Wivelsfield NP website

<http://community21.org/communities/wivelsfield/>

1.13 Comments on this Scoping Report can be made at the following addresses:

By Post:

The Clerk to the Parish Council  
Parish Council Office  
Adj. to The Cock Inn  
North Common Road  
Wivelsfield Green  
Haywards Heath  
RH17 7RH

By Email:

To the Clerk to the Parish Council  
[clerk@wivelsfield.net](mailto:clerk@wivelsfield.net)

## Section 2 Background

2.1. Under the Localism Act (2011) and the 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 17<sup>th</sup> July 2013, Lewes District Council designated the Civil Parish of

- Wivelsfield as a Neighbourhood Area in order to allow us, the Parish Councillors of Wivelsfield, to lead the production of a Neighbourhood Development Plan with the support and input of the residents of the Parish.
- 2.3 The Neighbourhood Development Plan will conform with the adopted Lewes District Local Plan (2003) as well as the Joint Core Strategy, due for adoption in early 2016, which 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 including new housing, protecting local businesses, recreation and protection of open spaces.

#### **Sustainable Development**

- 2.4 As the National Planning Policy Framework states, the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, which require that neighbourhood development plans contribute to the achievement of sustainable development. Thus, in order to meet this basic condition, we will undertake a Sustainability Appraisal of our Neighbourhood Plan.
- 2.5 For their Joint Core Strategy, Lewes District Council and the South Downs National Park Authority carried out a full Sustainability Appraisal on the contents of their plan. That Sustainability Appraisal incorporated the requirements of the Strategic Environmental Assessment Directive.

### **Section 3 Parish Character**

- 3.1. Wivelsfield is a watershed between the tributaries of the Adur, draining westwards, and the Ouse, draining east. East/west ridges of higher ground run to the north and south of this. The varied habitat provided by damp water meadows and higher land, often wooded, has nurtured a rich variety of wild life and human activity over the centuries.
- 3.2. Farming settlements have existed in Wivelsfield since at least Celtic times and the 'field' or 'feld' mentioned in the mid-8th century charter (Sussex Anglo-Saxon Charters, Part 1 in SAC lxxxvi, 42-101), means 'open area', synonymous with arable land and a farming community. Ever increasing evidence is coming to light of human activity in Wivelsfield from prehistoric times. Three Celtic habitation sites are along the east/west 'Long Ridge', north of Green Road. Iron Age round houses, Roman finds and archaeological evidence of Anglo-Saxon activity have been found at a number of sites in the village.
- 3.3. There are numerous find sites in the parish (East Sussex Historic Environment Record), many associated with the various ancient trackways and drove roads, now footpaths and bridleways, running through the parish. These finds are accelerating, with building development and more sophisticated archaeological investigation methods, and increasingly indicate the rich palimpsest of Wivelsfield's past that should be recorded and preserved for the future.
- 3.4. The countryside is actively farmed, primarily for livestock or livestock foodstuffs. On some farms both informal and, increasingly, formal land stewardship is undertaken for the benefit of wildlife. The rural character is much cherished by all residents. The pattern of scattered farmsteads continued over the centuries and formed the green and pleasant landscape treasured by the overwhelming proportion of respondents (87.4%) to the recent Housing Survey
- There are currently 28 listed buildings in the Parish.  
<http://www.britishlistedbuildings.co.uk/england/east+sussex/wivelsfield>  
A substantial number of these are timber-framed, dating from c.1390 onwards. Within the parish there are a number of other houses of historical interest but whose owners have chosen not to have them Listed although some are of equal merit to those on the list above.
- 3.5. Wivelsfield Parish is located in the north western portion of Lewes District in East Sussex, some 9 miles north of the town of Lewes and approximately 5 miles to the east of the

main north-south A23 road which heads north to Crawley and south to Brighton. The Parish contains three settlements; Wivelsfield, Wivelsfield Green and West Wivelsfield also known as Theobalds.

- 3.6. Services and features of note include the Village Hall, Recreation Ground, Primary School (Wivelsfield Green) and Parish Church. The original Post Office was next to the church and was known as Wivelsfield Post Office. Subsequently a new one was opened at the other end of the village in the village shop where 'the ancient village green' was situated.
- 3.7. Across the county border in the neighbouring Mid-Sussex District council are Burgess Hill which lies 3 miles to the west and Haywards Heath which lies 3 miles to the north. These provide a wide array of shops and services for those living in the parish as well as employment opportunities and access to leisure and recreational activities.
- 3.8. Rail links via Haywards Heath provide a direct rail link to Gatwick and London Victoria as well as links to Brighton, Eastbourne, Portsmouth and Southampton, providing services for commuters. Services to the south coast may also be accessed by the nearby Wivelsfield and Burgess Hill railway stations. Wivelsfield station is not situated in Wivelsfield Parish but located approximately 2 miles from the village of Wivelsfield

### Selected Parish Statistics

- 3.9 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<sup>2</sup>

3.10 The usual resident population of the parish is 1,980 people (981 male, 999 female). Of these:

- 392 People aged 15 and under (19.8% of parish population compared to 17.4% across the District and 19% across England)
- 1,264 People aged 16 to 64 (63.8% of parish population compared to 59.9% across the District and 65% across England)
- 324 People aged 65 and over (16.4% of parish population compared to 22.7% across the District and 16% across England)

#### **Demographics - Wivelsfield Parish**

<b>Age band</b>	<b>Parish Figure 2011 (number and %)</b>	<b>District Figure 2011 (number and %)</b>
0 to 4	87 (4.4%)	5,052 (5.2%)
5 to 7	63 (3.2%)	3,158 (3.2%)
8 to 9	56 (2.8%)	2,071 (2.1%)
10 to 14	158 (8.0%)	5,551 (5.7%)
15	28 (1.4%)	1,136 (1.2%)
16 to 17	68 (3.4%)	2,336 (2.4%)
18 to 19	36 (1.8%)	2,077(2.1%)
20 to 24	108 (5.5%)	4,679 (4.8%)
25 to 29	73 (3.7%)	4,596 (4.7%)
30 to 44	351 (17.7%)	16,907 (17.3%)
45 to 59	483 (24.4%)	20,541 (21.1%)
60 to 64	145 (7.3%)	7,214 (7.4%)

2

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403683874860&enc=1&dsFamilyId=2474>



65 to 74	190 (9.6%)	10,889 (11.2%)
75 to 84	105 (5.3%)	7,731 (7.9%)
85 to 89	21 (1.1%)	2,232 (2.3%)
90 and over	8 (0.4%)	1,302 (1.3%)
<b>All Usual Residents</b>	<b>1,980</b>	<b>97,502</b>

Table A: Demographics – Wivelstfield Parish

### Economic status of residents<sup>3</sup>

- 3.11 Of the 1,980 usual residents of the parish, 1,454 were aged between 16 and 74.
- 1,040 (71.5%) of whom were economically active:
    - 554 were Employed full-time (37.4% compared to 34.3% across District)
    - 229 were Employed part-time (15.7% compared to 15.3% across District)
    - 195 were Self-employed (13.4% compared to 13.9% across District)
    - 33 were Unemployed (2.3% compared to 3.3% across District)
    - 39 were Full-time students (2.7% compared to 2.7% across District)
  - 414 (31.6%) of whom were economically inactive:
    - 217 were Retired (14.9% compared to 17.6% across District)
    - 72 were Students (5.0% compared to 3.7% across District)
    - 70 were Looking after home or family (4.8% compared to 3.9% across District)
    - 35 were Long-term sick or disabled (2.4% compared to 3.5% across District)
    - 20 were classified as Other (1.4% compared to 1.8% across District)

### Occupations<sup>4</sup>

- 3.12 Of the 998 residents in the parish in employment and aged between 16 and 74:
- 152 were Managers, Directors and Senior Officials (15.2% compared to 11.6% across the District).
  - 198 were Professional Occupations (19.8% compared to 18.0% across the District).
  - 153 were Associate Professional and Technical Occupations (15.3% compared to 13.5% across the District).
  - 119 were Administrative and Secretarial Occupations (11.9% compared to 10.6% across the District).
  - 113 were Skilled Trades Occupations (11.3% compared to 12.9% across the District).
  - 87 were Caring, Leisure and Other Service Occupations (8.7% compared to 10.9% across the District).
  - 65 were Sales and Customer Service Occupations (6.5% compared to 7.6% across the District).
  - 41 were Process, Plant and Machine Operatives (4.1% compared to 5.8% across the District).
  - 70 were in Elementary Occupations (7.0% compared to 9.0% across the District).

### Qualifications & Skills<sup>5</sup>

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelstfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2484>

4

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelstfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2541>

5

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelstfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2541>

- 3.13 Of the 1,588 usual residents in the parish aged 16 and over:
- 212 possessed no qualifications (13.4% compared to 21.5% across the District).
  - 210 possessed Level 1 qualifications (13.2% compared to 13.8% across the District). *Level 1 qualifications cover: 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills.*
  - 277 possessed Level 2 qualifications (17.4% compared to 15.7% across the District). *(Level 2 qualifications cover: 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A\*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma 1)*
  - 61 possessed Apprenticeship qualifications (3.8% compared to 3.4% across the District). *(Apprenticeship. All people usually resident in the area at the time of the 2011 Census aged 16 and over whose highest qualification attained was Apprenticeship.)*
  - 215 possessed Level 3 qualifications (13.5% compared to 11.8% across the District). *(Level 3 Qualifications cover: 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma.)*
  - 558 possessed Level 4 and above qualifications (35.1% compared to 29.4% across the District). *(Level 4 and above qualifications cover: Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy). Vocational/Work-related Qualifications, Foreign Qualifications (Not stated/ level unknown).)*
  - 55 possessed other qualifications (3.5% compared to 4.4% across the District).

#### Industry and employment<sup>6</sup>

3.14 The 998 usual residents aged between 16 and 74 in employment are employed in the following industries:

<b>Industry</b>	<b>Parish Figure 2011 (number and %)</b>	<b>District Figure 2011 (number and %)</b>
Agriculture, Forestry and Fishing	13 (1.3%)	386 (0.8%)
Mining and Quarrying	1 (0.1%)	20 (0.0%)
Manufacturing	65 (6.5%)	2,771 (6.1%)
Electricity, Gas, Steam and Air Conditioning Supply	9 (0.9%)	151 (0.3%)
Water Supply	1 (0.1%)	444 (1.0%)
Construction	89 (8.9%)	3,947 (8.7%)
Wholesale & Retail Trade	154 (15.4%)	6,657 (14.6%)
Transport & Storage	48 (4.8%)	2,203 (4.8%)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wive&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615016&enc=1&dsFamilyId=2536>

6

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wive&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2538>



Accommodation and Food Service Activities	34 (3.4%)	2,267 (5.0%)
Information and Communication	60 (6.0%)	1,577 (3.5%)
Financial and Insurance Activities	83 (8.3%)	2,111 (4.6%)
Real Estate Activities	12 (1.2%)	748 (1.6%)
Professional, Scientific and Technical Activities	73 (7.3%)	2,957 (6.5%)
Administrative and Support Service Activities	37 (3.7%)	2,048 (4.5%)
Public Administration and Defence	49 (4.9%)	2,799 (6.1%)
Education	104 (10.4%)	5,359 (11.8%)
Human Health and Social Activities Work	124 (12.4%)	6,267 (13.8%)
Arts, Entertainment and Recreation	39 (3.9%)	2,712 (6.0%)
Activities of Householders as employers	3 (0.3%)	92 (0.2%)
Activities of Extraterritorial Organisations and Bodies	0 (0.0%)	16 (0.03%)

Table B: Industry of Employment – Wivelsfield Parish

### Housing<sup>7</sup>

3.15 There are 758 households located within the Parish:

- 302 were owner-occupier households, owned outright (39.8% compared to 39.8% across the District)
- 324 were owner-occupier households, owned with a mortgage or loan (42.7% compared to 32.8% across the District).
- 5 were Shared Ownership (0.7% compared to 0.7% across the District).
- 43 were Social Rented from Council (5.7% compared to 7.6% across the District).
- 12 were Social Rented Other (1.6% compared to 3.3% across the District).
- 61 were Privately rented (8.0% compared to 14.5% across the District).
- 11 were Living Rent Free (1.5% compared to 1.3% across the District).

3.16 There are 840 dwellings located within the Parish:

- 444 of these are Detached Houses/Bungalows (52.9% compared to 35.1% across the District)
- 244 of these are Semi-detached Houses/Bungalows (29.0% compared to 26.5% across the District)
- 116 of these are Terraced properties (13.8% compared to 19.1% across the District)

7

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129181&c=Wivelsfield&d=16&e=62&g=6474318&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1401718447762&enc=1&dsFamilyId=2481>

- 34 of these are Flats, Maisonettes or Apartments (4.0% compared to 18.9% across the District)
- 2 of these are Caravans or other Mobile or Temporary Structures (0.2% compared to 0.5% across the District)

### Transport<sup>8</sup>

3.17 Of the 758 households:

- 49 households had no car or van (6.5% compared to 20.1% across District and 25.8% across England)
- 253 households had 1 car or van (33.4% compared to 45.6% across District and 42.2% across England)
- 309 households had 2 cars or vans (40.8% compared to 26.0% across District and 24.7% across England)
- 103 households had 3 cars or vans (13.6% compared to 6.1% across District and 5.5% across England)
- 44 households had 4 or more cars or vans (5.8% compared to 2.1% across the District and 1.9% across England)

### Health<sup>9</sup>

3.18 The 1,980 usual residents of the Parish were classified as having the following health status:

- 1,042 were in Very Good health (52.6% compared to 44.8% across the District)
- 2,520 were in Good health (34.0% compared to 35.5% across the District)
- 969 were in Fair health (10.1% compared to 14.3% across the District)
- 270 were in Bad health (2.2% compared to 4.2% across the District)
- 64 were in Very Bad health (1.1% compared to 1.2% across the District)

### Biodiversity<sup>10</sup>

3.19 There are no Sites of Special Scientific Interest within the Parish. The High Weald Area of Outstanding Natural Beauty lies to the north of the Parish and the South Downs National Park lies beyond the southern boundary of the parish. There are no national or local nature reserves within the Parish. There are also significant areas of Ancient Woodland scattered around the parish which is an irreplaceable habitat protected through the planning system.

3.20 The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:

- Traditional Orchard Priority Habitat – 2 areas – one between Roselands and Mann's Farm in the east of the Parish and one just south of Great Ote Hall in the west of the Parish
- Deciduous Woodland Priority Habitat – numerous areas concentrated around Gamble Mead in the west of the parish, south of the sewage work, at Hundred Acre Wood, South Wallers Wood and Cottage Wood in the south of the parish, at Sedgebrook Wood, Tiller Shaw and Winters Farm in the east of the parish and at Wilderness Wood, Tylevel Wood and Ham Wood in the north east of the parish and at Hurst Wood, Bankey Wood, Dobsons Wood, Asylum Wood, Rookhurst Wood, Copyhold Wood and Cutaway Wood in the north of the Parish.

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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=WiveIsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2483>

9

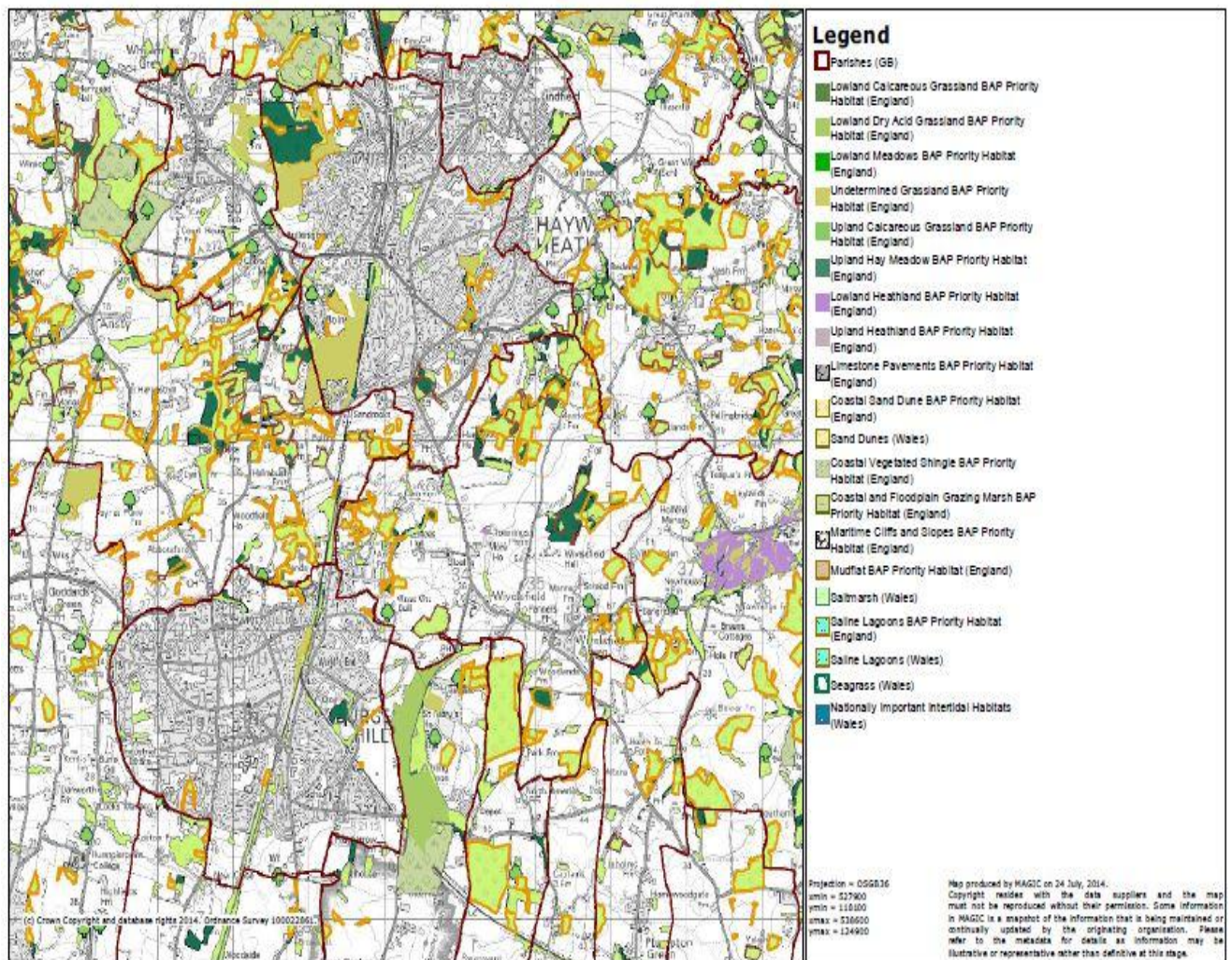
<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=WiveIsfield&d=16&e=61&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403693286720&enc=1&dsFamilyId=2503>

<sup>10</sup> <http://magic.defra.gov.uk/>

- Multiple areas of Entry Level Stewardship Scheme to the east of Park Farm and at Lashmar Wood in the south of the parish, a large area from Oakwood Farm in the east to Ham Bridge in the north east of the parish, around Clearwaters Farm, south of Lunce's Common, south of Antye Farm and north and south of the industrial estate in the west of the Parish.
- Entry Level plus High Level Stewardship Schemes covers significant areas in the parish. Areas include a zone between Peppers Hall extending northwards to Pallingford Brook, north west of South Colwell Farm, an area extending southwards from Rookhurst Wood to Moors Cottage, areas north and south of Mercers Wood.
- 2 small pockets of land is in Woodland Grant Schemes 1 at Tylevel Wood in the east of the parish and at Sedgebrook Wood in the south of the parish.
- 3 areas are in Woodland Grant Schemes 2 at Tylevel Wood in the east of the Parish, north of Meadowlands Farm in the north of the parish and around Moors Cottage in the centre of the parish.
- 5 areas are in Woodland Grant Schemes 3 at Sedgebrook Wood in the south of the parish, at Wilderness/Strood Wood, at Lunce's Common, the southern portion of Dobson's Wood and at Copyhold/Rookhurst Wood in the north of the parish.

MAGIC

Magic Map



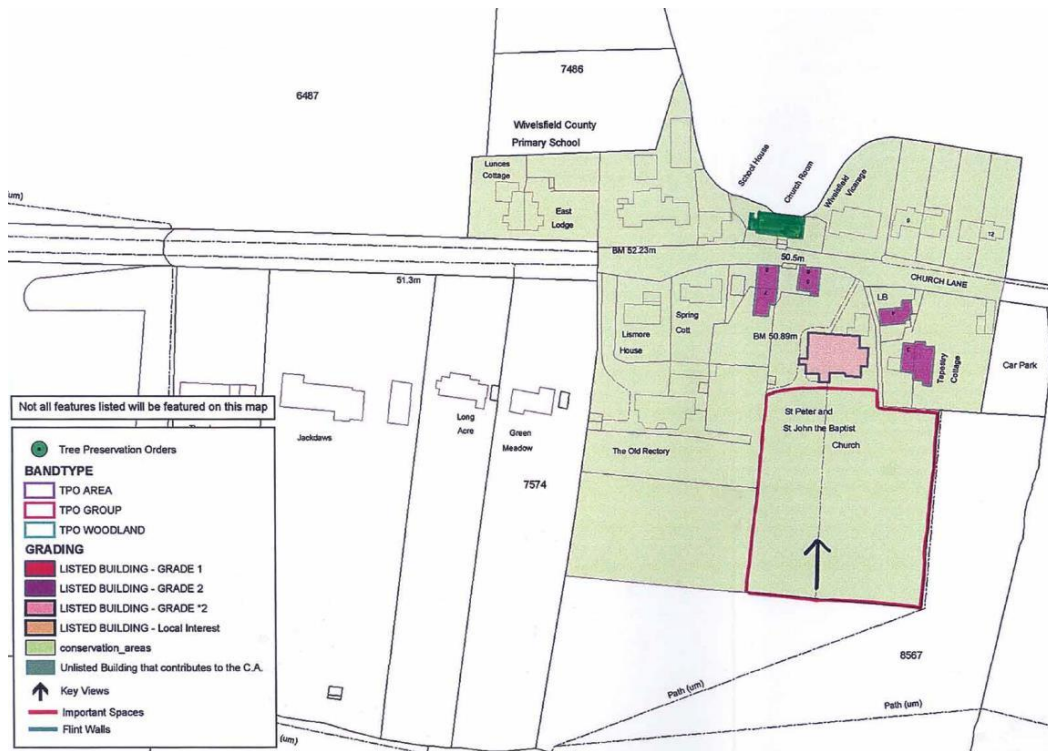
Plan B: Priority Habitat Areas



## Heritage<sup>11</sup>

3.21 The Wivelsfield Conservation Area was designated in June 1976 and contains some of the listed buildings in the parish. The English Heritage classification of Listed Buildings shows that the Parish of Wivelsfield contains the following Grade I listed buildings and structures including:

- Great Ote Hall, Janes Lane, Wivelsfield



Plan C: Wivelsfield Conservation Area<sup>12</sup>

3.22 There are also the following Grade II listed buildings and structures in the parish:

- Clearwaters Farmhouse, Clearwaters Lane, Burgess Hill
- More House, Ditchling Road, Wivelsfield
- The Parish Church of St Peter and St John the Baptist, Church Lane, Wivelsfield
- Railing to garden of More House west of wall of gazebo, Ditchling Road, Wivelsfield
- Ote Hall Chapel, Ditchling Road, Wivelsfield
- Bankside Farmhouse, Ditchling Road, Wivelsfield
- The Olde Cottage, Lunce's Common, Wivelsfield
- Roger's Farmhouse, Lunce's Common, Wivelsfield
- Jenners, Green Road, Wivelsfield
- Theobalds, Theobalds Road, Wivelsfield
- Antye House, Theobalds Road, Wivelsfield
- Pepper Hall, Green Road, Wivelsfield
- Abbots Leigh Place, Wivelsfield
- Sedgebrook, Wivelsfield Green

<sup>11</sup><http://www.list.historicengland.co.uk>

<sup>12</sup>[http://www.lewes.gov.uk/Files/plan\\_caa\\_wivelsfield.pdf](http://www.lewes.gov.uk/Files/plan_caa_wivelsfield.pdf)

- Baldings, Slugwash Lane, Wivelsfield
- Mann's Farmhouse, North Common Road, Wivelsfield
- Skinners, North Common Road, Wivelsfield
- Botches, North Common Road, Wivelsfield
- Moonrakers and Windham Cottage, Church Lane, Wivelsfield
- Moat House, Ditchling Road, Wivelsfield
- Lockstrood Farmhouse, Ditchling Road, Wivelsfield
- The Strict and Particular Baptist Chapel, Ditchling Road, Wivelsfield
- Baptistry to the Strict and Particular Baptist Chapel, Ditchling Road, Wivelsfield
- Tapestry Cottage and Wren Cottage, Church Lane, Wivelsfield
- Vergers Cottage, No 4, Church Lane, Wivelsfield
- Glebe Cottage & Chimney Cottage, No 5 and 6, Church Lane, Wivelsfield
- Gazebo to South West of More House, Garden Walls to the West and South of Gazebo, Ditchling Road, Wivelsfield

## **Section 4 Sustainability Issues**

### **4.1 Identifying the Issues**

The Neighbourhood Plan General Survey and the Housing Needs Survey ( undertaken April / May 2014 ) of the residents of Wivelsfield has indicated what they considered to be the main sustainability issues. In addition, the first Neighbourhood Plan Consultation Day, held in June 2014, and the marquee devoted to the Neighbourhood Plan on Village Day in July 2014 produced further evidence of the issues. The main issues collected are listed below and are divided up into the three strands of sustainability, environmental issues, social issues and economic issues

Sustainability appraisal objectives, arising from the issues are different in concept and purpose from the objectives of the neighbourhood plan, though there is a degree of overlap. They are not necessarily intended to be achievable, but are more inspirational in nature, addressing the full cross-section of sustainability issues, including social, economic and environmental factors laid down by law or policy

### **4.2 Environmental Issues**

- The natural beauty and rural setting of the Parish should be preserved, as should the countryside setting of the main residential area, i.e. the Village of Wivelsfield.
- The biodiversity of the Parish should be preserved and its historic environment should be protected.
- Wivelsfield's dependency on the car should be reduced and unnecessary increased pressure on its roads should be avoided.
- Care should be taken not to exacerbate surface water flooding in the areas where it already occurs or produce it in further areas.

### **4.3 Social Issues**

- There is very limited parking space at the Village shop and Post Office.
- The village primary school is at capacity and will have difficulty in accommodating additional Wivelsfield children. Substantial additional housing may increase pressure on schools in the parish.
- There should be general aims to provide better sports facilities, to make Wivelsfield a healthier and more inclusive society and to minimise the opportunity for crime.

- New housing should provide both starter homes for the young and accommodation suitable for those who wish in their retirement to downsize from larger houses while still remaining in Wivelsfield
- New housing should include an appropriate number of units of affordable housing to meet the needs of local people and people with local connections. This should be demand driven

#### 4.4 Economic Issues

- There is one local shop, one pub, a builder's merchant, a filling station (with a convenience store) and a car sales showroom in Wivelsfield. It should be an aim of any new development to help maintain these facilities.
- Whilst residents stated they were not in favour of new business development it would be desirable to provide opportunities for limited small business in order to provide more local employment, an aspect sadly lacking at present.

## Section 5 Sustainability Appraisal

### 5.1 Sustainability Framework

This Sustainability Appraisal seeks to test the contribution that Wivelsfield Parish Council's Neighbourhood Plan will make towards achieving sustainable development, through the identification of a number of objectives and indicators, presented below in the Sustainability Framework. These objectives and questions will be used to inform the neighbourhood plan by assessing the sustainability impacts of the options considered and policies taken forward in the plan. The objectives are based on the three strands of sustainability - environmental, social and economic. The questions have been chosen to quantify and measure the degree to which each objective has been achieved or will be achieved. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

A very important objective is the improvement of the general well being of the residents of Wivelsfield , making the community healthier and more inclusive and supportive of those of all ages.

### 5.2 Objectives and Questions

The sustainability objectives are set out below and each is followed by its corresponding questions. The following colour coding of the objectives is provided to indicate whether each relates to **ENVIRONMENTAL OBJECTIVE**, **SOCIAL OBJECTIVE** or **ECONOMIC OBJECTIVE**

Many current issues have been identified during the early development of the neighbourhood plan and through local knowledge and consultation with local people and stakeholders. In addition, many of the sustainability and environmental issues identified in the Lewes District Sustainability Appraisal are also relevant to Wivelsfield and where this is the case, they have been included here.



### 5.3 Wivelsfield neighbourhood area key sustainability issues

OBJECTIVES	QUESTIONS	
<b>ENVIRONMENTAL</b>		
1 To retain the natural beauty and pleasant rural character of the Parish	1 Will the approach allow the preservation of the parish's valued natural landscape and rural character? 2 Ensure that any housing development is in keeping with the landscape and existing features 3 Will the approach support farming practice and countryside management 4 Will the approach allow for the maintenance of existing footpaths and bridleways 5 Will the approach seek to develop new footpaths and bridleways	
2 Ecological. To protect and enhance the bio-diversity of the Parish	1 Does the approach safeguard local green spaces, wildlife habitats and biodiversity assets? 2 Sustain the condition and extent of the network of trees designated as Ancient Woodland	
3 Heritage Protect the historic environment of the Parish	1 Preserve the historic character of the parish, including the existing conservation area at Wivelsfield 2 Have no adverse effect on the listed buildings within the Parish	
4 Flooding To ensure that development does not take place in areas at risk of flooding	1 Avoid areas at risk flooding as defined by the Environment Agency 2 Will the approach encourage the removal of surface water by sustainable methods that will enhance the environment and biodiversity?	
5 Travel – Seek to avoid use of private car travel	1 Reduce the high dependency on private car travel in the Parish by seeking to encourage and develop sustainable forms of transport 2 Improve local public transport facilities 3 Does the approach encourage the linking to/extension of existing public	

	access networks?	
6 Travel – Highways Congestion	1 Will the approach reduce traffic through the village of Wivelsfield Green ?	
<b>SOCIAL</b>		
7 Housing	<p>1 Does the NP deliver housing in line with the LDC Emerging JSC</p> <p>2 Will the approach deliver high quality and sustainably built homes to meet local need?</p> <p>3 Provide adequate affordable housing in line with local needs</p> <p>4 Does the approach meet the needs of the entire community including for elderly residents?</p> <p>5 Does the approach encourage the use of brownfield land?</p> <p>6 Is the approach/site appropriate to a rural community?</p>	
8 Primary School Education	<p>1 Will the approach look towards providing a high standard of education?</p> <p>2 Will the approach look to provide additional school places for children in the Parish?</p>	
9 Village Safety	<p>1 Does the approach seek to improve driving standards and safety in the village?</p> <p>2 Does the approach seek to improve safety on footpaths in the village?</p> <p>3 Will this approach help to reduce crime and make the Parish a safe place to live?</p>	
10 Local Community and Sports Facilities and Clubs	<p>1 Does this approach seek to protect existing or provide new community service and facilities?</p> <p>2 Does this approach seek to improve and enhance the existing facilities?</p> <p>3 Will this approach make the Parish a healthier place to live?</p>	
<b>ECONOMIC</b>		
11 Maintain Local Retail Facilities	<p>1 Will the approach help to support local retail facilities – shop, pub, hairdresser, garage</p> <p>2 Will the approach encourage the provision of new retail facilities</p>	
12 New Business Development and Communications	<p>1 Will the approach encourage new business development?</p> <p>2 Does the approach support homeworking?</p> <p>3 Will approach help to improve means of communications to support businesses and residents such as homeworkers?</p>	

## **Section 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 Wivelsfield Neighbourhood Plan, identifying options that would deliver sustainable outcomes.

6.3 The final sustainability appraisal report will accompany the proposed Neighbourhood Plan 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 A



### Lewes District Council

#### Wivelsfield Neighbourhood Development Plan Strategic Environmental Assessment Screening Opinion Update

24 July 2015

1. The Screening Opinion below was published in February 2015 and concluded that it was not likely that the neighbourhood plan would have likely significant environmental effects. Since then, in response to changing circumstances, Lewes District Council has advised that an SA/SEA is required for the neighbourhood plan. This decision supersedes the February 2015 Screening Opinion and was made 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 conditions<sup>13</sup> against which a neighbourhood plan is examined;
  - To ensure the Plan has regard to National Planning Practice Guidance<sup>14</sup>;
  - To ensure that sustainability is at the heart of the Wivelsfield Neighbourhood Plan, that all reasonable alternatives are assessed, and that the most sustainable options are delivered
  - A Sustainability Appraisal/Strategic Environmental Assessment of the Lewes District Local Plan Part 2 has not yet been prepared.

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<sup>13</sup> <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/>

<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>



## Lewes District Council

### Wivelsfield Neighbourhood Development Plan Strategic Environmental Assessment Screening Opinion

4 February 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. Wivelsfield Parish Council has had its entire Parish designed as a Neighbourhood Area which allows it to produce a Neighbourhood Development Plan.
3. The SEA regulations<sup>15</sup> transpose the EU's SEA Directive<sup>16</sup> 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 Wivelsfield 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 30 homes in Wivelsfield Green
  - will base policies on the evidence it has gained from documents such as the State of the Parish Report.

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<sup>15</sup> Known fully as The Environmental Assessment of Plans and Programmes Regulations 2004

<sup>16</sup> 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

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

**Table 1: Screening Assessment**

<b>Criteria</b>	<b>Notes</b>	<b>Likely Significant Effect?</b>
<b>1. The characteristics of plans and programmes, having regard, in particular, to—</b>		
<b>(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;</b>	Neighbourhood Development Plans are the lowest-level statutory planning documents in the UK. As such, the Wivelsfield Neighbourhood Development Plan does not set a framework for other projects or plans outside of the Parish but will be used for guiding development in the Parish until 2030.	No
<b>(b)the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</b>	Neighbourhood Development Plans are influenced by other plans, such as the Lewes District Core Strategy, currently at examination, as well as national planning policy and guidance. The plan is at the base of the hierarchy of national policy and is not intended to influence other plans and programmes.	No
<b>(c)the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</b>	The Neighbourhood Development Plan, as directed by the National Planning Policy Framework, will help promote sustainable development and will consider the environment of the Parish.	No
<b>(d)environmental problems relevant to the plan or programme; and</b>	The state of the environment has been considered by those making the plan and a State of the Parish Report has been produced to help with such consideration. Based on the information received to date, it is likely that the plan will attempt to reduce environmental problems and thus no significant negative impact is envisaged through the provisions in the Neighbourhood Development Plan.	No
<b>(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).</b>	Not applicable for the Neighbourhood Development Plan	No
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—</b>		
<b>(a)the probability, duration, frequency and reversibility of the effects;</b>	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>(b)the cumulative nature of the effects;</b>	The sustainability appraisal of the Core Strategy considered the impact	No



<b>Criteria</b>	<b>Notes</b>	<b>Likely Significant Effect?</b>
<b>(c)the trans-boundary nature of the effects;</b>	of development in the Parish alongside development in other settlements and parishes. Development in the Neighbourhood Plan is likely to be consistent with the amount of development proposed in the Core Strategy. Neighbouring authorities have not objected to the Core Strategy and thus it is not thought the 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
<b>(d)the risks to human health or the environment (for example, due to accidents);</b>	It is not thought that anything in the Neighbourhood Development Plan will increase risks to human health.	No
<b>(e)the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</b>	The Neighbourhood Development Plan, unlike most plans, is to be written for a very small area and population. Its impacts are unlikely to be extensive.	No
<b>(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</b>	In collecting information for the Neighbourhood Development Plan, information has been gained on the characteristics of the area – including information on land use, listed buildings, TPOs and SSSIs. 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
<b>(g)the effects on areas or landscapes which have a recognised national, European Community or international protection status.</b>	The Habitats Regulations Assessment for the Core Strategy considered the impact of development in Lewes District and development will accord with that identified in the Core Strategy. A Habitats Regulation Screening has been undertaken and no significant effects are noted on European protected sites. It is not envisaged that SSSIs in the parish will be significantly affected by the provisions of the Neighbourhood Development Plan.	No

8. The above analysis was undertaken by Lewes District Council on behalf of the Parish Council. In light of the analysis, it is not thought likely that the Neighbourhood Development Plan would have a significant environmental effect. As such it was not considered that the Parish Council must undertake a Strategic Environmental Assessment.

9. The Screening Opinion was been made available to the 3 statutory environmental bodies (Natural England, Environment Agency and English Heritage) and neighbouring District Council (Mid Sussex) for their views.

10. Comments were welcomed between Friday, 26<sup>th</sup> September and Friday, 7<sup>th</sup> November, 2014. Comments were received from Natural England and Mid Sussex District Council during this period. They stated that:

- Natural England accepted our conclusions that there is unlikely to be significant effects from the plan
- Mid Sussex concurred with the findings, though reserved the right to alter its opinion should any evidence suggest that it would be prudent to do so.

11. After considering these comments made, we conclude that the Parish Council does not need to undertake a Strategic Environmental Assessment as part of the Neighbourhood Plan process. The reasons for this are stated in the Screening Assessment in Table 1.

## Appendix B



# Lewes District Council

## Wivelsfield Neighbourhood Development Plan

### Habitat Regulations Screening Report

4 February 2015

#### 1. Introduction

- 1.1 It is acknowledged that some of Europe's natural habitats are deteriorating and, as a result, a number of wild species are becoming seriously threatened. The effect is partly caused due to development. As a result, when preparing plans or projects, member states of the European Community are required to take into account habitats and wild species of European importance through Article 6 of Council Directive 92/43/EEC on the Conservation of Natural Habitats and of wild fauna and flora (known as the Habitats Directive).
- 1.2 The Conservation of Habitats and Species Regulations 2010 (known as the Habitats Regulations) transposes the requirements of the Habitats Directive into British Law.
- 1.3 In order to fulfil such requirements, those making land use plans must carry out a Habitats Regulations Assessment (HRA). This process, also known as an Appropriate Assessment, ensures that the protection of the integrity of sites protected by European Law is a part of the planning process. Such sites are referred to as "protected sites" throughout the rest of the report.
- 1.4 This report presents the finding of the screening stage of the HRA process, examining whether or not the emerging Wivelsfield Neighbourhood Development Plan (NDP) is likely to have a likely significant effect on any protected sites.
- 1.5 This screening assessment should be read alongside the Habitat Regulations Assessment and Addendum submitted as part of the Examination on the Lewes District Core Strategy<sup>17</sup>.
- 1.6 This report has been prepared by officers at Lewes District Council on behalf of Wivelsfield Parish Council in order to inform the preparation of the NDP, to ensure

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<sup>17</sup> <http://www.lewes.gov.uk/planning/20408.asp>

that the NDP meets the basic conditions as prescribed by the Neighbourhood Planning Regulations and related legislation and to meet the requirements of European Directives.

- 1.7 Natural England has commented on the Screening Opinion and has accepted the conclusion reached in this report that there is no need to progress to further stages in the Habitats Regulations Assessment process.

## **2. Process**

- 2.1 In 2006, the Department for Communities and Local Government (DCLG) released draft guidance for the Appropriate Assessment on local development documents and Regional Spatial Strategies.
- 2.2 Whilst the guidance never progressed from the draft version and nor was it produced when neighbourhood planning had come into force, it still prescribes a useful process for undertaking HRA on land use plans, such as a NDP.
- 2.3 The draft guidance described three main tasks to follow when developing a land use plan. These are:
1. Screening for likely significant effects.
  2. Appropriate Assessment and ascertaining the effect on site integrity.
  3. Mitigation Measures and alternative solutions.
- 2.4 This report relates to the first stage of the process – the screening stage -and thus it is important to understand what this stage demands before carrying out the screening report.

### **Screening for likely significant effects**

- 2.5 The initial stage of the HRA is to assess whether a plan is likely to have a significant negative effect on a protected site. This is known as screening. This screening process determines whether it is necessary to carry out the subsequent stages of HRA.
- 2.6 If it is assessed that there is likely to be no significant effect on a protected site from the consequences of a plan, then carrying on with the HRA is deemed unnecessary and thus, the site can be screened out from the rest of the process.
- 2.7 Conversely, if it is found that a plan is likely to cause a significant effect on a protected site, the site would not be able to be screened out and would have to undergo the further stages.
- 2.8 Other plans and strategies that could have an impact on protected sites “in combination” with the plan under production, also have to be taken into account during the screening stage. As an example, it may be assessed that there would be no significant effect caused by an individual plan on a particular protected site, but when considering it with a number of other plans and strategies, the cumulative outcome could be assessed to cause a likely significant effect. In this case, the

protected site impacted upon would be unable to be screened out of the further stages.

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

### 3. The Protected Sites

- 3.1 There are three types of protected sites that a HRA would have to consider. These are:
- Special Areas of Conservation (SACs) – sites designated for flora, fauna and habitats of community interest under powers derived from the Habitats Directive; and
  - Special Protection Areas (SPAs) – sites designated to conserve the habitat of protected wild birds to ensure their survival and reproduction in their area of distribution under powers derived from Directive 2009/147/EC on the conservation of wild birds<sup>18</sup> (the Birds Directive).
  - Ramsar Sites – wetland sites of international importance, designated under the Ramsar Convention
- 3.2 The HRA for the Lewes District Core Strategy considered 4 protected sites, both within and outside of the district, which could be affected by development in the district. These were:
- Castle Hill SAC
  - Lewes Downs SAC
  - Pevensey Levels Ramsar Site and Candidate SAC
  - Ashdown Forest SAC and SPA
- 3.3 The Habitats Regulations Assessment (and Addendum) of the Core Strategy found that the *“Core Strategy complies with the Habitats Regulations and does not require further assessment.”* This was after it had assessed the impact of the Core Strategy on the protected sites and recommended policies, later introduced, to mitigate development within 7km of the Ashdown Forest.
- 3.4 The Wivelsfield Neighbourhood Area covers a far smaller geographical area than the Lewes District Core Strategy. The nearest point of the Ashdown Forest is around 10 km away. The other sites are further away. The Neighbourhood Plan will be consistent with the provisions in the Core Strategy.
- 3.5 As a result of these factors it is not thought likely that the Wivelsfield Neighbourhood Plan will adversely impact any protected site. As a result, there is no need to progress to further stages of Habitats Regulations Assessment.

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<sup>18</sup> This directive replaced Council Directive 79/409/EEC on the same subject.