



Wivelsfield Parish Neighbourhood Plan 2015-2030



Sustainability Appraisal (incorporating a Strategic Environmental Assessment)

Neighbourhood Planning Regulations 2012 (Part 5 s15)

By: Wivelsfield Parish Council (Qualifying Body)

Neighbourhood Plan Title: Wivelsfield Parish Neighbourhood Plan (WNP)

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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) incorporating a Strategic Environmental Assessment (SEA) Environmental will be undertaken to inform the plan.
- 1.2. A Scoping Sustainability Appraisal incorporating a Strategic Environmental Assessment was undertaken prior to this final report and involved compiling background information needed before a Sustainability Appraisal could be undertaken. It established an evidence base for ongoing appraisal work and culminates in a framework of sustainability objectives.
- 1.3. A five week Scoping Report Consultation Period was undertaken and the report was submitted to the mandatory Statutory Consultees – Natural England, The Environmental Agency and English Heritage. A consultation on the Draft Sustainability Appraisal then took place in November 2015. The feedback received from various stakeholders, including all three Statutory Consultees and Lewes District Council were taken into consideration in this final SA Report.
- 1.4. The Wivelsfield Neighbourhood Plan must be in conformity with higher level planning policy, primarily the Lewes District Local Plan, but it is also important to ensure conformity with the emerging Lewes District Joint Core Strategy. The Core Strategy has been subject to its own sustainability appraisal and this report has been informed by information contained within that assessment.
- 1.5. In July 2015, Lewes District Council published a Strategic Environmental Assessment Screening Opinion which confirmed that a SEA was required alongside and to inform the Wivelsfield Neighbourhood Plan (see para 1.9 below for further details). The SEA process was therefore undertaken and the Draft version of the SEA, published in November 2015, appraised the policies contained in the February 2015 Draft Neighbourhood Plan. However, this SA/SEA Report firstly re-assesses all of the appraisals already undertaken, using the most up-to-date information and taking into account consultation feedback received during the Draft SEA consultation, and appropriately appraises the final policies contained in the Wivelsfield Neighbourhood Plan as submitted to LDC for examination, to help 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 advice and guidance from Communities and Local Government (CLG) and the Planning Advisory Service (PAS). However, this advice and guidance has been updated and it is now considered that 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) Regulations¹)

¹ Environmental Assessment of Plans and Programmes Regulations 2004

by considering whether there are likely to be any significant environmental effects as a result of implementing the plan.

- 1.9 In February 2015 a SEA screening opinion (see Appendix A) was published by Lewes District Council which concluded at the time that a SEA was not required for the Wivelsfield Neighbourhood Plan. This screening opinion was published following a consultation with statutory bodies which began in September 2014. The Regulation 14 consultation of the neighbourhood plan took place in February 2015 and amendments were proposed to the plan taking into account the feedback from this consultation. Subsequently, in May 2015, an amended version of the Wivelsfield Neighbourhood Plan and supporting documents were submitted to Lewes District Council, although these were not published under Regulation 15 of the Neighbourhood Planning Regulations.
- 1.10 In July 2015, an update (See Appendix A) to the earlier screening opinion was published by Lewes District Council which, on the basis of reasons including updated National Planning Practice Guidance and recent case law, concluded that a SEA would be required for the Wivelsfield Neighbourhood Plan. Subsequently, the Wivelsfield Neighbourhood Plan was pending to allow the SEA process to take place and subsequently inform this submission version of the plan.
- 1.11 A Habitat Regulations Screening Report was also undertaken by Lewes District Council officers to determine whether the neighbourhood plan was likely to impact on the integrity of European protected sites within and surrounding the district. The HRA concluded that it was unlikely that this would be the case.

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

- 1.12 This report is structured in the following manner:
- Section 2 provides a background to the Sustainability Appraisal and Neighbourhood Development Plan;
 - Section 3 provides a portrait of the Parish and the Parish Character;
 - Section 4 details the Planning Context
 - Section 5 details of the Sustainability Issues
 - Section 6 details of the Sustainability Appraisal
 - Section 7 Appraisal Options and the Sites assessed
 - Section 8 Appraising the Neighbourhood Policies
 - Section 9 Sustainability Objectives Assessment of Neighbourhood Plan Objectives
 - Section 10 next steps for the Sustainability Appraisal Report.

1.13 This Sustainability Assessment Report will be made available alongside the Wivelsfield Neighbourhood Plan for a 6 week Regulation 16 consultation by the District Council. The District Council will provide further details of this consultation in due course.

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 17th 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 emerging 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 parish is located in the Western Low Weald area of the East Sussex Landscape Character Assessment characterised by its undulating landscape, abundance of woodland and small attractive villages. 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. Wivelsfield parish is located within the Ouse Low Weald sub-area of the River Ouse Catchment Flood Management Plan and is considered to be an area of low flood risk. There are areas at risk of flooding located to the east and west of the parish. One of the flood zones skirts around the western extent of Wivelsfield Green although they do not impact on the main settlements of Wivelsfield and Wivelsfield Green (in their current state).
- 3.7. 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.
- 3.8. 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.
- 3.9. 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
- Wivelsfield parish lies within the North Wealden and North Lewes District sub-area of the East Sussex Local Transport Plan 3. The plan identifies a number of priorities some of which are particularly relevant to the parish, including the improving public transport links between settlements to support the local economy and reduce rural isolation. The plan also sets out non-transport measures (walking, cycling) to reduce the car dependency.
- 3.10 There are no safeguarded sites for waste and mineral resources, nor are there any future plans to identify potential locations in Wivelsfield parish.

Selected Parish Statistics

3.11 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.

Demographics²

3.12 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

Age band	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
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%)
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%)
All Usual Residents	1,980	97,502

Table A: Demographics – Wivelsfield Parish

Economic status of residents³

- 3.13 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)

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&nc=1&dsFamilyId=2474>

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<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=1403685615001&nc=1&dsFamilyId=2484>

- 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)

Occupations⁴

- 3.14 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 & Skills⁵

- 3.15 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)*

4

<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=1403685615001&nc=1&dsFamilyId=2541>

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<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=1403685615016&nc=1&dsFamilyId=2536>

- 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 employment⁶

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

Industry	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
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%)
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%)

6

<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=1403685615001&enc=1&dsFamilyId=2538>

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

Housing⁷

3.17 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).

3.18 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)
- 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)

Transport⁸

3.19 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)

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>

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<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=1403685615001&enc=1&dsFamilyId=2483>

- 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)

Health⁹

3.20 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)

Biodiversity¹⁰

3.21 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.

3.22 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.
- 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.

⁹

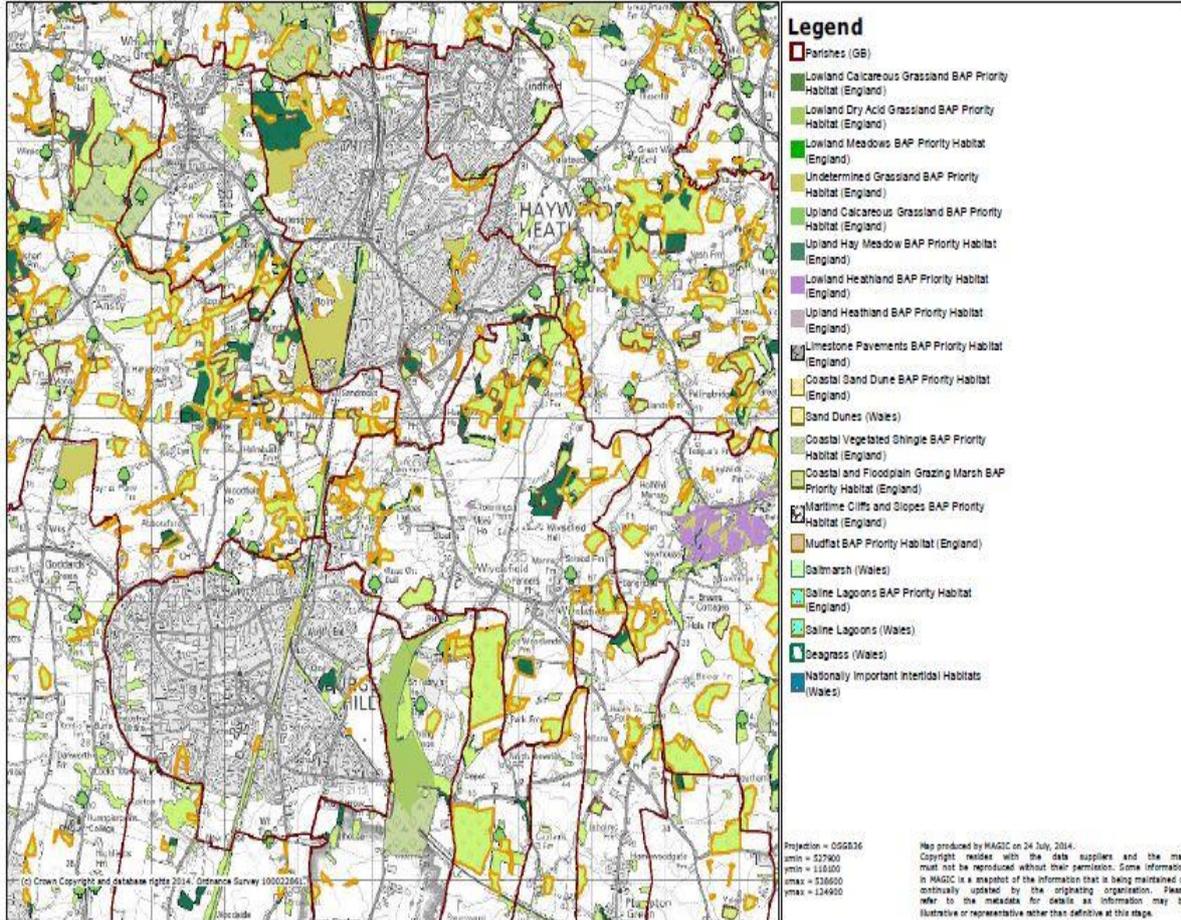
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¹⁰ <http://magic.defra.gov.uk/>

- 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

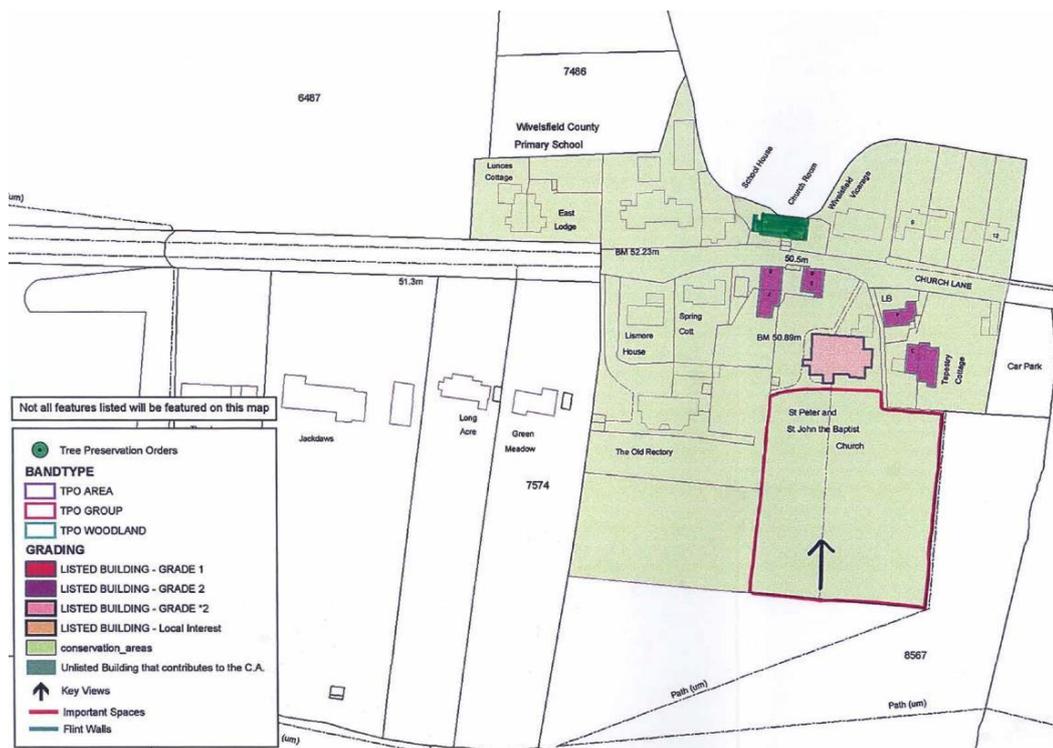


Plan B: Priority Habitat Areas

Heritage

3.23 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 Area¹¹

3.24 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
- 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

¹¹ http://www.lewes.gov.uk/Files/plan_caa_wivelsfield.pdf

- 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

3.25 The Wivelsfield Conservation Area is not considered at risk and neither are any listed buildings in the parish (Heritage at Risk Register). The character of the Wivelsfield Conservation Area has been well-protected and only very limited development takes places within or in the vicinity. The conservation area appraisal identifies no particular areas of concern although does point out key information which will inform any future development proposals in the area. This information has been considered through the development of the SEA and neighbourhood plan. There has been significant development within and surrounding the parish in recent years, although it is not thought that this has resulted in any unacceptable impact on the parish's historic environment

3.26 There are 16 Archaeological Notification Areas located around the parish. The majority of these medieval and post-medieval farm complexes located on the main historic routes that connect the parish. One of the most significant of these, relating to a Saxon-era hamlet and small rural community of farms, surrounds the Wivelsfield Conservation Area.

There are no Scheduled Ancient Monuments located in the parish.

Section 4 – Planning Context

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

1. **Localism Act (2011)** - The Act introduces major changes to Local Government. Of particular relevance is the introduction of neighbourhood planning whereby communities are empowered to influence development in their areas.
2. **The National Planning Policy Framework (2012)** - The NPPF guides the planning system, with a particular emphasis on contributing to the delivery of sustainable development.
3. **National Planning Practice Guidance (2014)** – An online resource offering planning practitioners and others guidance on interpreting national planning policy and legislation.
4. **Environment Agency (2009) River Ouse: Catchment Flood Management Plan**
5. **Lewes District Local Plan (2003)** – the currently adopted development plan which guides development in the district.
6. **Lewes District Joint Core Strategy** – the emerging development plan for the district, being prepared jointly by the Lewes District Council and the South Downs National Park Authority, which when adopted will set the strategic policies for the

district. The Joint Core Strategy is currently undergoing examination and due to be adopted in early 2016.

- 7. Lewes District Joint Core Strategy Sustainability Appraisal – As required through the European SEA Directive, the Core Strategy SA has influenced the Joint Core Strategy by appraising the policies within and identifying the likely significant effects.**
- 8. Lewes District Draft Infrastructure Delivery plan (2015)**
- 9. Lewes District Strategic Flood Risk Assessment (2009)**
- 10. East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)**
- 11. Draft East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (currently under preparation)**
- 12. East Sussex Transport Plan 3 2011-2026 (2011)**
- 13. East Sussex County Council (2009) Climate Change Strategy**
- 14. East Sussex Landscape Character Assessment (2004)**
- 15. Sussex Historic Landscape Characterisation**
- 16. Environment Strategy for East Sussex (2011)**

Section 5 - Sustainability Issues

5.1 Identifying the Issues

The overview of the parish character in Section 3 identified a number of issues which have informed the preparation of the sustainability framework in Section 6 below. The main issues collected are listed below and are divided up into the three strands of sustainability, environmental issues, social issues and economic issues.

Various consultation exercises that were undertaken during the preparation of the draft plan have also fed into this section. This includes the Neighbourhood Plan General Survey and the Housing Needs Survey (undertaken April / May 2014) of the residents of Wivelsfield which 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.

An appraisal of the neighbourhood plan objectives against the sustainability framework has been undertaken in Section 7. The sustainability appraisal objectives, arising from the sustainability issues below, vary slightly from the objectives of the neighbourhood plan. The

sustainability objectives cover a cross-section of sustainability issues, including social, economic and environmental factors reflecting planning law (such as the SEA Regulations) and national planning policy.

5.2 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.

5.3 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 the primary school 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
- Poor public transport connecting links with surrounding areas.

5.4 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 6 - Sustainability Appraisal

6.1 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, although additional considerations and further details have been taken into account where necessary. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

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.

Appraisal Key

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

6.2 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.

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

The main intention of the Sustainability Appraisal is to identify the likely impacts (both positive and negative) of approaches being considered through the neighbourhood plan and subsequently the policies contained within. It is not intended as a scoring system to justify particular options taken forward but does form part of the evidence base which has led to the policies contained within the neighbourhood plan itself.

6.3 Wivelsfield neighbourhood area key sustainability issues

OBJECTIVES	QUESTIONS TO CONSIDER	
ENVIRONMENTAL		
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 ?	

SOCIAL		
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>	
ECONOMIC		
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 7 - Sustainability Objectives Assessment of Neighbourhood Plan Objectives

The Neighbourhood Plan Objectives have been identified and developed following rigorous consultation with the community over an extended period. This consultation comprised, open sessions and events for the public (evening sessions, Parish Council AGM, Open Day displaying progress with the NP, stand at Village Day, Parish Council Newsletter etc). Additionally all households were sent a Neighbourhood Plan General Survey and a Housing Needs Survey. The NP Steering Group members formed four Focus Groups to develop the detailed local information from the community to inform the Neighbourhood Plan.

The Sustainability Appraisal Objectives were developed from NPPF guidelines, consultation with key Statutory Organisations - Natural England, Historic England and Environment Agency – via a Sustainability Appraisal Scoping Report and Lewes District Council Emerging Joint Core Strategy Policies.

The objectives of the Neighbourhood Plan and the Sustainability Objectives have been compared to highlight any objectives that are at cross purposes. The matrix below summarises this comparison. Where the objectives of the Sustainability Appraisal and the Neighbourhood Plan are mutually supporting this is marked with a tick. Where there is no conflict there is no marking. Conflicting objectives would be marked with a cross.

The matrix indicates that there are no Objectives that directly conflict. However it is possible that some WNP policies could indirectly conflict with the Sustainability Objectives. Such indirect conflicts could be, for example, Housing which may impact on Rural Character, Biodiversity Heritage, have been fully assessed in the detailed Site and Policies tables in this document. It is important to stress that the Policies in the WNP aim to mitigate such impacts and indirect conflicts.

			Wivelsfield Neighbourhood Plan Key Objectives								
			Housing Mix	Affordable Homes	Heritage	Landscape	Green Spaces	Community Assets	Community Services	Safety	Car Parking
Sustainability Objectives	1	Character				✓	✓				
	2	Bio-diversity					✓				
	3	Heritage			✓						
	4	Flooding									
	5	Private car travel									✓
	6	Highways Congestion									✓
	7	Housing	✓	✓							
	8	Education						✓			
	9	Safety								✓	✓
	10	Community Facilities						✓	✓		
	11	Retail Facilities							✓		
	12	Business Development							✓		

Section 8 - Appraising Options and Sites Appraised

8.1 An appraisal of all sites has been undertaken against the sustainability framework to help identify the most sustainable sites. The sites included were, firstly, the SHLAA sites for Wivelsfield Green and, secondly, the sites brought forward by the Landowners under Neighbourhood Plan Call for Sites. Further details on the sites, and further assessment, can be found in the Site Assessment Report accompanying the neighbourhood plan.

During the neighbourhood plan process, two landowners were asked if they would consider smaller developments on the larger sites; this was refused by the landowners shown below. Therefore, alternative options have not been considered for these sites.

Site 2 – Land to the South of South Road, Coldharbour Farm

Site 5 – Site to the east of B2112, Behind Blackmores, Green Road

Furthermore, when published in November 2015, the Lewes District SHLAA identified two further options for sites 11 and 12 (South of Green Road). This included an option on the eastern parcel of the larger site (28WV of the LDC SHLAA) and an option for development of the western section (29WV). Despite the lateness of the options, the parish council has appraised and considered these options through the SA and Site Assessment Report.

Site 28WV – Land South of Green Road

Site 29WV – Land at Eastern Road

8.2 Options for Levels of Growth at Wivelsfield Green

The Lewes District Core Strategy Sustainability Appraisal (September 2014 Submission Version) considered various options for growth at the village. Whilst it is acknowledged that the Core Strategy is not an adopted Plan at present, planning guidance clearly states that the evidence informing an emerging plan may be relevant to meeting the basic conditions and specifically advises the sharing of evidence in the plan making process.

The Core Strategy SA appraised three options (see para 10.471 of Submission SA) in line with the Council's Settlement Hierarchy and a housing capacity option in line with the findings of the Strategic Housing Land Availability Assessment (SHLAA). The appraisal found that a planned housing target towards the lower end of the Settlement Hierarchy (approximately 30 net additional units) was the most sustainable option and was recommended to be taken forward as the minimum figure to be planned at the village in Spatial Policy 2 of the Core Strategy. It was considered suitable and in keeping with the character of the village. The options setting out higher levels of growth had significant positive impacts in relation to housing provision (helping to meet district needs), although this level of development was also expected to have equally significant adverse impacts against key objectives such as the travel, communities and land efficiency objectives.

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

8.3 Sites Appraised

Site 1 – North of Slugwash Gardens, Slugwash Lane

As can be seen from the table below, the site appraised well against the sustainability framework with primarily positive and neutral effects being identified.

Delivering housing in a central location, this site is likely to score positively against a number of social objectives. Also, due to its modest size, it is likely that this site would be in keeping with the parish's natural and built environment. However, a lack of pedestrian access to site resulted in an adverse impact against the travel and village safety objectives and there are also potential adverse impacts against the listed building and archaeological notification area to the south of the site.

It must also be mentioned that the effects (positive and negative) are only likely to be minor due to the size of the site.

WNP 01 - Site North of Slugwash Gardens, Slugwash Lane SHLAA REF – 01WV		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	<p>This is a small site which is wooded and heavily overgrown as it has not been attended to for many years and is not therefore of valued rural character. Development of this site could potentially be in keeping with adjacent properties and with the existing landscape.</p> <p>This site is located in an area identified as having a low capacity for change in LDC's Landscape Capacity Study, however a site of this scale and nature (as described above) is unlikely to have an adverse impact on the wider landscape.</p>	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	As above and additionally it will result in some loss of a green space, wild life habitats and biodiversity assets.	0
3 Heritage Protect the historic environment of the Parish	Does not impinge on the Conservation area. There is a Grade 2 listed building to the south of the site. There is also an Archaeological Notification Area to the south. Further assessment would be required to determine the impact on these heritage assets.	-
4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. It is thought that the area has suffered from surface water flooding in the past which would need to be considered through any design proposals.	+
5 Travel – Seek to avoid use of private car travel	The village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent. There is currently no pedestrian access to the site.	-

6 Travel – Highways Congestion	There will be a minimal increase in traffic generated.	○
SOCIAL		
7 Housing	This policy will help to deliver a small number of new homes, including affordable units, that will meet the development targets of the emerging Lewes District JCS.	+
8 Primary School Education	The projected increase in primary school entrants from housing proposed should be achievable with minor extension to the school intake. Children will be residing within easy travelling distance of the school.	+
9 Village Safety	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. No pavements currently link to this site which does highlight a safety issue.	-
10 Local Community and Sports Facilities and Clubs	This site is located within walking distance (800m) of the village hall which it may help to support. it is unlikely that sport and recreation facilities could be provided on site due to the scale of the site, however some funding for such facilities could potentially be raised through CIL receipts	○
ECONOMIC		
11 Maintain Local Retail Facilities	This site is not within 800m walking distance of any of the existing retail facilities, however usage of these facilities would be expected to increase marginally.	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	○

Site 2 – Land to the South of South Road – Coldharbour Farm

As can be seen from the table below, the site received a mix of positive, negative and neutral effects.

The site scored particularly badly against the environmental objectives due to the scale of the site and the likely adverse impacts on the village, its infrastructure and the parish's natural and rural character. The site appraised well against the housing objective due to the large number of houses, including affordable, that would be provided, albeit this would be in excess of the strategic development target for the village.

It must also be mentioned that the effects (positive and negative) are likely to be more pronounced due to the size of the site.

**WNP 02 - Land to the South of South Road – Coldharbour Farm
SHLAA REF 05WV**

ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	The large site comprises agricultural land which has been regularly used for grazing and also for growing animal feed. It is heavily wooded to the south of the site. The 2012 Lewes District Landscape Capacity Study concludes that there is a low capacity for development in the area. Also, the site is considered visually sensitive and not in keeping with the character of the village and likely to harm the long established rural landscape.	-
2 Ecological: To protect and enhance the bio-diversity of the Parish	This site is a valued local green space and area contributes significantly to the biodiversity of the Southern side of the developed area of Wivelsfield Green.	○
3 Heritage: Protect the historic environment of the Parish	This site does not impinge on the Conservation area or listed buildings. Nevertheless, the loss of this site to development will overcome the historic values associated with this site. It was part of Wivelsfield Common, which was enclosed in 1626 by consent of the commoners and lord of the manor. The boundaries of the former common are defined in the 8th century charter As such it would result in substantial harm to a non-designated heritage asset.	-
4 Flooding: To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. There are no flood issues in the vicinity of this site however this sloping site will require careful runoff water management to prevent additional risks to existing properties to the north of South Road.	+
5 Travel: Seek to avoid use of private car travel	A significant new development such as this may bring about public transport, improvements to the village, and it is acknowledged that this site is well located near to some village services, however at present, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-
6 Travel: Highways Congestion	There will be an increase in traffic generated and entering the already busy South Road. Mitigation measures may be able to offset this potential traffic impact.	-
SOCIAL		
7 Housing:	This site could deliver a large number of new market and affordable homes which would score positively against this objective it is accepted that housing targets in the emerging JCS are expressed as minimums, however, it must be noted that development on this scale would be far in excess of those targets	+

8 Primary School Education:	The Lewes District IDP acknowledges the stress on primary school provision in Wivelsfield and a development of this size is likely to exacerbate this, despite the increased school intake resulting from the minor extension to the primary school. Children will be residing within easy walking distance of the school.	-
9 Village Safety:	All pedestrian movements out of this site, including school children, will be required to cross the busy South Road.	○
10 Local Community and Sports Facilities and Clubs:	This site is not located within walking distance (800m) of the village hall although it is still likely to help support the facility. A site of this scale could potentially provide space for sport and recreation facilities or secure significant CIL receipts to fund such facilities	○
ECONOMIC		
11 Maintain Local Retail Facilities:	This site is within 800m walking distance of a number of existing facilities whose use should be increased.	+
12 New Business Development and Communications:	There is unlikely to be an impact on this objective.	○

Site 3 – Land Adjacent to North Common Road

As can be seen from the table below, the site received a mix of positive, negative and neutral effects.

The site scored particularly badly against the environmental objectives due to the scale of the site and the likely adverse impacts on the village, its infrastructure and the parish's natural and rural character. The site appraised well against the housing objective due to the large number of houses, including affordable, that would be provided albeit this would be in excess of the strategic development target for the village.

It must also be mentioned that the effects (positive and negative) are likely to be more pronounced due to the size of the site.

WNP 03 - Land Adjacent to North Common Road. SHLAA 09WV		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	The large site comprises agricultural land which has been regularly used for grazing horses. It is wooded to the eastern and southern boundaries of the site. This proposal is unlikely to be in keeping with the character of the village and likely to harm the long established rural landscape. The site is valued by the local residents and is used daily.	-

	<p>The 2012 Lewes District Landscape Capacity Study states that any change to this landscape would be “more visually intrusive on a largely undeveloped slope.” The site is of ordinary quality, has a low sensitivity to change, and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is high to very high.</p> <p>Ref: LDC Landscape Capacity Study 2012 See Appendix 4</p>	
2 Ecological. To protect and enhance the bio-diversity of the Parish	This greenfield open area contributes significantly to the biodiversity of the eastern side of the developed area of Wivelsfield Green. There is a patch of ancient woodland to the east of the site.	○
3 Heritage Protect the historic environment of the Parish	Does not impinge on the Conservation area, the historic environment or listed buildings.	○
4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. There are no flood issues in the vicinity of this site.	+
5 Travel – Seek to avoid use of private car travel	A significant new development such as this may bring about public transport, improvements to the village, and it is acknowledged that this site is well located near to some village services, however at present, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-
6 Travel – Highways Congestion	There will be an increase in traffic generated and entering the already busy North Common Road. Mitigation measures may be able to offset this potential traffic impact.	-
SOCIAL		
7 Housing	<p>This site could deliver a large number of new market and affordable homes which would score positively against this objective</p> <p>it is accepted that housing targets in the emerging JCS are expressed as minimums, however, it must be noted that development on this scale would be far in excess of those targets</p>	+
8 Primary School Education	<p>The Lewes District IDP acknowledges the stress on primary school provision in Wivelsfield and a development of this size is likely to exacerbate this, despite the increased school intake resulting from the minor extension the primary school.</p> <p>Children will be residing within easy walking distance of the school.</p>	-

9 Village Safety	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. Additional pavements may be required for this site on North Common Road. A footpath exits the site to Downsview Drive.	○
10 Local Community and Sports Facilities and Clubs	This site is not located within walking distance (800 m) of the village hall, whose existing community and sports facilities usage should be increased, although it is still expected that it would help to support the facility. A site of this scale could potentially provide space for sport and recreation facilities or secure significant CIL receipts to fund such facilities	○
ECONOMIC		
11 Maintain Local Retail Facilities	This site is within 800m walking distance of a number of the existing facilities whose use should be increased.	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	○

Site 4 – North of Slugwash Gardens, Slugwash Lane

As can be seen from the table below, the site appraised well against the sustainability framework with primarily positive and neutral effects being identified.

Delivering housing in a central location, this site is likely to score positively against a number of social objectives. Also, due to its reasonable size, it is likely that this site would be in keeping with the parish's natural and built environment. However, a lack of pedestrian access to site resulted in an adverse impact against the travel and village safety objectives and there are also potential adverse impacts against the listed building and archaeological notification area to the south of the site. It must also be mentioned that the effects (positive and negative) are only likely to be minor due to the size of the site.

WNP 04 - Site North of Slugwash Gardens, Slugwash Lane SHLAA 13WV		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This is a small site which is wooded and heavily overgrown as it has not been attended to for many years and is not therefore of valued rural character. Development of this site could potentially be in keeping with adjacent properties within the existing landscape. This site is located in an area identified as having a low capacity for change in LDC's Landscape Capacity Study, however a site of this scale and nature (as	+

	described above) is unlikely to have an adverse impact on the wider landscape.	
2 Ecological. To protect and enhance the bio-diversity of the Parish	As above and additionally it will result in some loss of a green space, wild life habitats and biodiversity assets.	○
3 Heritage Protect the historic environment of the Parish	Does not impinge on the Conservation area. There is a Grade 2 listed building to the south of the site. There is also an Archaeological Notification Area to the south. Further assessment would be required to determine the impact on these heritage assets.	-
4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. It is thought that the area has suffered from surface water flooding in the past which would need to be considered through any design proposals.	+
5 Travel – Seek to avoid use of private car travel	The village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent. There is currently no pedestrian access to the site.	-
6 Travel – Highways Congestion	There will be a minimal increase in traffic generated.	○
SOCIAL		
7 Housing	This policy will help to deliver new homes that will help to meet the development target for the village in the emerging Lewes District JCS. It may also be able to deliver a small number of affordable homes.	+
8 Primary School Education	The projected increase in primary school entrants from housing proposed should be achievable with minor extension to the school intake. Children will be residing within easy travelling distance of the school.	+
9 Village Safety	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. No pavements currently link to this site which does highlight a safety issue.	-
10 Local Community and Sports Facilities and Clubs	This site is within easy reach of the existing community and sports facilities whose use should be increased marginally. it is unlikely that sport and recreation facilities could be provided on site due to the scale of the site, however some funding for such facilities could potentially be raised through CIL receipts	+
ECONOMIC		
11 Maintain Local Retail Facilities	This site is not within 800m walking distance of existing retail facilities, although use of these facilities would be expected to increase marginally	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	○

Site 5 – Site East of B2112. Behind Blackmores, Green Road.

As can be seen from the table below, the site appraisal against the sustainability framework received a mix of positive, negative and neutral effects.

The site scored particularly badly against the environmental objectives due to the scale of the site and the likely adverse impacts on the village, its infrastructure and the parish's natural and rural character. The site appraised well against the housing objective due to the large number of houses, including affordable homes, that would be provided albeit the number of dwellings would be in excess of the strategic development target for the village. The site scored negatively on Village Safety given the site exits on to the B2112 main road where there are currently no pavements on that side of the road.

It must also be mentioned that the effects (positive and negative) are likely to be more pronounced due to the size of the site.

WNP 05 - Site East of B2112. Behind Blackmores, Green Road SHLAA REF 14WV		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	The large site comprises agricultural land which has been regularly used for grazing sheep and so the loss of this land would harm farming practice. This proposal is unlikely to be in keeping with the character of the village and likely to harm the long established rural landscape. The paddocks that comprise this site are bounded by trees and hedgerows. Development on this site would significantly extend the development boundaries. The LDC Landscape Capacity Study states that this site is of good quality, has a moderate sensitivity to change and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts is medium. Ref: LDC Landscape Capacity Study 2012 See Appendix 4.	-
2 Ecological. To protect and enhance the bio-diversity of the Parish	This greenfield open area contributes significantly to the biodiversity of the western side of the developed area of Wivelsfield Green. There is a TPO Group designation to the east of the site.	○
3 Heritage Protect the historic environment of the Parish	Does not impinge on the Conservation Area. There are a small number of listed buildings within the vicinity of the site which are unlikely to be affected however further assessment would be required	○
4 Flooding To ensure that development does	Wivelsfield Green falls almost entirely within Flood Zone 1. There are occasional surface water flood issues in the vicinity of this site (Blackmores) and this site will require careful runoff water management to	+

not take place in areas at risk of flooding	prevent additional risks to existing properties adjacent to the site.	
5 Travel – Seek to avoid use of private car travel	A significant new development such as this may bring about public transport improvements to the village, however at present, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-
6 Travel – Highways Congestion	There will be an increase in traffic generated and the main access point would be onto the already busy B2112 Ditchling Road. Mitigation measures may be able to offset this potential traffic impact.	-
SOCIAL		
7 Housing	<p>This site could deliver a large number of new market and affordable homes which would score positively against this objective</p> <p>It is accepted that housing targets in the emerging JCS are expressed as minimums, however, it must be noted that development on this scale would be far in excess of those targets .</p>	+
8 Primary School Education	The Lewes District IDP acknowledges the stress on primary school provision in Wivelsfield and a development of this size is likely to exacerbate this, despite the increased school intake resulting from the minor extension the primary school. The school is approximately 1.7km by car or 1.4 by foot via the Green Road pedestrian exit.	-
9 Village Safety	The main pedestrian access would be via Blackmores onto Green Road. However the main access would be to the B2112 which has no pavements.	-
10 Local Community and Sports Facilities and Clubs	<p>This site is 600m walking distance from the Village hall, although usage of this facility may still be increased.</p> <p>A site of this scale could potentially provide space for sport and recreation facilities or secure significant CIL receipts to fund such facilities</p>	○
ECONOMIC		
11 Maintain Local Retail Facilities	Only the two garages are within 800m walking distance, however usage of these facilities would expect to be increased to the benefit of the local economy	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	○

Site 6 – Springfield Industrial Estate, West of B2112.

As can be seen from the table below, the site appraisal against the sustainability framework received a mix of positive, neutral and negative effects.

The site scored particularly well against the environmental objectives due to the site being mainly categorised as Brownfield. The scale of the site is manageable and is unlikely to have adverse impacts on the village. The development of this brownfield site is likely to positively impact on the parish's natural and rural character. The site appraised well against the housing objective due to the number of houses, including affordable homes, that would be provided. The site scored negatively on Village Safety given the site exits on to the B2112 main road.

WNP 06 - Springfield Industrial Estate, West of B2112 SHLAA Ref 20WV		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	<p>This site was used for commercial purposes many years ago. It has not been used for as many as 20 to 25 years except for a small nursery. Given the rundown state of buildings on the site, the overgrown and unused conditions, this proposed development would greatly enhance the locale.</p> <p>The proposal is likely to be of a scale and nature that is in keeping with the character of the parish and will improve the aspect of the locale and over to the Conservation area.</p> <p>This site is located in an area identified as having a low capacity for change in LDC's Landscape Capacity Study, however a site of this scale and part-brownfield nature (as described above) is unlikely to have an adverse impact on the wider landscape and could bring about improvements.</p>	++
2 Ecological. To protect and enhance the bio-diversity of the Parish	Development of the site, and more specifically mitigation measures, could bring about long term enhancements to the biodiversity of the area	+
3 Heritage Protect the historic environment of the Parish	Does not detract from the Conservation area, the historic environment or listed buildings (one listed building within the vicinity of the site). It can be argued that any such considered and sympathetic development could have a positive impact.	+
4 Flooding To ensure that development does not take place in areas at risk of flooding	The site is almost entirely located within Flood Zone 1, although the south west boundary of the site lies within Flood Zone 3 which will need to be taken into consideration. Mitigation measures may result in a positive impact on this objective.	+

5 Travel – Seek to avoid use of private car travel	The village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent. Pedestrians would be required to cross the busy B2112 to access village services.	-
6 Travel – Highways Congestion	There will be an increase in traffic generated and the access point would be onto the already busy B2112 Ditchling Road. Mitigation measures may be able to offset this potential traffic impact.	-
SOCIAL		
7 Housing	This site will help to deliver new homes that will help to meet the development targets for the village in the emerging Lewes District JCS on a disused brownfield site. Being a moderate size site it will deliver a number of affordable homes in excess of the local need.	+
8 Primary School Education	The Lewes District IDP acknowledges the stress on primary school provision in Wivelsfield, however a development of this size could potentially be accommodated by the increased school intake resulting from the minor extension the primary school. The school is 1.5km from the site entrance.	○
9 Village Safety	The main access would be via the busy B2112 which would have to be crossed by pedestrians wishing to reach the community facilities.	-
10 Local Community and Sports Facilities and Clubs	This site is located some 1km from the Village hall whose existing community and sports facilities usage should be increased. A site of this scale could potentially provide space for sport and recreation facilities or secure significant CIL receipts to fund such facilities	○
ECONOMIC		
11 Maintain Local Retail Facilities	The two local garages are close to the site. The village shop, post office etc are not within 800 walking distance although the use of these would expect to be marginally increased.	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	○

Site 7 – Land at Greenhill Way/Ridge Way, nr Wivelsfield

This site has been designated as a Strategic Site by LDC. A sustainability appraisal would have been completed by LDC at the time when the site was declared a Strategic Site.

WNP 07 - Land at Greenhill Way/Ridge Way, nr Wivelsfield <i>Ridge Way - Strategic Site. The proposed development was Allowed at Appeal in December 2013 therefore no assessment was conducted for this site.</i> SHLAA 02WV		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	n/a	
2 Ecological. To protect and enhance the bio-diversity of the Parish	n/a	
3 Heritage Protect the historic environment of the Parish	n/a	
4 Flooding To ensure that development does not take place in areas at risk of flooding	n/a	
5 Travel – Seek to avoid use of private car travel	n/a	
6 Travel – Highways Congestion	n/a	
SOCIAL		
7 Housing	n/a	
8 Primary School Education	n/a	
9 Village Safety	n/a	
10 Local Community and Sports Facilities and Clubs	n/a	
ECONOMIC		
11 Maintain Local Retail Facilities	n/a	
12 New Business Development and Communications	n/a	

Site 8 – Green Road, Site Opposite War Memorial

As can be seen from the table below, the site appraisal against the sustainability framework received mainly positive and neutral effects. The site could provide a small amount of new homes and so scored favourably against some of the social objectives. Whilst being located relatively centrally on Green Road may have advantages in some respects (such as distance to village services), due to the busy nature of the road, it was considered there may be adverse highway impacts against some of the objectives.

WNP 08 - Green Road, Site Opposite War Memorial SHLAA Not Applicable		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	The boundary facing on to Green Road is currently mature hedging and there is open space behind the hedging. A development of this scale could potentially be kept in keeping with adjacent properties and the rural character of the area. This site is located in an area identified as having a low capacity for change in LDC's Landscape Capacity Study, however a site of this scale along Green Road is unlikely to have an adverse impact on the wider landscape.	+
2 Ecological. To protect and enhance the bio-diversity of the Parish	Whilst this land bounds the main road through the village it is considered the ecological effect may be minimal.	0
3 Heritage Protect the historic environment of the Parish	The location of this site within proximity to a Grade II Listed building, although separated by another property The site is opposite an Area of Established Character.	0
4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. There are no flood issues in the vicinity of this site where a small development is not expected to contribute to the risk.	+
5 Travel – Seek to avoid use of private car travel	It is acknowledged that this site is well located near to village services, however at present, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-
6 Travel – Highways Congestion	The site would exit on to Green Road and the effect on Highways Congestion may be more than marginal depending on the number of houses in any proposed development and potential mitigation measures.	-
SOCIAL		
7 Housing	This site will help to deliver new homes that will help to meet the development target for the village in the emerging Lewes District JCS. Developing this site is	+

	also likely to include a small number of affordable dwellings.	
8 Primary School Education	The moderate projected increase in primary school entrants from housing proposed should be within the capacity of the minor extension to the school intake.	+
9 Village Safety	It is thought that any proposed development would exit on to Green Road which is a busy road.	0
10 Local Community and Sports Facilities and Clubs	This site is within 800m walking distance of the existing community and sports facilities at the village hall whose use should be increased marginally. it is unlikely that sport and recreation facilities could be provided on site due to the scale of the site, however some funding for such facilities could potentially be raised through CIL receipts	+
ECONOMIC		
11 Maintain Local Retail Facilities	This site is within easy reach of the existing retail facilities whose use should be increased marginally.	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	0

Site 9 – Site Next to Rookhurst Cottages

As can be seen from the table below, the site appraisal against the sustainability framework received mainly neutral effects being identified.

Delivering a small number of dwellings, albeit in a remote northern area of the Parish is likely to score positively against Social objectives. Due to the modest size of the site, it is likely that this site would be in keeping with the parish's natural environment however this also resulted in mainly neutral scores against environmental objectives. The site is also remote from village services and facilities which was reflected in some of its negative (objective 5) and neutral scores.

It must also be mentioned that the effects (positive, neutral and negative) are only likely to be minor due to the size of the site.

WNP 09 - Site Next to Rookhurst Cottages SHLAA Not Applicable		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	Whilst there are no details about the development but it is considered that the erection of several small cottages would have to be carefully designed to be in keeping with the local character, landscape and with	0

	adjacent properties as this site is a fair distance from the village planning boundary.	
2 Ecological. To protect and enhance the bio-diversity of the Parish	Any small development is not thought to have much effect but may possibly result in some loss of bio-diversity given the very rural nature of the site. The site is opposite a patch of ancient woodland to the west.	○
3 Heritage Protect the historic environment of the Parish	Any small development is unlikely to impact significantly on heritage assets	○
4 Flooding To ensure that development does not take place in areas at risk of flooding	This site is not located within an area of flood risk	+
5 Travel – Seek to avoid use of private car travel	Due to the remote location of the site private car use is inevitable. However the impact would be minor due to the likely small scale of development	-
6 Travel – Highways Congestion	The limited increase in private cars would have a limited effect on the highways and congestion	○
SOCIAL		
7 Housing	This site could provide a small number of new homes, potentially including affordable dwellings, to help to meet the village housing target set in emerging the Lewes District JCS.	+
8 Primary School Education	The moderate projected increase in primary school entrants from housing proposed should be within the capacity of the minor extension to the school intake. . The site is in a remote location and not within walking distance to the village primary school.	○
9 Village Safety	Given the remote location to the north of the village and the limited number of dwellings any impact is considered to be minimal.	○
10 Local Community and Sports Facilities and Clubs	All facilities are located outside the 800 metre distance and the small number of dwellings is considered to have no impact of local community facilities. it is unlikely that sport and recreation facilities could be provided on site due to the scale of the site, however some funding for such facilities could potentially be raised through CIL receipts	○
ECONOMIC		
11 Maintain Local Retail Facilities	This site is far from the existing retail facilities whose use should be increased marginally if at all.	○
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	○

Site 10 – Two Plots Adjacent to Site 2, Hundred Acre Lane

As can be seen from the table below, the site appraised well against the sustainability framework with primarily positive and neutral effects being identified.

Delivering housing in a central location, this site is likely to score positively against a number of social objectives including the Housing criterion. Due to its modest size, it is likely that this site would be in keeping with the parish's natural and built environment. Whilst limited information was submitted by the landowner it was felt that an appraisal could be completed as there is experience of an Exception Site in close proximity.

It must also be mentioned that the effects (positive and negative) are only likely to be minor due to the size of the site.

WNP 10 - Two Plots Adjacent to Site 2, Hundred Acre Lane		
SHLAA Not Applicable		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This small development will be in keeping with adjacent properties within the existing landscape. It is infill land part of which is the owner's garden and the other is an area of scrub. Due to the scale of the site, a significant impact on the natural landscape is not considered likely" This site is located in an area identified as having a low capacity for change in LDC's Landscape Capacity Study, however a site of this scale and nature (as described above) is unlikely to have an adverse impact on the wider landscape.	+
2 Ecological. To protect and enhance the bio-diversity of the Parish	The garden area will not have much effect but the scrub area may result in some loss of bio-diversity.	0
3 Heritage Protect the historic environment of the Parish	Does not impinge on the Conservation area, the historic environment or listed buildings.	0
4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. There are no flood issues in the vicinity of this site where a small development is not expected to contribute to the risk.	+
5 Travel – Seek to avoid use of private car travel	Whilst the site is well located near to village services, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-
6 Travel – Highways Congestion	There will be a minimal increase in traffic generated.	0

SOCIAL		
7 Housing	This policy will help to deliver a small number of new homes that will meet the development target for the village in the emerging Lewes District JCS. However, being a small site, is unlikely to deliver any affordable homes.	+
8 Primary School Education	The projected increase in primary school entrants from housing proposed should be achievable with minor extension to the school intake. Children will be residing within easy travelling distance of the school.	+
9 Village Safety	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. Additional pavements may be required for this site.	0
10 Local Community and Sports Facilities and Clubs	This site is not located within 800m walking distance of the Village hall, although there may be a small increase in usage none the less. it is unlikely that sport and recreation facilities could be provided on site due to the scale of the site, however some funding for such facilities could potentially be raised through CIL receipts	0
ECONOMIC		
11 Maintain Local Retail Facilities	This site is within 800m walking distance of a number of existing retail facilities whose use should be increased marginally.	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	0

Site 11 Land South of Green Road

The various options for Site 121 listed below are sites identified through the District Council SHLAA. The landowner did not submit any proposals to the parish council through the neighbourhood plan process. A developer did approach the Chairman of the Parish Council after the Landowner Presentation but was only making a general enquiry. The developer had not been in contact with the landowner and there were no proposals made.

Option 1 – 03 WV – Approximately 150 units

Option 2 – 28 WV – Approximately 80 units

As can be seen from the table below, the appraisal for this area against the sustainability framework received mainly negative effects.

The options for this area scored particularly badly against the environmental objectives, in particular option 1, due to the scale of the site and the likely adverse impacts on the village, its infrastructure and the parish's natural and rural character. The site appraised well against the housing objective, in particular Option 1, due to the large number of houses, including

affordable homes, that would be provided albeit the number of dwellings would be in excess of the strategic development target for the village.

WNP 11 Land South of Green Road SHLAA Ref 03WV and 28WV		Option 1	Option 2
<i>This site was not put forward by the owner for consideration WNP 11 under the Neighbourhood Plan Process SHLAA 03WV 28WV</i>			
ENVIRONMENTAL			
1 To retain the natural beauty and pleasant rural character of the Parish	<p>This proposal is unlikely to be in keeping with the character of the village and likely to harm the long established rural landscape.</p> <p>The site provides an open green landscape when driving through the village, from Green Road, South Road and from Hundred Acre Lane. The area to the east is particularly open and susceptible to impacting on the character of the area.</p> <p>In responding to the Pre Submission WNP, the County Council commented that “the area to the west of the school is of particular significance and importance as GI [green infrastructure] and an open space due to the landscape character and value of the area.</p> <p>The site is of good quality, has a moderate sensitivity to change and the visual sensitivity is high. The ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is medium. Ref: LDC Landscape Capacity Study 2012</p>	-	-
2 Ecological. To protect and enhance the bio-diversity of the Parish	This greenfield open area contributes significantly to the biodiversity of the western side of the school site. There is a large patch of ancient woodland to the south of the site.	-	-
3 Heritage Protect the historic environment of the Parish	Does not impinge on the Conservation area, although there are listed buildings in the vicinity.	-	-

4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. There are no flood issues in the vicinity of this site however this sloping site will require careful runoff water management to prevent additional risks.	+	+
5 Travel – Seek to avoid use of private car travel	A significant new development such as this may bring about public transport, improvements to the village, and it is acknowledged that this site is well located near to some village services, however at present, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-	-
6 Travel – Highways Congestion	There will be an increase in traffic generated and entering the already busy Green Road. It is not clear how this site will exit to the Green Road. Mitigation measures may be able to offset this potential traffic impact.	-	-
SOCIAL			
7 Housing	<p>This site could deliver a large number of new market and affordable homes which would score positively against this objective. This is particularly the case for Option 1.</p> <p>It is accepted that housing targets in the emerging JCS are expressed as minimums, however, it must be noted that development on this scale would be far in excess of those targets</p>	++	+
8 Primary School Education	The Lewes District IDP acknowledges the stress on primary school provision in Wivelsfield and a development of this size is likely to exacerbate this, despite the increased school intake resulting from the minor extension to the primary school. Children will be residing within easy walking distance of the school.	-	-
9 Village Safety	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. Additional consideration to pavements may be required for this site if the exit from the site is located on Green Road.	-	-

10 Local Community and Sports Facilities and Clubs	The centre site is located 0.6 km from the Village hall whose existing community and sports facilities usage should be increased. A site of this scale could potentially provide space for sport and recreation facilities or secure significant CIL receipts to fund such facilities	+	+
ECONOMIC			
11 Maintain Local Retail Facilities	This site is within walking distance, 400 metres, of the existing retail facilities whose use should be increased.	+	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	0	0

Site 12 Land at Eastern Road

The various options for Site 12 listed below are sites identified through the District Council SHLAA. The landowner did not submit any proposals to the parish council through the neighbourhood plan process. A developer did approach the Chairman of the Parish Council after the Landowner Presentation but was only making a general enquiry. The developer had not been in contact with the landowner and there were no proposals made.

Option 1 – 15 WV – Approximately 190 units

Option 2 – 29 WV – Approximately 50 units

As can be seen from the table below, the appraisal for this area against the sustainability framework received mainly negative effects.

The site scored particularly badly against the environmental objectives, in particular option 1, due to the scale of the site and the likely adverse impacts on the village, its infrastructure and the parish's natural and rural character. The site appraised well against the housing objective, in particular Option 1, due to the large number of houses, including affordable homes, that would be provided albeit the number of dwellings would be in excess of the strategic development target for the village.

WNP 12 Land at Eastern Road SHLAA Ref 15WW and 29WV			
		Option 1	Option 2
ENVIRONMENTAL			
1 To retain the natural beauty and pleasant rural character of the Parish	<p>This proposal is unlikely to be in keeping with the character of the village and likely to harm the long established rural landscape.</p> <p>The site provides an open green landscape when driving through the village, from Green Road, South Road and from Hundred Acre Lane. Whilst the western section (29WV) is not as open as the eastern section (28WV), it is still likely that a large development would be susceptible to impacting on the character of the area.</p> <p>In responding to the Pre Submission WPNP, the County Council commented that “the area to the west of the school is of particular significance and importance as GI [green infrastructure] and an open space due to the landscape character and value of the area.</p> <p>The site is of good quality, has a moderate sensitivity to change and the visual sensitivity is high. The ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is medium. Ref: LDC Landscape Capacity Study 2012</p>	-	-
2 Ecological. To protect and enhance the bio-diversity of the Parish	<p>This greenfield open area and the adjoining area to the east contribute significantly to the biodiversity of the western side of the school site.</p> <p>There is a large patch of ancient woodland to the south</p>	-	-
3 Heritage: Protect the historic environment of the Parish	<p>Does not impinge on the Conservation area, although there are listed buildings in the vicinity of this area</p>	-	-

4 Flooding To ensure that development does not take place in areas at risk of flooding	Wivelsfield Green falls almost entirely within Flood Zone 1. There are no flood issues in this area however this sloping site will require careful runoff water management to prevent additional risks.	+	+
5 Travel – Seek to avoid use of private car travel	A significant new development such as this (in particular option 1) may bring about public transport, improvements to the village, and it is acknowledged that this site is well located near to some village services, however at present, the village has only limited public transport and services and so it is expected that all new development will be primarily car-dependent.	-	-
6 Travel – Highways Congestion	There will be an increase in traffic generated and entering the already busy Green Road or Eastern Road which joins Green Road. Mitigation measures may be able to offset this potential traffic impact.	-	-
SOCIAL			
7 Housing	<p>This site could deliver a large number of new market and affordable homes which would score positively against this objective This would particularly be the case for Option 1.</p> <p>it is accepted that housing targets in the emerging JCS are expressed as minimums, however, it must be noted that development on the scale set out in these options would be far in excess of those targets</p>	++	+
8 Primary School Education	The Lewes District IDP acknowledges the stress on primary school provision in Wivelsfield and a development of this size is likely to exacerbate this, despite the increased school intake resulting from the minor extension to the primary school intake. Children will be residing within easy walking distance of the school.	-	-

9 Village Safety	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. Additional pavements may be required for this site if the exit from the site is located on Eastern Road.	-	-
10 Local Community and Sports Facilities and Clubs	The centre of the site is located 0.5km in close proximity to from the Village hall whose existing community and sports facilities usage should be increased. Option 2 is especially well located in terms of proximity to the village hall. A site of this scale could potentially provide space for sport and recreation facilities or secure significant CIL receipts to fund such facilities	+	+
ECONOMIC			
11 Maintain Local Retail Facilities	This site is within easy reach, 0.4 km, of the existing retail facilities whose use should be increased.	+	+
12 New Business Development and Communications	There is unlikely to be an impact on this objective.	0	0

8.4 Summary of Sustainability Objectives and Sites Submitted for Assessment

		Wivelsfield Neighbourhood Plan Sites Submitted for Assessment													
		1	2	3	4	5	6	7	8	9	10	11i	11ii	12i	12ii
Sustainability Objectives	1	+	-	-	+	-	++		+	0	+	-	-	-	-
	2	0	0	0	0	0	+		0	0	0	-	-	-	-
	3	-	-	0	-	0	+		0	0	0	-	-	-	-
	4	+	+	+	+	+	+		+	+	+	+	+	+	+
	5	-	-	-	-	-	-		-	-	-	-	-	-	-
	6	0	-	-	0	-	-		-	0	0	-	-	-	-
	7	+	+	+	+	+	+		+	+	+	++	+	++	+
	8	+	-	-	+	-	0		+	0	+	-	-	-	-
	9	-	0	0	-	-	-		0	0	0	-	-	-	-
	10	0	0	0	+	0	0		+	0	0	+	+	+	+
	11	+	+	+	+	+	+		+	0	+	+	+	+	+
	12	0	0	0	0	0	0		0	0	0	0	0	0	0

8.5 Preferred Options

The following is a brief summary of the outcomes of the site appraisals against the sustainability framework.

The Draft Sustainability Appraisal was published in November 2015 and assessed all sites that had been considered through the neighbourhood plan process as well as the policies contained in the February 2015 Draft Neighbourhood plan. Since then, a full review of the neighbourhood plan evidence base, including the Sustainability Appraisal, base has been undertaken.

The Draft SA identified the following preferred options:

Site 1 – North of Slugwash Gardens, Slugwash Lane

Site 4 – North of Slugwash Gardens, Slugwash Lane

Site 6 – Springfield Industrial Estate, West of B2112.

Site 10 – Two Plots Adjacent to Site 2, Hundred Acre Lane

As a result of the sustainability appraisal that was undertaken on sites 1 and 4, which highlighted pedestrian access and safety concerns, as well as taking into account other neighbourhood plan evidence documents, sites 1 and 4 are no longer identified as preferred options to be allocated through the neighbourhood plan.

However, sites 6 and 10 scored well against the sustainability framework, in particular against the environmental objectives as they were considered to complement and support the village, its infrastructure and the parish's natural and rural character. The sites scored positively against the Housing criterion, in particular site 6 which is a part-brownfield site which could improve this partly-vacant site and improve the visual appearance of the area. They will also bring forward housing to meet the target set for Wivelsfield Green in the Joint Core Strategy (minimum of 30 net additional units). LDC considered approximately 30 net additional units to be the most sustainable option in their Sustainability Appraisal and was therefore recommended to be taken forward in Spatial Policy 2 of the Core Strategy.

Sites 8 and 9 also scored fairly well against the sustainability framework, although did not score as positively against the environmental objectives and thus unlikely to have as positive an impact on the parish's rural character. Also, Site 9 is a considerable distance from Wivelsfield Green village and so unlikely to be considered a sustainable location for development.

Site 8 – Green Road, Site Opposite War Memorial

Site 9 – Site Next to Rookhurst Cottages

Whilst the following sites would bring forward higher levels of housing, broadly speaking this resulted in adverse impacts against the environmental objectives, due to the scale and size of the sites, and were considered to be detrimental to the village, its infrastructure and the parish's natural and rural character.

Site 2 – Land to the South of South Road – Coldharbour Farm

Site 3 – Land Adjacent to North Common Road

Site 5 – Site East of B2112. Behind Blackmores, Green Road.

Site 11 Land South of Green Road

Site 12 Land at Eastern Road

Section 9 – Appraising the Neighbourhood Policies

9.1 Site Appraisal

In addition to the appraisal of all sites in the Neighbourhood Plan an appraisal of all Policies in the Neighbourhood Plan has been undertaken against the sustainability framework.

The Draft Sustainability Appraisal considered the February 2015 Draft Neighbourhood Plan policies. The policies in the submission version of the neighbourhood plan have been amended, taking into account the outcomes of the Draft SA, feedback from various statutory consultees and other components of the evidence base. Therefore, this version of the SA appraises the policies within the submission version of the neighbourhood plan. Further detail is given in the individual policy appraisals.

<u>Policy 1 A Spatial Plan for the Parish</u>		
<i>The Neighbourhood Plan defines development boundaries at Wivelsfield Green, and Theobalds (east of Burgess Hill) on the Policies Map for the purpose of directing future housing, economic and community related development to within those settlements to enhance their role as sustainable communities and encouraging the re-use of previously-developed land and of land of a similar character that currently detracts from the appearance of a settlement.</i>		
<i>Proposals for housing development outside the boundaries will only be granted if they are consistent with the countryside policies of the development plan.</i>		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This policy will steer development to the existing settlements in the parish, with the aim of protecting areas of valued rural character.	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	This policy will steer development to the existing settlements in the parish which will reduce the likelihood of any adverse impact on the parish's biodiversity assets such as the network of trees and ancient woodland.	+
3 Heritage: Protect the historic environment of the Parish	This policy will steer development to the existing settlements in the parish. Any development will be expected to be sympathetic to existing listed buildings. It may also be the case that new development could have a positive impact on the setting of listed buildings/conservation areas.	+
4 Flooding: To ensure that development does not take place in areas at risk of flooding	This policy will steer development to the existing settlements in the parish which there is almost no Flood Zone risk.	0

5 Travel: Seek to avoid use of private car travel	This policy will steer development to the existing settlements in the parish which should minimise the need to travel although it is acknowledged that the village has only limited services and facilities and so it is expected that new development will be primarily car-dependent.	-
6 Travel: Highways Congestion	The parish does contain routes which suffer from traffic congestion, although it is likely that the impact on this objective will be determined by the location and scale of development. It is possible that the situation may worsen over the plan period as development comes forward, including in neighbouring areas.	○
SOCIAL		
7 Housing:	This policy will help to deliver new homes in the parish that will meet the development targets of the Lewes District Emerging JCS. The policy also encourages development of brownfield land.	+
8 Primary School Education:	The projected increase in primary school entrants from housing proposed should be achievable with minor extension to the school intake. Children will be residing within easy travelling distance of the school.	○
9 Village Safety:	No change expected. The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school.	○
10 Local Community and Sports Facilities and Clubs:	By retaining development within or adjacent to the existing development boundary usage of the existing community and sports facilities should be increased, although not significantly.	○
ECONOMIC		
11 Maintain Local Retail Facilities:	By retaining development within or adjacent to the existing development boundary usage of the existing retail facilities should be increased.	+
12 New Business Development and Communications:	The NP General Survey responses indicated no need for new business development. The Parish has been upgraded for Superfast Fibre and is in the process of having it enabled.	○

Conclusion

Overall, this policy appraised well against the sustainability framework. This policy will allow for the sustainable growth of the parish over the plan period and appraised well against a number of social, environmental and economic objectives.

Since the Draft Neighbourhood Plan consultation, changes have been made to this policy to correct errors and add clarity and did not result in any amendments to the policy appraisal. However, in the case of objectives 5 and 6, some amendments to the policy appraisal were made in the interest of accuracy and to align the policy appraisal with the individual site appraisals. Otherwise, no further changes were made to the scoring of the appraisal.

Policy 2: Housing Site Allocations

Development proposals for housing at the following sites, as shown on the Policies Map, will be supported, subject to them having regard to the development principles outlined:

- i. Land at Springfield Industrial Site, West of B2112, provided:

 - a. the scheme comprises approximately 30 dwellings of a mix of predominantly 2 and 3 bed homes for younger and downsizing households, including affordable homes in accordance with development plan policy;*
 - b. the scheme layout avoids land subject to flood risk;*
 - c. the scheme layout avoids land that is in close proximity to the adjoining waste water treatment works. Development should not occur in any part of the site that would be subject to unacceptable odour effects. An odour assessment impact assessment has been undertaken by the applicants to confirm this is not a problem;*
 - d. the landscape scheme extends the depth of the existing belt of trees around the edge of the site and makes provision for a public open space for the enjoyment of the residents of Wivelsfield Green; and*
 - e. the design of the proposals accords with Policy 6 and with other relevant policies of the development plan.*
 - f. Suitable and safe pedestrian access is achieved across the B2112 to village services*
 - g. Development should provide a connection to the nearest point of adequate capacity in the sewerage network**

- ii. The First Site on Land at Hundred Acre Lane provided:

 - a. the scheme comprises approximately 2 dwellings that have a frontage to Hundred Acre Lane; and*
 - b. The landscape scheme provides a soft edge to the adjoining countryside.**

- iii. The Second Site on Land at Hundred Acre Lane, provided:

 - a. the scheme comprises approximately 2 dwellings that are proximate and relate well to the existing cluster of buildings at Coldharbour Farm;*
 - b. Access is achieved using the existing access to Coldharbour Farm; and*
 - c. The landscape scheme provides a soft edge to the adjoining countryside.**

All of the housing site allocations will be required to adhere to the Lewes development plan policy on the provision of affordable housing.

ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This policy will steer development to the existing settlements in the parish, with the aim of protecting areas of valued rural character which is of agricultural value and minimising the impact of housing developments through the re-use of previously-developed land. Small developments will be in keeping with adjacent properties and with the rural	+

	character of the parish. The policy also aims to mitigate any potential adverse landscape impacts through landscaping schemes.	
2 Ecological: To protect and enhance the bio-diversity of the Parish	This policy will steer development to the existing settlements in the parish which will reduce the likelihood of any adverse impact on the parish's biodiversity assets such as the network of trees and ancient woodland. Some loss of trees may happen as the sites allocated in this policy are developed, however mitigation criteria should ensure that the tree belt at the Springfield site is extended which could lead to benefits.	+
3 Heritage: Protect the historic environment of the Parish	This policy will steer development to the existing settlements in the parish, allocated a part-brownfield site which may in fact result in an improvement to the built environment of the area and does not impact on any listed buildings or conservation areas.	+
4 Flooding: To ensure that development does not take place in areas at risk of flooding	This policy will steer development to the existing settlements in the parish where there is almost no flood risk areas. The policy aims to mitigate any potential impact by avoiding development in those areas at risk (for example the Springfield Industrial Site).	0
5 Travel: Seek to avoid use of private car travel	This policy will steer development to the existing settlements in the parish which should minimise the need to travel although it is acknowledged that the village has only limited services and facilities and so it is expected that new development will be primarily car-dependent and this cannot easily be mitigated	-
6 Travel: Highways Congestion	The parish does contain routes which suffer from traffic congestion and some of the sites allocated through this policy, as with any new development in the village, may exacerbate this situation.	-
SOCIAL		
7 Housing:	This policy will help to deliver new homes, including affordable, in the parish that will meet the development targets of the Lewes District JCS. The policy also encourages development of brownfield land. The policy also seeks to provide housing in line with the needs of the community.	+
8 Primary School Education:	The projected increase in primary school entrants from housing proposed should be achievable with minor extension to the school intake. Children will be residing within easy travelling distance of the school.	0
9 Village Safety:	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. The policy includes provision for a safe and suitable pedestrian access from the Springfield Industrial site to the village services which should offset the adverse impact identified through the site appraisal	0
10 Local Community and Sports Facilities and Clubs:	By retaining development within or adjacent to the existing development boundary usage of the existing community and sports facilities should be increased. The policy includes provision for a safe and suitable pedestrian access from the Springfield Industrial site	+

	to the village services and so should bring about benefits for residents at the western edge of the village.	
ECONOMIC		
11 Maintain Local Retail Facilities:	By retaining development within or adjacent to the existing development boundary usage of the existing retail facilities should be increased.	+
12 New Business Development and Communications:	There is unlikely to be an impact on this objective	0

Conclusion

Overall, this policy scored a mix of positive, negative and neutral outcomes. Clearly, the delivery of housing in sustainable locations will have important social, environmental and economic benefits. However, new development in rural locations does bring about challenges which are reflected in this outcome and are difficult to mitigate (for examples objective 5 and in particular 6). Policy criteria has been introduced to Policy 5 which will help the new developments allocated integrate with the village and allow existing and new residents to safely access the village by sustainable forms of transport such as by foot. Therefore, it is felt that the negatives have somewhat been offset through Policy 6.

Since the Draft Neighbourhood Plan and SA consultations, changes have been made to the policy. This has resulted in sites being removed and additional policy criteria being added to sites allocated. The individual site appraisals for WNP Sites 01 and 04 highlighted pedestrian access and safety issues which could potentially be difficult to overcome and so the sites have been removed from this policy.

Some further amendments have been made to the policy appraisal to correct errors and add further clarity and detail where necessary. In the case of objectives 5 and 6, this was in the interest of accuracy and to align the policy appraisal with the individual site appraisals. Otherwise, no further changes were made to the scoring of the appraisal.

<u>Policy 3: Education</u>		
<i>Development proposals for the extension of Wivelsfield Primary School, as shown on the Policies Map, will be supported, provided:</i>		
<ul style="list-style-type: none"> <i>i. Any buildings are of an appropriate scale and in a location to avoid compromising the open character of the land to the west of the site;</i> <i>ii. avoid disturbance to the amenity of local residents by way of noise and light pollution; and</i> <i>iii. make provision for appropriate access and car parking.</i> 		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	The primary school was designed to integrate with the landscape and the policy would ensure that any future extension would be expected to follow in this manner by protecting the open character of the land to the west	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	There is no effect.	0

3 Heritage: Protect the historic environment of the Parish	It is unlikely that there would be any effect on the historic environment and any new buildings will be expected to be of an appropriate scale	0
4 Flooding: To ensure that development does not take place in areas at risk of flooding	The primary school is not affected by flooding or a contributory cause.	0
5 Travel: Seek to avoid use of private car travel	Any extension to the school that results in additional school places is likely to increase transport by car. However, the impact on this objective cannot be determined at this stage	0
6 Travel: Highways Congestion	The policy includes making provision for appropriate access and car parking which may result in an overall improvement in terms of accessibility to the school.	+
SOCIAL		
7 Housing:	Not applicable.	0
8 Primary School Education:	The existing primary school has a good OFSTED rating and this is expected to continue. The school is being provided with an additional temporary classroom to increase the school capacity.	+
9 Village Safety:	The Parish has already improved pavements and road safety to facilitate safer pedestrian access to the school. The policy also ensures suitable access and parking provision which could potentially impact positively on this objective.	0
10 Local Community and Sports Facilities and Clubs:	It is unknown whether any future extension of the primary school would have an associated community use.	0
ECONOMIC		
11 Maintain Local Retail Facilities:	Not applicable.	0
12 New Business Development and Communications:	Not applicable.	0

Conclusion

Overall this policy scored well against the sustainability framework, in particular against objectives 1, 6 and 8 as the mitigation measures could potentially retain or bring about improvements to the character of the area and the accessibility of the school, as well as ensuring that the school has the means to be able to cope with development needs over the plan period.

No modifications were made to the policy following the Draft Neighbourhood Plan or SEA consultation. A few minor amendments were made to the appraisal in the interest of adding clarity and further detail, although this did not result in any changes to the scoring.

Policy 4: Community Facilities

Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties:

- i. Wivelsfield Village Hall, off Eastern Road***
- ii. Sports Pavilion, adjacent to the Village Hall***
- iii. Village green, adjacent to the Village Hall***
- iv. All places of worship –***
 - a. St Peter & St John the Baptist, Church Lane***
 - b. Ote Hall Chapel, Ditchling Road***
 - c. Bethel Chapel, Ditchling Road***
 - d. The Church of Jesus Christ of the Latter Day Saints, North Common Road***
- v. Wivelsfield Church hall, Church Lane***
- vi. Wivelsfield Londis Shop, North Common Road***
- vii. Wivelsfield Post Office, North Common Road (located within vi above)***
- viii. The Cock Inn Public House, North Common Road***

Proposals that result in the loss of an existing local employment or business use, will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided their impact on flood risk, local amenity, traffic and landscape can be satisfactory mitigated and any unavoidable harm to the significance of a heritage asset is robustly justified.

ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This policy requires any impact on the landscape would be satisfactory or mitigated.	0
2 Ecological: To protect and enhance the bio-diversity of the Parish	This policy requires any impact would be satisfactory or mitigated.	0
3 Heritage: Protect the historic environment of the Parish	The policy addresses the effect on adjacent properties in terms of design and amenity. Any unavoidable harm would be required to be robustly justified.	0
4 Flooding: To ensure that development does not take place in areas at risk of flooding	None of the sites identified in the policy are located in flood zones. This policy requires any impact on flooding would be satisfactory or mitigated.	0
5 Travel: Seek to avoid use of private car travel	Safeguarding and encouraging the growth of the parish's community facilities may reduce the need for residents to travel further to access services. This policy also requires any impact on traffic would be satisfactory or mitigated.	+
6 Travel: Highways Congestion	This policy could potentially increase traffic through the village, however supporting the village facilities may	0

	also reduce the need to travel out of the village. The policy also requires any impact on traffic to be satisfactory or mitigated	
SOCIAL		
7 Housing:	Improved facilities and employment would help to meet the needs of existing householders.	○
8 Primary School Education:	Not applicable.	○
9 Village Safety:	This policy ensures that increasing use should not negatively impact traffic and amenity – hence safety.	○
10 Local Community and Sports Facilities and Clubs:	This policy supports the improvement and appropriate expansion of existing local community and sports facilities.	+
ECONOMIC		
11 Maintain Local Retail Facilities:	This policy supports the improvement and appropriate expansion of existing local retail facilities.	+
12 New Business Development and Communications:	The NP General Survey responses indicated no need for new business development. The Parish has been upgraded for Superfast Fibre and is in the process of having it enabled.	○

Conclusion

Overall, this policy scored positively against the framework and specifically against objectives 5, 10 and 11 as this policy will help to support community facilities and a consequence reduce the need to travel to services outside of the parish.

An amendment to the policy was made following the Draft Sustainability Appraisal consultation and the advice given by a statutory consultee although did not result in any changes to the appraisal scoring. Some other amendments were made to the appraisal to add clarity and further detail and did not result in any amendments to the scoring.

Policy 5: Design

Development proposals will be supported provided their scale, density, massing (the general shape and size of a building), height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features, including trees, hedgerows, moats, boundary ditches, ancient hedge banks, track ways and drove roads. New development will be required to integrate with its surroundings and, where possible, should provide linkages to existing public access routes and nearby green spaces.

Development proposals in the Wivelsfield Green Area of Established Character, as shown on the Policies Map, will be supported provided they have paid special regard to characteristics of the area.

Proposals for the development of land within or adjoining the designated Wivelsfield Conservation Area, including proposals for the alteration of or addition to an existing building and structure within or adjoining the Conservation Area, must demonstrate that they have had special regard to the guidance of the adopted Conservation Area Appraisal.

Proposals for housing development must provide an appropriate number of car parking spaces as guided by the highways authority parking calculator but as a minimum must provide two off-street car parking spaces per dwelling unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required.

ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	Developments should reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features.	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	Developments should retain distinctive local landscape features including trees, hedgerows, moats, boundary ditches, ancient hedge banks, track ways and drove roads.	+
3 Heritage: Protect the historic environment of the Parish	This policy ensures that new developments reflect and enhance the local built and natural environment. Also, proposals for development of land within or adjoining the designated Wivelsfield Conservation Area, including proposals for the alteration of existing buildings and structure within or adjoining the Conservation Area, must demonstrate that they have had special regard to the adopted Conservation Area Appraisal.	+
4 Flooding: To ensure that development does not take place in areas at risk of flooding	There are very limited areas of flood risk in the Wivelsfield Green area.	0
5 Travel: Seek to avoid use of private car travel	This policy aims to ensure that new proposals incorporate an appropriate level of car parking spaces. This is of importance to a village with limited public transport and services, however may not discourage car-dependency. Since the previous appraisal, additional policy wording has been introduced to ensure new development links with existing village routes which may encourage sustainable forms of transport	0
6 Travel: Highways Congestion	Proposals for housing development must provide an appropriate number of car parking spaces to reduce on street parking. However, in setting what is considered a suitable level of car parking, this policy may not discourage car-dependency.	0
SOCIAL		
7 Housing:	This policy will help to deliver new homes in the parish that will meet the development targets of the Lewes District JCS. The policy also encourages appropriate development in designated conservation areas and development of brownfield land. Also, this policy should encourage the delivery of high quality sustainable homes with high design standards.	+
8 Primary School Education:	Not applicable.	0
9 Village Safety:	Proposals for housing development must provide an appropriate number of car parking spaces to reduce on street parking.	+

10 Local Community and Sports Facilities and Clubs:	Not applicable.	0
ECONOMIC		
11 Maintain Local Retail Facilities:	Not applicable.	0
12 New Business Development and Communications:	Not applicable	0

Conclusion

Overall, this policy appraised well against the sustainability framework, in particular against the social and environmental objectives as this policy seeks to protect and enhance the parish's valued built environmental.

A number of modifications were made to the policy following the Draft Sustainability Appraisal consultation. These have resulted in some amendments to the appraisal, which has resulted in an improved and now neutral impact against objective 5. The policy will ensure that development of the site integrates well with existing village routes which could encourage sustainable forms of transport.

<u>Policy 6: Green Infrastructure & Biodiversity</u>		
<p><i>Where appropriate, development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community. This should include enhancing ecological networks and linking habitats where possible.</i></p> <p><i>Appropriate surveys must be undertaken where new development is likely to impact on protected species.</i></p> <p><i>Development proposals that enable the protection and enhancement of the key features of the Parish landscape, such as the farmlands, woodlands, hedges, ponds, wildlife corridors and other natural heritage sites, will be supported.</i></p>		
ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This policy supports development proposals that protect and enhance the landscape and natural features. It also encourages productive agricultural use of farmland.	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	The policy supports the enhancement of farmlands, woodlands, hedges, ponds, wildlife corridors and other natural heritage sites. This should include enhancing ecological networks and linking habitats where possible. The policy will also ensure that appropriate surveys are undertaken where new development could potentially impact on protected species.	++

3 Heritage: Protect the historic environment of the Parish	The environmental policies maintain and improve the historic environment of the Parish.	+
4 Flooding: To ensure that development does not take place in areas at risk of flooding	The policy requires that developments should not affect ponds and lakes (natural and man-made), streams and rivers such that flooding issues arise.	0
5 Travel: Seek to avoid use of private car travel	The policy will encourage landowners and other responsible organisations to maintain public footpaths and bridleways and encourage the public to use them.	+
6 Travel: Highways Congestion	Not applicable.	0
SOCIAL		
7 Housing:	Not applicable.	0
8 Primary School Education:	Not applicable	0
9 Village Safety:	The policy will encourage landowners and other responsible organisations to maintain public footpaths and bridleways and encourage the public to use them.	+
10 Local Community and Sports Facilities and Clubs:	Not applicable	0
ECONOMIC		
11 Maintain Local Retail Facilities:	Not applicable	0
12 New Business Development and Communications:	This policy in connection with Policy 7: Local Green Spaces encourages the productive use of farmland to maintain the rural identity of the Parish.	+

Conclusion

Overall this policy appraised well, in particular against the environmental objectives as the aim is to contribute to and enhance the parish's green infrastructure and biodiversity.

No adverse impacts were identified through the appraisal and overall the policy appraised well against the sustainability framework, in particular against the environmental objectives. This included a significant positive impact against the ecological objective.

A number of modifications were made to the policy following the Draft Sustainability Appraisal consultation. These have resulted in some amendments to the appraisal, which has resulted in an improved and significant positive impact against objective 2.

Policy 7: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map M below:

- i. Land to the south of Green Road and west of Wivelsfield Primary School;***
- ii. Land to the south of South Road;***
- iii. Land to the east of Eastern Road;***
- iv. Land to south of Antye House and east of Orchard Close;***
- v. Land on north-west boundary of Parish;***

Proposals for development on the land that is not ancillary to the use of the land for public recreational purposes or that it not required for statutory utility purposes will be resisted.

ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This policy specifically supports the preservation of the rural landscape of the Parish.	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	The local green spaces supported by this policy have biodiversity value and so the policy scores well against this objective.	+
3 Heritage: Protect the historic environment of the Parish	The policy confirms the historical context of each of the green spaces and their place within the life of the population and so protecting these green spaces will preserve this historical value.	+
4 Flooding: To ensure that development does not take place in areas at risk of flooding	There is unlikely to be an impact on this objective	0
5 Travel: Seek to avoid use of private car travel	This policy supports the use of footpaths and bridleways through the green spaces.	+
6 Travel: Highways Congestion	Not applicable.	0
SOCIAL		
7 Housing:	Not applicable.	0
8 Primary School Education:	Not applicable.	0
9 Village Safety:	Not applicable.	0
10 Local Community and Sports Facilities and Clubs:	Not applicable.	0
ECONOMIC		
11 Maintain Local Retail Facilities:	Not applicable.	0
12 New Business Development and Communications:	This policy in connection with Policy 6: Green Infrastructure & Biodiversity encourages the productive use of farmland to maintain the rural identity of the Parish.	+

Conclusion

Overall, the policy scores well against the sustainability framework, in particular against the environmental objectives as this policy aims to protect the parish's most valued green spaces.

A number of modifications were made to the policy following the Draft Neighbourhood Plan consultation which included the removal of some of the allocated local green spaces. These sites were removed as they either had sufficient protection already, or already had planning permission for residential use. The amendments to the policy did not result in any changes to the appraisal although some further detail has been added.

Policy 8: Allotments

Proposals to establish new allotments will be supported provided they are in a suitable location to serve the local community and can accommodate satisfactory road access and car parking.

As a condition of planning the LPA is encouraged to demand the provision of allotments associated with sites that come forward within the Parish.

ENVIRONMENTAL		
1 To retain the natural beauty and pleasant rural character of the Parish	This policy identifies a site in the northwest of the Parish which may be suitable for allotments in a rural context.	+
2 Ecological: To protect and enhance the bio-diversity of the Parish	Allotments are considered to be useful green space and enable wildlife corridors.	+
3 Heritage: Protect the historic environment of the Parish	Not applicable.	0
4 Flooding: To ensure that development does not take place in areas at risk of flooding	Allotments should not contribute to flooding issues.	0
5 Travel: Seek to avoid use of private car travel	The Policy looks for a suitable location to serve the local community that can accommodate satisfactory road access and car parking.	0
6 Travel: Highways Congestion	Not Applicable.	0
SOCIAL		
7 Housing:	Not applicable.	0
8 Primary School Education:	Not applicable.	0
9 Village Safety:	Not applicable.	0
10 Local Community and Sports Facilities and Clubs:	This policy aims to find a suitable allotment site/s for the benefit of the community..	+
ECONOMIC		
11 Maintain Local Retail Facilities:	Not applicable.	0
12 New Business Development and Communications:	Not applicable.	0

Conclusion

Overall, the policy scores well against the sustainability framework, in particular against the environmental objectives as this policy supports a use that is suitable to a rural area.

No modifications were made to the policy following the Draft Neighbourhood Plan or SEA consultation.

9.2 Sustainability Appraisal of Neighbourhood Plan Policies

		Wivelsfield Neighbourhood Plan Policies							
		1	2	3	4	5	6	7	8
Sustainability Objectives	1	+	+	+	0	+	+	+	+
	2	+	+	0	0	+	++	+	+
	3	+	+	0	0	+	+	+	0
	4	0	0	0	0	0	0	0	0
	5	-	-	0	+	0	+	+	+
	6	0	-	+	0	0	0	0	+
	7	+	+	0	0	+	0	0	0
	8	0	0	+	0	0	0	0	0
	9	0	0	0	0	+	+	0	0
	10	0	+	0	+	0	0	0	+
	11	+	+	0	+	0	0	0	0
	12	0	0	0	0	0	+	+	0

Summary Conclusions

- Broadly speaking, the policies of the Wivelsfield neighbourhood Plan appraised well against the sustainability objectives, in particular against objectives 1, 2 and 3 as a key focus of the plan is to protect and enhance the parish's natural and built environment, whilst bringing forward appropriate development to meet the needs of the community. Policy 6 was expected to have significant positive impact against Objective 2 (ecology).
- The appraisal of the policies only highlighted three adverse impacts against any of the sustainability objectives, policies 1 and 2 where the Neighbourhood Plan seeks to avoid the increase in the use of private car travel. The third example Policy 2, Objective 6 identifies possible Highway Congestion. However these issues will be fully discussed with the appropriate LDC / ESCC authorities and developers.

Section 10 – Next Steps

The Neighbourhood Plan and SA will now be submitted to Lewes District Council for examination and an independent examiner will determine whether the neighbourhood plan meets the Basic Conditions.

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 conditions¹² against which a neighbourhood plan is examined;
 - To ensure the Plan has regard to National Planning Practice Guidance¹³;
 - 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.

¹² <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/>

¹³ <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 regulations¹⁴ transpose the EU's SEA Directive¹⁵ into law. It requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

Screening Opinion

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

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

¹⁵ Known fully as Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

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

Criteria	Notes	Likely Significant Effect?
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a)the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	Neighbourhood Development Plans are the lowest-level statutory planning documents in the UK. As such, the 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)the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Neighbourhood Development Plans are influenced by other plans, such as the Lewes District 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
(c)the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The Neighbourhood Development Plan, as directed by the National Planning Policy Framework, will help promote sustainable development and will consider the environment of the Parish.	No
(d)environmental problems relevant to the plan or programme; and	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
(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).	Not applicable for the Neighbourhood Development Plan	No
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a)the probability, duration, frequency and reversibility of the effects;	The Neighbourhood Development Plan will guide development in the parish until 2030, with the aim of having a positive impact on the parish and by promoting sustainable development.	No
(b)the cumulative nature of the effects;	The sustainability appraisal of the Core Strategy considered the impact	No

Criteria	Notes	Likely Significant Effect?
(c)the trans-boundary nature of the effects;	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
(d)the risks to human health or the environment (for example, due to accidents);	It is not thought that anything in the Neighbourhood Development Plan will increase risks to human health.	No
(e)the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Development Plan, unlike most plans, is to be written for a very small area and population. Its impacts are unlikely to be extensive.	No
(f)the value and vulnerability of the area likely to be affected due to— (i)special natural characteristics or cultural heritage; (ii)exceeded environmental quality standards or limit values; or (iii)intensive land-use; and	In collecting information for the Neighbourhood Development Plan, information has been gained on the characteristics of the area – 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
(g)the effects on areas or landscapes which have a recognised national, European Community or international protection status.	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, 26th September and Friday, 7th 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 Strategy¹⁶.
- 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

¹⁶ <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 birds¹⁷ (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.

¹⁷ This directive replaced Council Directive 79/409/EEC on the same subject.