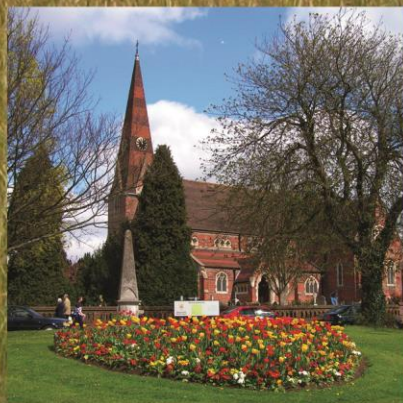
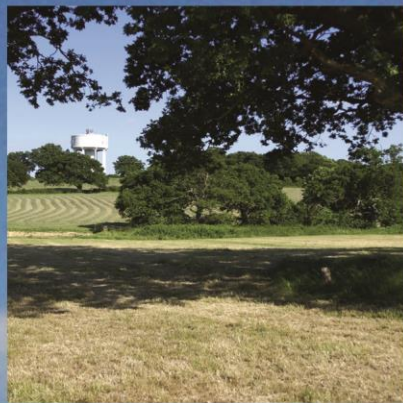
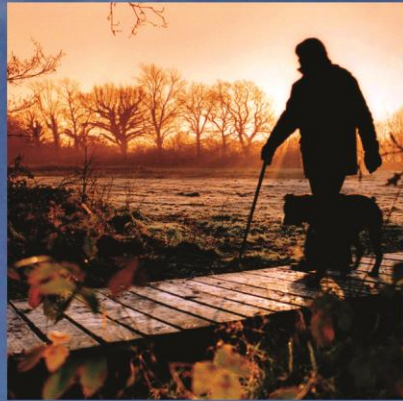


A neighbourhood plan For Burgess Hill

Burgess Hill
Neighbourhood Plan
2015-2035

**SUBMISSION
SUSTAINABILITY
APPRAISAL**

January 2016





BURGESS HILL NEIGHBOURHOOD PLAN

Burgess Hill Town Council

SUSTAINABILITY APPRAISAL

January 2016

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APPENDICES

- A Scoping Report (text only)**
- B List of consultees for the Scoping Report**

1. INTRODUCTION

- 1.1 This report forms the Sustainability Appraisal (SA) of the Pre-Submission Burgess Hill Neighbourhood Plan. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Burgess Hill Neighbourhood Plan is an important planning tool for shaping the development and growth of the town and will sit alongside the Mid Sussex Local Plan 2004.

What is a Sustainability Appraisal?

- 1.2 A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan such as the Neighbourhood Plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 1.3 A Sustainability Appraisal (SA) is conducted in conformity with the SEA Directive. However, while an SEA is concerned with *environmental* effects, the sustainability appraisal is an iterative process that considers the *environmental, social and economic* consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations.

For simplification, this report is referred to as the Sustainability Appraisal throughout.

The Sustainability Appraisal Report

- 1.4 The report is structured as follows:

Chapter 2: Background and Context. This provides the background to the SA process

Chapter 3: Appraisal and Methodology. This includes details on the appraisal methodology and the work undertaken so far.

Chapter 4: Scoping Report consultation. This covers the responses made to the Scoping Report.

Chapter 5: Sustainability Framework: This sets out the objectives and indicators which will be used to appraise the various policy options

Chapter 6: Appraisal of the Plan and Policy Options. This includes the testing of all policy options against the sustainability framework and providing mitigation measures where needed.

Chapter 7: Next Steps & Conclusion. This identifies proposals for monitoring and outlines the next steps leading up to the final Neighbourhood Plan and SA.

2. BACKGROUND

Neighbourhood Planning

- 2.1 Neighbourhood planning is a new way for communities to decide the future of the places they live and work. The Government states that neighbourhood planning empowers communities to shape the development and growth of a local area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.
- 2.2 Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local planning authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.
- 2.3 The National Planning Policy Framework (NPPF) March 2012 sets out the relationship and conformity between the Local Plan and the Neighbourhood Plan. The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.¹

What is Sustainable Development?

- 2.4 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 2.5 The NPPF states the Government’s intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles:

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

ECONOMIC ROLE – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

SOCIAL ROLE – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being

ENVIRONMENTAL ROLE – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Why undertake a Sustainability Appraisal

2.6 Whilst there is no specific legal requirement within the Regulations² for Neighbourhood Plans to undertake their own Sustainability Appraisal (SA), it provides a useful tool to the development and consideration of the policies and overall strategy of the Neighbourhood Plan. It enables the Town Council to give full consideration to sustainability issues affecting the town and provides the means for assessing the options and mitigating against any negative impacts where possible. Undertaking this process can improve the overall sustainability of the Neighbourhood Plan. This document comprises the Sustainability Appraisal Report (incorporating a Strategic Environmental Assessment – SEA). It therefore considers environmental, economic and social impacts.

² Neighbourhood Planning Regulations 2012 <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

Consultation and Implementation

2.7 An important part of the SA process is consultation with statutory environmental bodies, wider statutory consultees and members of the community. The SA will be subject to the same statutory consultation arrangements as the Neighbourhood Plan. Consultation responses received in relation to the Scoping Report in July 2012 are set out in Chapter 4.

Burgess Hill in Context

2.8 Burgess Hill is within Mid Sussex District, in the County of West Sussex. The District shares its boundaries with Surrey in the north, Brighton and Hove in the south, East Sussex to the east and Crawley and Horsham District to the west and covers an area of almost 130 square miles. Burgess Hill is one of the 3 main towns in the District alongside East Grinstead and Haywards Heath. The town has a population of 30,109 (2011 census). For a full description, please see the Scoping Report attached as **Appendix A**³.

³ Only the text version of the Scoping Report is attached as Appendix A. The full version with appendices can be found at:
http://www.burgesshill.gov.uk/sites/www.burgesshill.gov.uk/files/Neighbourhood_Plan_Scoping_Report_July_2012.pdf

3 APPRAISAL METHODOLOGY

Introduction

- 3.1 The appraisal methodology has been prepared taking into account the processes set out in the relevant guidance⁴.
- 3.2 The diagram overleaf describes the different sets out the stages in the SA process and how they relate to the stages in the Plan production. The steps in stage A relate to the SA Scoping Report which was consulted on in 2012. This report forms stages B and C and is known as the 'SA Report. This is set out in more detail after the table.

STAGE	TASKS	COMPLETED?
A	Setting the context and objectives, establishing the baseline and deciding on the scope <ul style="list-style-type: none"> • Identifying other relevant plans and programmes • Collecting baseline information • Identifying problems • Developing objectives and the Sustainability Framework 	Sustainability Framework determined and set out in the Scoping Report. Baseline and Framework updated following feedback and comments.
B	Developing the alternatives and assessing effects <ul style="list-style-type: none"> • Testing the plan objectives against SA/SEA objectives • Developing alternatives • Testing policy options against the SA/SEA objectives • Considering mitigation • Proposing measures to monitor effects 	Plan objectives, strategy and policies, plus all reasonable alternatives at this stage are set out and appraised within this SA
C	Prepare the Sustainability Appraisal Report	This document forms the first stage of Stage C
D	Consult on the SA Report	The pre submission SA was consulted on in early 2014. The final version will be consulted on at the time of the submission Neighbourhood Plan.
E	Monitor implementation of the plan	To be completed

⁴ Sustainability Appraisal guidance within the DCLG Plan making Manual/SEA guidance from ODPM A Practical Guide to the Strategic Environmental Assessment Directive 2005

STAGE A: Setting the context and objectives, establishing the baseline and deciding on the scope

Sustainability Appraisal of the Burgess Hill Neighbourhood Plan – Scoping Report (July 2012)

3.3 Many of the tasks outlined in Stage A were undertaken during the Scoping report stage. This included collecting the baseline information for Burgess Hill and developing the Sustainability Appraisal framework. These areas of work have been updated to take into account the responses received during the consultation period on the Scoping Report.

STAGE B: Developing the alternatives and assessing effects

Predicting Sustainability Effects of the consultation draft Neighbourhood Plan

3.4 Stage B is the main focus of this Report. This stage involves assessing the likely significant social, environmental and economic effects of the strategy and policies within the Neighbourhood Plan.

3.5 The main objective of appraising policy options is to highlight the different advantages and disadvantages of each option, with the aim of indicating that the preferred option is the most sustainable one. Symbols are used to record the performance of each option against each objective in the sustainability framework.

3.6 The scoring system is consistent with the SA's undertaken for the withdrawn District Plan⁵ and is considered to be an appropriate method. A qualitative approach to assessing how a policy performs against the sustainability objectives is considered more appropriate. Due to the nature of the Neighbourhood Plan, it is not possible to exactly quantify the extent of the impact. This is because there is not data available for every policy option and its likely effect as the Plan is a compendium of the community's vision, aims and actions for their ward and town.

⁵ At the time of producing the Pre-Submission Neighbourhood Plan, the Mid Sussex District Plan 2013 had been submitted to the Secretary of State. On the advice of the Inspector, the District Plan was formally withdrawn on 27th May 2014. As the Plan is withdrawn, the Neighbourhood Plan will not reference any specific policies. However, it has been agreed with the District Council that the format for the SA can follow that used for withdrawn Submission District Plan. Details on the District Plan are: <http://www.midsussex.gov.uk/8264.htm>

3.7 The assessment and predictions of the effect of policy options on the sustainability objectives is set out within the SA. These predictions and judgements have been made based on the background baseline information and the comments/feedback provided by the ward councillors through their discussions with the residents and local community.

STAGES C, D AND E: Prepare the SA Report, Consult and Monitor the Plan

3.8 Stage C of the process is the preparation of this SA report. The pre submission SA was consulted on in early 2014. The final version will be consulted on at the time of the Submission Neighbourhood Plan.

4. SCOPING REPORT CONSULTATION

Background

4.1 The Scoping Report identified a number of social, environmental and economic sustainability issues facing the town. It is considered that these issues have not changed since the Scoping Report was consulted upon. The issues are discussed in more detail within this SA Report and the identification of these helped deliver the SA Framework. The Scoping Report is attached as **Appendix A**.

Consultation Responses

4.2 The report was consulted on for a period of 5 weeks during summer 2012 (27th July – 31st August). This included consulting with statutory bodies with environmental responsibilities – The Environment Agency, English Heritage and Natural England as well as a number of other organisations and authorities and internally within the Town Council. It was also placed on the Town Council’s website. **Appendix B** sets out the list of consultees invited to comment on the Report.

4.3 All the responses have been collated and those that are of relevance to the SA have been considered and incorporated within this document. A summary of the comments made and responses are set out in the table below:

Responses to Scoping Report

Respondent	Date	Comment	Response
English Heritage	Letter 30/8/12	It would be helpful to clarify that the nine listed buildings to which reference is made are nationally designated and to identify what they are and their grades. You should also refer to any locally listed buildings and any scheduled ancient monuments or other known or potential archaeological remains there may be in the town.	Background evidence to the Neighbourhood Plan will be provided using the same information that supports the Mid Sussex District Plan. Details on Listed Buildings and Conservation Areas will be provided are set out in the NH Plan ⁶ .
English Heritage	Letter 30/8/12	The first word of Sustainability Objective 7 should perhaps be “Prevent” rather than “Protect”? The objective should refer to the conservation and enhancement of the historic environment and the heritage assets and their setting therein. Indeed,	The wording of SO 7 has now changed to read: Prevent the loss and encourage the conservation and enhancement of the historic environment and

⁶ NH Plan – Neighbourhood Plan

		this should be the Sustainability Objective with the current Objective as a sub-objective or decision-making criterion	heritage assets and their settings. Encourage the community to identify assets of community value.
English Heritage	Letter 30/8/12	The English Heritage SEA/SA Guidance suggests a number of other potential sub-objectives or decision-making criteria. Of these, " <i>will it conserve or enhance the character or appearance of conservation areas and their setting? will it conserve locally important buildings and townscapes? will it lead to the improved management and or restoration of a historic asset? And will it respect, maintain and strengthen local distinctiveness and sense of place?</i> " may be appropriate.	These are noted as suggested decision making criteria but most are considered too detailed for a NH Plan at this stage but ' <i>will it conserve locally important buildings and townscapes?</i> ' has been included.
English Heritage	Letter 30/8/12	Turning to the indicators, " <i>Number of listed buildings</i> " and " <i>Number of listed buildings at risk</i> " are basic indicators recommended by English Heritage in our guidance. " <i>Number of applications relating to listed buildings</i> " is not in itself an indicator of whether or not a proposed policy would achieve the sustainability objective in either the immediate or long-term. Something like " <i>Number of applications approved/refused where the development would have adversely affected a listed building or a conservation area or its setting</i> " would be more meaningful.	Indicator has now been changed to read: Number of applications relating to the listed buildings that are refused due to the adverse impact on the building.
Natural England	Email 10/8/12	Your paragraph 2.7 sets out the policy context for Neighbourhood Plans, but there is no reference to the natural environment.	A full summary of the key background documents and evidence base will be provided with the NH Plan.
Natural England	Email 10/8/12	Whilst the plan may focus on the main settlement, there are likely to be prospects for addressing issues and grasping opportunities in the urban/rural fringe.	The NH Plan does not to contain specific policies relating to the countryside beyond the NH Plan boundary as this is covered by the District Plan and national guidance.
Natural England	Email 10/8/12	We welcome the recognition of local opportunities, notably to: <ul style="list-style-type: none"> • Improve provision and value of open space • Consider future of ancient woodlands and other sensitive areas. • Consider options for improving biodiversity within the town. • Provide opportunities to walk, cycle and use public transport around town. 	Noted
Natural England	Email 10/8/12	We welcome the recognition of local weaknesses notably: <ul style="list-style-type: none"> • Limited open space provision in some parts of the town. • Quality and value of open space can be low. 	Noted

		<ul style="list-style-type: none"> Limited areas of biodiversity enhancement and improvement. 	
Natural England	Email 10/8/12	Sustainable Objective 6 - needs careful interpretation insofar as these sites may have value in terms their landscape, habitats and wildlife (including wildlife corridors and stepping stones), amenity and recreational for local residents, particularly in areas of deficiency.	The wording of SO6 has been changed to read: To make the best use of the land through promoting development of brownfield land and ensuring there is an efficient use of land in greenfield developments whilst being mindful of the biodiversity value these sites may have.
Natural England	Email 10/8/12	Sustainable Objectives 8 - and Objectives 9 are supported	Noted
Natural England	Email 10/8/12	Sustainability Objective 10 - is also welcomed. Consideration should be given to the potential value of a Green Infrastructure strategy for the plan area to focus efforts to enhance landscape, habitats and biodiversity through the town; and to provide a framework for encouraging appropriate action by public and private land owners and developers on the themes and objectives relating to Landscape, Natural Areas and Open Space.	Noted
Natural England	Email 10/8/12	<p>We recommend that:</p> <ul style="list-style-type: none"> consideration should be given to the potential impact of any significant proposals on the local landscape character and visual amenity of the surrounding area, including where appropriate the Area of Outstanding Natural Beauty (AONB) and the National Park high quality development should be encouraged and should respect, maintain, or enhance local landscape character and distinctiveness, reflecting local design characteristics and wherever possible using local materials development should incorporate measures to encourage people to access the countryside for quiet enjoyment - reinstating existing footpaths together with the creation of new footpaths and bridleways a survey should be carried out on development sites, to identify any important habitats present, and where appropriate further surveys for protected species (including - great crested newts, reptiles, water voles, badgers, bats, etc) should be carried out within the area affected by the development. 	Noted

Environment Agency		The profile and baseline information gives a good outline of the flood risks facing the local area based on information provided within Mid Sussex District Council's Strategic Flood Risk Assessment. We support the inclusion of the corresponding sustainability objective: 5, and consider that the associated indicators are clear and measurable. The River Adur Catchment Flood Management Plan should be referred to in the Summary of Plans and Programmes.	Noted
Environment Agency		In addition we would highlight that the River Adur East runs along the northern and eastern boundaries of the Burgess Hill Neighbourhood Plan area. The River Adur East is classified as a Water Framework Directive (WFD) waterbody and must therefore meet the requirements of the Directive to ensure no deterioration and to aim to achieve Good Ecological Status. Your plan and particularly any allocations you propose in these areas should seek opportunities to deliver these objectives.	Noted
Environment Agency		In addition we would draw your attention to our consultation response to the draft Mid Sussex District Plan where we highlighted capacity issues and environmental constraints associated with Goddards Green WwTW which drains into the River Adur East. Due to these local issues we would recommend that reference is made to water quality issues within the environmental characteristics section and that consideration is given to incorporating an additional sustainability objective to ensure the protection and enhancement of water quality, reflecting the aims of WFD.	Noted. The Town Council considers it is not necessary to provide an additional SO for the NH Plan but will work with MSDC in addressing water quality through the District Plan and its SA.
Environment Agency		We support the inclusion of sustainability objective 6 to promote development of brownfield land. This can also play an important role in remediating contaminated land and protecting groundwater from pollution. We also support the inclusion of objective 10 relating to biodiversity.	Noted
West Sussex County Council	Email 31/8/12	Planning & Transport Policy - encourages the Town Council to make use of other existing sustainability appraisals, including those prepared to support the Mid Sussex District Plan, to assist in preparing their own as many of the social, environmental and economic issues if you have not already done so.	Noted and Mid Sussex DC consulted on draft Scoping Report
West Sussex County Council	Email 31/8/12	Economic Development - reference to the aspirations for a new business park have been raised by the Town Council with	Noted

		WSCC. The headlines set out here in terms of local priorities are in line with the themes for the county set out in the new Economic Strategy.	
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5 SUSTAINABILITY FRAMEWORK - OBJECTIVES

5.1 In order to assess the contribution the Submission Neighbourhood Plan will make towards achieving sustainable development, a range of sustainability objectives have been developed. These are based on social, economic and environmental objectives and each is quantified by a number of indicators. The objectives and indicators make up the sustainability framework.

5.2 The sustainability framework was consulted upon at the Scoping Report stage and refined following this consultation. The objectives chosen represent the issues and challenges facing Burgess Hill.

5.3 When appraising the strategy and policies within the Neighbourhood Plan, an assessment will be made as to their predicted impact on the sustainability framework.

5.4 The sustainability objectives and their corresponding indicators are:

Ref	Sustainability Objectives	Indicators	
1	To improve accessibility and the standard of community facilities and services for everyone in Burgess Hill.	<ul style="list-style-type: none"> Average distance residents live from local services. Number of improved, extended or new local/community facilities. 	Social
2	Develop sustainable communities within the neighbourhoods of Burgess Hill that are safe, healthy and inclusive.	<ul style="list-style-type: none"> Number of new, extended or improved health facilities. Number of developments achieving secure by design status. Number of new houses built to lifetime homes standards and improvements made to accessibility to new and retained community facilities. 	Social
3	Ensure the delivery of new homes in accessible locations that are affordable and sustainable.	<ul style="list-style-type: none"> Number of new homes completed per annum. Number of affordable homes completed. Number of new homes built within 10 minute walk (800m) from a bus stop and 15 minute (1.2km) walk from a railway station. Number of dwellings built to code for sustainable homes standards. 	Social
4	To improve accessibility and the standard of public open space, leisure and recreation facilities in Burgess Hill	<ul style="list-style-type: none"> Number of new within a 10 minute walk (800m) of accessible open green space. Amount of new, improved or extended leisure/recreational facilities in the town. 	Social

5	To ensure development does not take place in areas of flood risk or where it may cause flooding elsewhere and causes no adverse impact on water quality	<ul style="list-style-type: none"> • Number of applications submitted for development in flood zones. • Number of objections raised by the EA to applications for development. 	Environmental
6	To make the best use of the land through promoting development of brownfield land and ensuring there is an efficient use of land in greenfield developments whilst being mindful of the biodiversity value these sites may have.	<ul style="list-style-type: none"> • Quantum of development built on brownfield land. • Density of new housing. • Number of new mixed use developments. 	Environmental
7	Prevent the loss and encourage the conservation and enhancement of the historic environment and heritage assets and their settings.	<ul style="list-style-type: none"> • Number of conservation areas with appraisals and management proposals. • Number of applications relating to the listed buildings that are refused due to the adverse impact on the building. • Number of locally important buildings and townscapes preserved or enhanced. 	Environmental
8	Protect and improve areas of existing landscape value, including the landscape setting of the town, and open space identified by local communities.	<ul style="list-style-type: none"> • Number of areas identified as being of value by local communities. • Number of landscape enhancement schemes and improved areas of open space. 	Environmental
9	Provide new areas of landscape as part of development proposals and new areas of open space/links to countryside where there are deficiencies.	<ul style="list-style-type: none"> • Number of new landscape proposals. • Number of new open space areas. • Reduction in open space deficiencies identified by MSDC. • Number of improvements/enhanced access to the Green Circle. 	Environmental
10	Protect and enhance the biodiversity of Burgess Hill and encourage new opportunities as part of proposed developments.	<ul style="list-style-type: none"> • Number of improvement schemes to SNCI's and NR's⁷ in Burgess Hill. • Number of schemes to enhance biodiversity across the town. • Condition of ancient woodland in the town. • A Green Infrastructure Strategy considered and discussed for Burgess Hill 	Environmental
11	Promote use of public transport and other means of transport for short journeys other than the car.	<ul style="list-style-type: none"> • Number of developments with sustainable travel plans. • Number of schemes approved with revised parking standards. • Number of improvements made to public transport provision and facilities. 	Environmental
12	Encourage and support new and existing businesses and promote the enhancement of business units, locations and estates.	<ul style="list-style-type: none"> • Number of existing businesses expanding/relocating within the town. • Number of improvements made to existing business buildings and sites. 	Economic

⁷ Nature Reserves and Sites of Nature Conservation Interest.

13	Encourage a range of businesses and jobs including retail for local people within Burgess Hill.	<ul style="list-style-type: none"> • Number of new businesses/shops locating to Burgess Hill. • Number of existing businesses/retail/leisure facilities expanding/developing existing premises in Burgess Hill. 	Economic
14	Encourage the development and enhancement of the town centre and a range of retail choice across Burgess Hill.	<ul style="list-style-type: none"> • Number of redevelopment projects for the town centre. • Number of new shops within the town centre and neighbourhoods. • Number of public realm improvement projects in the town centre. 	Economic
15	Resist the loss of existing retail units in neighbourhoods where identified important by local communities. Encourage the community to identify assets of community value.	<ul style="list-style-type: none"> • Number of shops lost to other uses. • Number of buildings registered on the asset of community value. 	Economic

Burgess Hill Neighbourhood Plan objectives

5.5 The Submission Neighbourhood Plan sets out a number of strategic objectives. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies. An assessment has been made as to whether the 11 Neighbourhood Plan objectives are consistent with the 15 objectives of the sustainability appraisal. This exercise helps identify where potential areas of conflict lie and where mitigation may be required.

5.6 The objectives for the Neighbourhood Plan are as follows:

CO 1. Promote sustainable and well designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance existing residential neighbourhoods.
CO 2. To promote Burgess Hill as a place for businesses to locate to and where existing business can thrive and to enable local people to live and work within the town.
CO 3. Ensure that all sections of the community in Burgess Hill have access to community/medical services including retail, formal and informal recreational space and leisure facilities.
CO 4. Protect the loss and encourage the re-use of historic and significant buildings or assets of community value. Protect the amenities of existing residential areas/neighbourhoods.
CO 5. Protect and improve areas of existing landscape value and open space identified by local communities.

CO 6. Provide new open space areas where there are deficiencies and encourage new opportunities for biodiversity as part of proposed developments.
CO 7. Promote the vitality and vibrancy of Burgess Hill town centre and enhance the accessibility and public realm within the town centre.
CO 8. Resist the loss of existing retail units in neighbourhoods where identified important by local communities.
CO 9. Ensure adequate parking is provided for all new development.
CO10. Promote use of public /community transport and walking and cycling around the town.
CO11. Promote the aspiration that all new residential and commercial developments will be carbon free by supporting the efficient use of natural resources and sustainable design solutions.

5.7 These have been assessed for compatibility with the 15 Sustainability Objectives in the table below:

NEIGHBOURHOOD PLAN OBJECTIVES													
SUSTAINABILITY OBJECTIVES		1	2	3	4	5	6	7	8	9	10	11	
	1	√		√					√	√			
	2	√		√	√			√			x		√
	3	√		√								√	√
	4	√		√			√	√					
	5												
	6	√					√	x			x		√
	7	√				√				√			
	8	x			√		√						
	9				√		√	√					
	10	x			√			√					
	11			√	√						x	√	√
	12			√									
	13			√						√	√		
	14			√	√					√			
	15			√	√					√	√		

Key:

√	Compatible
x	Incompatible
	No link/neutral

5.8 As the above table demonstrates, most of the Neighbourhood Plan objectives and Sustainability Appraisal objectives are compatible with one another or have a neutral impact. There are a few areas which are not compatible with each other – most of these cases relate to providing adequate space for parking in new developments with using land efficiently and/or promoting public transport and walking/cycling. This is inevitable in a Neighbourhood Plan that is seeking to balance the need to provide space for parking where there is concern that off-site parking will cause congestion and poor amenities for residents with using sites within the town efficiently for a range of uses.

5.9 The Neighbourhood Plan will need to contain policies for new development as well as conserving and enhancing a range of urban character and greenscape locations. In appraising the strategy and policies, the key aim is to identify where conflicts occur, to

minimise adverse impacts by promoting the most suitable policy options and identify mitigation where adverse impacts cannot be avoided.

Policies within the Neighbourhood Plan

5.10 A wide range of policy areas have been included within the Submission Neighbourhood Plan. It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the town, using the Sustainability Framework to undertake the evaluation.

5.11 In the absence of the Neighbourhood Plan, it is considered there will be fewer opportunities to address the issues and challenges facing Burgess Hill as well as contributing to a reduction in potential benefits to local communities. Without the Plan, opportunities for the following issues may be comprised:

- Greater involvement of local people in local/community planning,
- Improved/new community facilities,
- Town centre revitalisation,
- Improvements and new opportunities for open space and biodiversity,
- Improvements to parking standards,
- Providing local employment,
- Improvements to recreation/formal open space facilities,
- Creating and enhancing the Green Circle,
- New housing opportunities,
- Funding opportunities for new community development

6 APPRAISING THE NEIGHBOURHOOD PLAN AND OPTIONS

6.1 The Burgess Hill Neighbourhood Plan contains a vision of how the Town Council would like to see the town evolve over the 20 year plan period. The Plan aims to deliver this vision using a number of policies which provide a framework for future development and planning of Burgess Hill.

Policies and Options

6.2 In preparing the Neighbourhood Plan, a number of policy areas were considered and a range of options for many of the policy areas were identified. Options have been considered for the Town Centre Quarter policy areas and the policies related to specific spatial areas including Victoria Road business park, Leylands Park and Keymer Tile Works site. All policy areas and the alternative options have been appraised in order to assess their impact on the 15 sustainability objectives. The term 'Do Nothing' refers to the fact there will not be a policy on the subject within the Plan. It does not ignore the issue that some policy topics are still covered by national planning policy and guidance or within the Local Plan, or other material guidance.

6.3 The policies are assessed in the following order which differs from the structure of the Neighbourhood Plan:

Spatial Policy Areas

1. The Town Centre (Policies TC1 – TC6)
2. Victoria Road Business Park (Policy S1)
3. Leylands Park (Policy LR1)
4. Keymer Tile Works (Policy LR2)

General/Other policies

5. Sustainable Neighbourhoods for Communities policies
6. Leisure and Recreation policies
7. Green Infrastructure policies
8. Heritage and Character policies

Testing the Plan against the SA Objectives/predicting & evaluation the effects of the Plan

- 6.4 The policy appraisals are set out below. This exercise ensures that the policies within the Neighbourhood Plan are the most sustainable, given all the reasonable alternatives. The appraisal process has been undertaken using the methodology outlined in section 3. A summary of the appraisal is given in each case.
- 6.5 The following symbols have been used to record the impact of each option against each objective:

+	Greater positive impact on the sustainability objective
+?	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
-?	Possible negative or slight negative impact on the sustainability objective
-	Greater negative impact on the sustainability objective

Ways of mitigating adverse effects

- 6.6 Whilst it is predicted that many of the policies will have an overall positive or neutral/unknown impact, it is inevitable that some of the options appraised will present negative sustainability impacts. This will be mostly in cases where the sustainability objectives are not compatible with one another. Where negative impacts are predicted to arise, mitigation has been suggested.

The Spatial Policy Areas

6.7 The following are appraisals of the policies relating to specific spatial areas within the town. Each one has been appraised in terms of the policy within the Neighbourhood Plan against a 'Do Nothing' option in most cases.

The Town Centre

The Town Centre: Policy TC1 - The Civic and Cultural Quarter			
Policy Options			
Option 1: Do nothing: This option relates to the current position around the Cyprus Road car park area where it will either be left in situ or will be redeveloped for uses not supported by the Town Council or unrelated to the needs and wishes of the local community.	Objectives	Op 1	Op 2
Option 2: Redevelop the area for a mix uses focussing on new civic and cultural facilities This is the preferred option put forward by the Town Council and encourages a new civic and cultural quarter in the Cyprus Road area. The option encourages the main landowners to come forward with development that creates a new hub for the town with all civic uses within one area.	1. To improve accessibility and the standard of community facilities.	-?	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	-?	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	+?
	12. Encourage and support new and existing businesses.	-?	+?
	13. Encourage a range of businesses.	-?	+?
	14. Town centre and a range of retail choice.	-	+
	15. Resist the loss of existing retail units in neighbourhoods.	0	0

Summary of Appraisal

6.8 Option 2 delivers a number of positive impacts on the sustainability objectives, in particular improving community facilities and delivering new homes. It also has a positive impact on the town centre and making best use of land. There are a number of possible positive impacts relating to Option 2 particularly concerning indirect benefits such as encouraging new businesses and promoting the use of public transport because of its town centre location. The 'do nothing' option has a negative impact on a number of the objectives especially relating to making best use of land. The Cyprus Road car park as it stands is an inefficient use of urban land within the town centre and leaving it as such will not bring forward community opportunities for local residents. This option will not enable a mix of development to come forward including the delivery of new homes.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC2 - The Leisure and Entertainment Quarter			
Policy Options			
<p>Option 1: Do nothing: This option relates to the current position along Church Walk where no change will be made to the area and therefore is likely to decline in terms of visitor numbers and general vitality.</p> <p>Option 2: Redevelop the area for a mix of leisure and entertainment uses. This is the preferred option put forward by the Town Council and encourages new leisure and entertainment uses to develop along Church Walk including a cinema and cafes.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-?	+?
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	0	0
	4. To improve public open space, leisure and recreation.	-	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	-?	+?
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	-	+
	13. Encourage a range of businesses.	-	+
	14. Town centre and a range of retail choice.	-	+
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.9 The preferred option (Option 2) brings forward a number of positive impacts including encouraging businesses into the town centre and creating new leisure facilities for visitors and residents. It also seeks to support the local economy and create opportunities for more evening activities. The 'do nothing' option will not bring about the same impacts and over time, will lead to a decline in the overall offer of the town centre. The Town Council's concern is that this will result in businesses moving out and will create a 'dead' centre especially in the evening.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC3 - The Brow Quarter

Policy Options

<p>Option 1: Do nothing: This option relates to the current position around The Brow location which will remain underused when certain existing uses vacate the area and disconnected to the town centre.</p>	<p>Objectives</p>	<p>Op 1</p>	<p>Op 2</p>
	1. To improve accessibility and the standard of community facilities.	-	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
<p>Option 2: Redevelop the area for a mix of medical/community, employment and residential uses. This is the preferred option put forward by the Town Council and encourages a new mix use development that links The Brow with the town centre and provides new medical and community facilities.</p>	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	0	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-?	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	-?	+
	13. Encourage a range of businesses.	-?	+
	14. Town centre and a range of retail choice.	-?	+?
	15. Resist the loss of existing retail units in neighbourhoods.	0	0

Summary of Appraisal

6.10 The 'do nothing' option will mean that The Brow remains separate to the town centre and once some of the existing public services have vacated the area, it will be left as an underused site with no investment in alternative uses of benefit to the town and local people. It will have a significant detrimental impact on improving community facilities and will not secure the delivery of new homes. Option 2 as the preferred option takes a proactive role in bringing forward a mix of development options including housing and open space. It will make the best use of land in a town centre location and will support existing and new businesses.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC4 - The Retail Quarter			
Policy Options			
<p>Option 1: Do nothing: This option relates to the current position across the main retail areas of the town including the shopping centre which will remain out of date and not offering a varied shopping experience to the public.</p> <p>Option 2: Encourage new retail developments This is the preferred option put forward by the Town Council and encourages new retail developments to come forward in the town centre, offering a range of different shops and an up-to-date offer for the local community as well new public open space.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-?	+?
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	0	0
	4. To improve public open space, leisure and recreation.	-?	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	+
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	-	+
	13. Encourage a range of businesses.	-?	+
	14. Town centre and a range of retail choice.	-	+
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.11 The key positive impact from Option 2 is the focus on supporting existing and new businesses within the town to remain and invest or to move into the town centre. This option centres on increasing the range of retail offer in the town and working with local businesses. The 'do nothing' option is effectively the 'business as usual' option and is not taking a proactive stance on improving the range of shops and services within the town to the detriment of the local economy. Option 2 will also provide new public space within the town thus contributing to improving public open space.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC5 - The Station Quarter

Policy Options

Option 1: Do nothing: This option relates to the current position around Burgess Hill railway station where the area will be left in situ with inefficient use of space around the station and inadequate facilities for users of the station.	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	0	+
	2. Develop sustainable communities within the neighbourhoods.	0	0
Option 2: Redevelop the station area and Queens Crescent This is the preferred option put forward by the Town Council and encourages a new transport interchange at the station and new mixed use development in Queens Crescent.	3. Ensure the delivery of new homes in accessible locations.	-?	+
	4. To improve public open space, leisure and recreation.	0	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-?	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	-?	+
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	+?
	14. Town centre and a range of retail choice.	0	0
	15. Resist the loss of existing retail units in neighbourhoods.	0	0

Summary of Appraisal

6.12 Option 2 offers a range of positive impacts on the sustainability objectives including opportunities for new housing and promoting public transport by improving the station interchange as well as making better use of urban land within the town that is currently under-used. The 'do nothing' option continues with the status quo situation and does not seek to improve the area around the station to the benefit of the town. This is likely to have a detrimental impact on the use of the station as a key gateway to the town and result in a large town centre urban area not been used efficiently.

Option 2 is therefore considered to be the preferred option.

The Town Centre: Policy TC6 – Urban Realm and Access in the Town Centre			
Policy Options			
<p>Option 1: Do nothing: This option relates to leaving the town centre as it is and not investing in new public areas, open spaces, parking and the general standard of new developments and layout.</p> <p>Option 2: Seek to bring forward improvements to the town centre. This is the preferred option put forward by the Town Council which seeks to bring forward a range of improvements to the open spaces within the town, parking and traffic management and urban design.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	0	0
	2. Develop sustainable communities within the neighbourhoods.	0	0
	3. Ensure the delivery of new homes in accessible locations.	0	0
	4. To improve public open space, leisure and recreation.	-?	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	-?	+
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	+
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	-?	+
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	0
	14. Town centre and a range of retail choice.	-?	+?
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.13 Option 2 will encourage a range of improvements to the town centre including traffic management, good design and layout in new buildings and creating new green spaces. The 'do nothing' option will effectively have a negative impact on these matters in the long term and it does not seek to address areas that will have a positive impact on the town centre and its attractiveness to shoppers and visitors.

Option 2 is therefore considered to be the preferred option.

Victoria Road Industrial Area

Policy S1 – New Residential and Community Neighbourhood on Victoria Road Industrial Area			
Policy Options			
<p>Option 1: Do Nothing This option although is a 'do nothing' option effectively means that the Town Council supports in principle, the redevelopment of individual sites for residential when they come forward for planning permission but the final decision on planning approval would be with the District Council based on the policies within the District Plan. There would be no local framework in support for the redevelopment of sites or bringing forward sites in a coherent manner/in line with design guidance.</p> <p>Option 2: Allocate part of Victoria Road industrial area for residential development The Town Council's preferred option is to allocate the area for a new residential neighbourhood and proactively encouraging residential development on employment sites where the buildings are now out of date the sites are inappropriately located close to existing housing.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	0	+?
	2. Develop sustainable communities within the neighbourhoods.	0	+
	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	0	+?
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	-?	+
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	0	0
	10. Protect and enhance the biodiversity.	0	0
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	+?	-?
	13. Encourage a range of businesses.	+?	-?
	14. Town centre and a range of retail choice.	0	0
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.14 Whilst the 'do nothing' option does not bring forward new homes in a sustainable location, it does effectively seek to retain sites currently occupied by businesses and therefore it scores positively for supporting existing businesses. This option does not make the best use of land especially considering the location within the town. Option 2, whilst it has scored slightly negative on the impact of businesses, the policy within the Neighbourhood Plan seeks to work with businesses moving from Victoria Road to find them new

commercial space within the town. On balance, the benefits of redeveloping the individual sites for residential use are significant for local residents and Option 2 creates a residential neighbourhood within the urban area.

Option 2 is therefore considered to be the preferred option.

Leylands Park

Policy LR1 – Improved Recreational Facilities and new Community/Sports Hall at Leylands Park			
Policy Options			
<p>Option 1: Do nothing: This option relates to the current position to the north of Leylands Park. Without any investment in new community facilities through the development of new housing, the existing situation will remain.</p> <p>Option 2: Redevelop the area to provide new housing and community development The preferred option includes improved community facilities, recreational space and residential development that provide for the needs of the local community.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-	+
	2. Develop sustainable communities within the neighbourhoods.	-?	+
	3. Ensure the delivery of new homes in accessible locations.	-	+
	4. To improve public open space, leisure and recreation.	-	+
	5. Development does not take place in areas of flood.	0	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	-?	+
	9. Provide new areas of landscape.	-?	+
	10. Protect and enhance the biodiversity.	0	+?
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	0
	14. Town centre and a range of retail choice.	0	0
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.15 Option 2 offers significant positive benefits and impacts on the sustainability objectives over a range of issues including new housing, improved community and recreational facilities. This has the support of the local community and has been developed in association with them. The negative impacts of the 'do nothing' option offers very little if anything at all to local residents and does not address the needs of the local area. It does not secure a new community centre, which is to be funded through housing development, and does not provide improved recreational facilities. The social benefits of Option 2 are significant.

Option 2 is therefore considered to be the preferred option.

Keymer Tiles

Policy LR2 – A New Park and Nature Reserve at Keymer Tile Works,			
Policy Options			
<p>Option 1: Support the scheme outlined in the planning application This option is effectively a ‘do nothing’ option. The Town council would wish to be involved is assessing certain technical and other aspects of the reserved matters application but otherwise would not seek changes to the scheme.</p> <p>Option 2: Bring forward a new park as well as housing This is the Town Council’s preferred option which is to consider an alternative scheme for the site that brings forward housing but allocates an area for a park and nature reserve to include lake/recreational facilities/open space and leisure area.</p>	Objectives	Op 1	Op 2
	1. To improve accessibility and the standard of community facilities.	-?	+
	2. Develop sustainable communities within the neighbourhoods.	+?	+?
	3. Ensure the delivery of new homes in accessible locations.	+?	+?
	4. To improve public open space, leisure and recreation.	+?	+
	5. Development does not take place in areas of flood.	+?	+?
	6. To make the best use of the land.	0	0
	7. Conservation and enhancement of the historic environment.	0	0
	8. Protect and improve areas of existing landscape value.	0	0
	9. Provide new areas of landscape.	+?	+
	10. Protect and enhance the biodiversity.	-?	+
	11. Promote use of public transport.	0	0
	12. Encourage and support new and existing businesses.	0	0
	13. Encourage a range of businesses.	0	0
	14. Town centre and a range of retail choice.	0	0
15. Resist the loss of existing retail units in neighbourhoods.	0	0	

Summary of Appraisal

6.16 Options 1 and 2 support the redevelopment of the site for housing and with associated open areas. However, Option 2 supports a greater proportion of space allocated for community open space and facilities and therefore scores positively on the impact on a number of sustainability objectives such as improving public open space. Option 1 does provide some open space as part of the planning application but Option 2 seeks to secure a greater proportion of the site as open space of higher quality and accessibility through a country park proposal. Such a facility has been identified by the community. Overall Option 1 would result in limited benefits for residents on the east side of town where there is a lack of high quality public open space. Concern has been expressed that matters of biodiversity have not been taken into account as part of the application therefore Option 2 would seek to re-address this issue at the next planning stage.

Option 2 is therefore considered to be the preferred option.

Sustainable Neighbourhoods for Communities

6.17 This section brings forward a number of policies that will result in social and environmental improvements to the quality of life for the local community. The policies (apart from Policy S1 on Victoria Road Industrial Area) are:

Policy S2	Wivelsfield Station and Worlds End
Policy S3	Protect and Enhance existing Community and Medical Facilities
Policy S4	Parking Standards for new developments.

Sustainable Neighbourhoods for Communities			
Objectives	S2	S3	S4
1.To improve accessibility and the standard of community facilities	+	+	0
2.Develop sustainable communities within the neighbourhoods	0	+	0
3.Ensure the delivery of new homes in accessible locations	+?	0	0
4.To improve public open space, leisure and recreation	+?	0	0
5.Development does not take place in areas of flood	0	0	0
6.To make the best use of the land	0	0	-?
7.Conservation and enhancement of the historic environment	0	0	0
8.Protect and improve areas of existing landscape value,	0	0	0
9.Provide new areas of landscape	0	0	0
10.Protect and enhance the biodiversity	+?	0	0
11.Promote use of public transport	+	0	-
12.Encourage and support new and existing businesses	0	0	0
13.Encourage a range of businesses.	0	0	0
14.Town centre and a range of retail choice	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0

Summary of Appraisal

6.18 These policies are not appraised against each other. Policy S2 scores significantly positive against promoting the use of public transport. Policy S3 scores significantly positive against providing new and enhanced community/medical facilities and developing sustainable communities. It has no impact/neutral impact on the other objectives. Policy S4 does score negatively on making best use of land (allowing for a greater number of parking spaces than has previously happened in residential developments could effectively mean that densities are lower/more space given to parking and wider roads). However, it is likely this issue will be considered at the planning application stage and design/layout will be taken into account. At face value, the policy also has a negative

impact on promoting public transport but each proposed scheme for residential development will also provide travel plans and options for using public transport as part of the overall development package. Therefore the policy is considered acceptable because whilst it relates to providing space for cars within residential developments, it does not preclude promoting public transport or considering densities and land use when an application is submitted. In addition, the Neighbourhood Plan includes policies on improving both railway stations within the town including Policy S2.

Leisure and Recreation

6.19 The policies in this section refer to formal (indoor and outdoor) leisure and recreational facilities. The Burgess Hill Neighbourhood Plan can play a role into promoting healthy lifestyles and improving the wellbeing of residents by retaining all existing formal leisure and recreational facilities. The policy in this section (apart from Policy LR1 on Leylands Park and LR2 on Keymer Tiles is:

Policy LR3 Protect and Improve existing Leisure and Recreational Facilities

6.20 The policy is assessed against the sustainability framework but as this has been developed in consultation with the community and represents what they wish to include in the Neighbourhood Plan, there are no suitable alternatives or options to consider.

Leisure and Recreation	
Objectives	LR2
1.To improve accessibility and the standard of community facilities	+
2.Develop sustainable communities within the neighbourhoods	+?
3.Ensure the delivery of new homes in accessible locations	0
4.To improve public open space, leisure and recreation	+
5.Development does not take place in areas of flood	0
6.To make the best use of the land	0
7.Conservation and enhancement of the historic environment	0
8.Protect and improve areas of existing landscape value,	0
9.Provide new areas of landscape	0
10.Protect and enhance the biodiversity	0
11.Promote use of public transport	0
12.Encourage and support new and existing businesses	0
13.Encourage a range of businesses.	0
14.Town centre and a range of retail choice	0
15.Resist the loss of existing retail units in neighbourhoods	0

Summary of Appraisal

6.21 Policy LR2 scores highly and positively on improving and retaining leisure and recreational facilities across the town.

Green Infrastructure

6.22 Burgess Hill has a high quality natural environment. The policies relating to Green Infrastructure in the Neighbourhood Plan include protecting areas of green open space, the connected network of green paths and cycleways around the town known as the Green Circle and matters relating to biodiversity and local green gaps that deliver a wide range of environmental, social and economic benefits for local people. The policies are:

Policy G1	Areas of Open Space
Policy G2	The Green Circle
Policy G3	Nature Conservation and Biodiversity
Policy G4	Local Green Space
Policy G5	Allotment Sites
Policy G6	Footpath and Cycle Links

6.23 The policies are assessed against the sustainability framework but as before, these have been developed in consultation with the community and there are no suitable alternatives or options to consider.

Green Infrastructure						
Objectives	G1	G2	G3	G4	G5	G6
1.To improve accessibility and the standard of community facilities	0	0	0	0	+	0
2.Develop sustainable communities within the neighbourhoods	0	0	0	0	+	+
3.Ensure the delivery of new homes in accessible locations	0	0	0	0	0	0
4.To improve public open space, leisure and recreation	+	+	+	+	+	+
5.Development does not take place in areas of flood	0	0	0	0	0	0
6.To make the best use of the land	0	0	0	0	0	0
7.Conservation and enhancement of the historic environment	0	0	0	0	0	0
8.Protect and improve areas of existing landscape value,	+	+	+	+	+	0
9.Provide new areas of landscape	0	+	+	+	0	0
10.Protect and enhance the biodiversity	0	+	+	0	0	0
11.Promote use of public transport	0	0	0	0	0	+
12.Encourage and support new and existing businesses	0	0	0	0	0	0
13.Encourage a range of businesses.	0	0	0	0	0	0
14.Town centre and a range of retail choice	0	0	0	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0	0	0	0

Summary of Appraisal

6.24 These policies are not appraised against each other. The positive impact of the policies on the sustainability objectives relate to improving areas of public open space, biodiversity and areas of landscape value. They should be included in the Neighbourhood Plan because of the positive benefits they support for local residents and the town as a whole.

Heritage & Character

6.25 This section includes a number of policies that protect and enhance the heritage and special character of the town. The policies are:

- Policy H1 Protecting and Enhancing Heritage Assets and Conservation Areas
- Policy H2 Back Garden Development
- Policy H3 Protect Areas of Townscape Value

6.26 The policies are assessed against the sustainability framework but as these have been developed in consultation with the community and represent what they wish to include in the Neighbourhood Plan, there are no suitable alternatives or options to consider.

Heritage and Character			
Objectives	H1	H2	H3
1.To improve accessibility and the standard of community facilities	0	0	0
2.Develop sustainable communities within the neighbourhoods	0	0	+?
3.Ensure the delivery of new homes in accessible locations	0	0	0
4.To improve public open space, leisure and recreation	0	0	0
5.Development does not take place in areas of flood	0	0	0
6.To make the best use of the land	0	-?	0
7.Conservation and enhancement of the historic environment	+	+?	+
8.Protect and improve areas of existing landscape value,	0	0	0
9.Provide new areas of landscape	0	0	0
10.Protect and enhance the biodiversity	0	0	0
11.Promote use of public transport	0	0	0
12.Encourage and support new and existing businesses	0	0	0
13.Encourage a range of businesses.	0	0	0
14.Town centre and a range of retail choice	0	0	0
15.Resist the loss of existing retail units in neighbourhoods	0	0	0

Summary of Appraisal

6.27 These policies are not appraised against each other. The positive impact of these policies on the sustainability objectives relate to conserving and enhancing the historic environment. The only policy with a slightly negative impact is Policy H2 - back garden development which could be considered as not making the best use of land within the urban area. However, back garden development is not supported because of the negative impact this type of development can have on the character of some parts of the

town. It therefore underpins the wider objectives of the Neighbourhood Plan to protect areas from inappropriate development where the community has indicated it will not support such schemes.

7 NEXT STEPS & MONITORING

- 7.1 The Submission Burgess Hill Neighbourhood Plan together with this Sustainability Appraisal report will be subject to a statutory consultation period of 6 weeks. Responses on the Pre Submission were reviewed⁸ and the Plan amended as appropriate. There were no changes to the Plan that resulted to changes to the outcome of the SA. No specific comments were received regarding the SA.
- 7.2 The Neighbourhood Plan contains a delivery section that includes how the Plan will be monitored. Through monitoring the Neighbourhood Plan, the Town Council will assess the impact of the Plan and any future changes made to it against the sustainability framework. The Town Council has not devised a set of baseline data tables in order to monitor the Plan and SA against but will work with the District Council on monitoring the impact of the Neighbourhood Plan policies in line with the emerging District Plan SA.

⁸ The consultation on the Pre Submission Neighbourhood Plan took place in March and April 2014. A summary of the comments received will be set out in the Consultation Statement.